

# Appendix F - 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 A of the AMR as part of the assessment of the five-year housing land supply.
3. As part of the last Annual Monitoring Report (AMR), it was not possible to include the results of monitoring of the DM policies plan for the 2017/18 period. Therefore, this report covers the periods 1<sup>st</sup> April 2017-31<sup>st</sup> March 2018 and 1<sup>st</sup> April 2018-31<sup>st</sup> March 2019. The results of both monitoring periods are displayed in the table below.
4. Norwich City Council, Broadland District Council and South Norfolk District Council are working together with Norfolk County Council, 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 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. 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.
5. It is anticipated that the draft (Regulation 18) GNLP will be published for consultation between January and March 2020. Publication of the Pre-Submission (Regulation 19) Draft plan is likely in early 2021 with formal submission to the Secretary of State in summer 2021, followed by public examination later in 2021 and adoption by September 2022.

6. In accordance with paragraph 33 of the National Planning Policy Framework (NPPF) and S10A of the Town and Country Planning (Local Planning) (England) Regulations 2017, Norwich City Council undertook a review of the DM policies plan and the Site Allocations plan, to review whether the plans are up to date and respond to changing local needs and circumstances. The review was carried out in October-November 2019 and endorsed by cabinet on 13 November 2019. It concludes that, in general, the local plan policies are fit for purpose at the current time, however it recommends that a full review of the Development Management Policies Local Plan should commence following the Regulation 19 consultation of the GNLP. The full conclusions of the Regulation 10A review can be found at the following link: [https://www.norwich.gov.uk/info/20199/adopted\\_local\\_plan/2494/regulation\\_10a\\_review\\_of\\_the\\_local\\_plan](https://www.norwich.gov.uk/info/20199/adopted_local_plan/2494/regulation_10a_review_of_the_local_plan)
7. 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 October 2018 and provides a timetable for the completion of local development documents. As a result, of the conclusions of the Regulation 10A review of the local plan, the LDS will require updating to provide information on the timescales for the preparation of a new local plan, and to reflect changes to the timetable for the GNLP. The LDS can be found at the following link: [https://www.norwich.gov.uk/downloads/file/1671/local\\_development\\_scheme](https://www.norwich.gov.uk/downloads/file/1671/local_development_scheme)
8. In November 2019, cabinet adopted the 'Purpose Built Student Accommodation in Norwich: evidence and best practice advice notice' (the advice note). 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. By encouraging good quality and appropriate student accommodation in Norwich, the advice note helps to support the success of the city's higher educational institutions and the city's economic prospects.
9. The Affordable Housing Supplementary Planning Document (SPD) was adopted by cabinet in July 2019. This SPD replaces the previous 2015 SPD and supplements JCS policy 4 and local plan policy DM33. 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.

10. 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.

### **Summary of Main Findings**

11. 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.
12. Due to time and resource constraints, the local plan monitoring for the 2017/18 and 2018/19 periods has been streamlined. As a result, information is not available for some indicators. However, where possible, general commentary on progress and notable trends or applications has been included where specific data is not provided.
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, 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 2017/18 and 2018/19:
- Several applications were approved across both monitoring periods resulting the loss of/reduction of the Yare Valley Character Area (YVCA). These applications were largely residential developments, and the benefits of the proposals were considered to outweigh the harm to the YVCA.
  - The number of buildings on the Heritage at Risk Register increased in 2017/18 but reduced to the lowest number in 2018/19 since the adoption of the DM policies plan.
  - The air quality indicators Nitrogen Dioxide (NO<sub>2</sub>) and airborne particulates (PM<sup>10</sup>) remained relatively stable at the Lakenfields monitoring location. At the Castle Meadow monitoring location both NO<sub>2</sub> and PM<sup>10</sup> increased across both the 2017/18 and 2018/19 periods. In particular, the PM<sup>10</sup> figures for the 2018/19 period were at the highest level recorded since the adoption of the DM policies plan. The measured NO<sub>2</sub> at Castle Meadow has exceeded the Air Quality Objectives for England (DEFRA) target of 40µg/m<sup>3</sup> (annual mean) for the past

few years and this remains the situation in the 2018/19 monitoring period. However, PM<sup>10</sup> figures for Castle Meadow and both air quality indicators at Lakenfields remain well below this threshold.

- In 2017/18, 640 new homes were granted consent, compared with 473 new homes in 2018/19. The 2018/19 figure represents the lowest number of homes permitted in a monitoring period since the adoption of the DM policies plan and continues the year on year decrease since the 2015/16 peak of 1,018 homes. These reduced figures are as a result of the reduced number of PBSA applications and Prior Approval office to residential applications in that year.
- However, the housing commitment figures at 1st April 2019 were at their greatest since the adoption of the DM policies plan. At 7,289 dwellings, this represents a significant increase on the 4,199 dwellings from the 2017/18 monitoring period. This is attributed to the ability to include both student accommodation and communal institutional accommodation within housing delivery figures following changes to the NPPF in 2018.
- Housing completions in 2017/18 (at 235 dwellings) were at their lowest since the adoption of the DM policies plan. However, the 2018/19 figure of 1,035 completed dwellings represents a significant increase and the highest annual housing completion figure since the adoption of the DM policies plan. This is the first time housing completions have exceeded the average annual target for Norwich set by the JCS of 477 dwellings per annum. This is partly attributed to the ability to include both student accommodation and communal institutional accommodation within housing completions calculations, as well as the delivery of several large Prior Approval office to residential schemes.
- The loss of office space across the city has continued across both the 2017/18 and 2018/19 monitoring periods. The 2017/18 period saw a significant loss at -40,205m<sup>2</sup>. This is the greatest amount of floorspace lost since the adoption of the DM policies plan and is attributed to several significant Prior Approval office to residential schemes. However, 2018/19 saw -11,695m<sup>2</sup>, which may suggest a slowing of this trend. It will be important to continue to monitor the loss of office floorspace.
- Both 2017/18 and 2018/19 monitoring periods saw significant losses of employment floorspace outside of defined employment areas at -47,990m<sup>2</sup> and -14143m<sup>2</sup> respectively.
- Norwich is performing well overall in terms of retailing. Where defined centres are operating below recommended thresholds, an appropriate amount and variety of other supporting services is ensuring their vitality and viability. More detailed information of the latest retail survey and trends can be found in the



2019 Norwich City Centre Shopping Floorspace Monitor & Local & District Centres Monitor.

- Since the last AMR, the Norwich Airport Masterplan was endorsed by Norwich City Council cabinet and scrutiny committee on 17th October 2019, subject to submission of a Surface Access Strategy to the council within a year of endorsement.

Policy	Indicator	2017/18	2018/19	Commentary
DM1	Achieving and delivering sustainable development	n/a	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	24	24	In both monitoring periods, 24 applications were refused on the grounds of loss of light or outlook. This number has been relatively constant since the 2016/17 monitoring period.
	Refusals on the grounds of schemes falling below minimum space standards	1	6	<p>The target for this indicator is no refusals on the grounds of falling below minimum space standards. This is a particularly challenging target, which has not been achieved in any reporting period since the adoption of the local plan. There has been a continuation of this trend across both the monitoring periods. Several of the applications recorded for the 2018/19 period involve the change of use to large HMOs and construction of student accommodation.</p> <p>It is important to note that the data recorded cannot include developments for the change of use from offices to residential under prior approval, as the General Permitted Development Order does not allow for the consideration of space standards as part of that process.</p>

Policy	Indicator	2017/18	2018/19	Commentary
DM3	% of schemes meeting relevant Building for Life 12 criteria	No data	No data	It has not been possible to monitor the Building for Life 12 indicator for several years due to resource constraints. However the emphasis has now shifted away from formal assessments to using the Bfl 12 assessment primarily as a discussion tool through the planning application process.
	% of built schemes achieving minimum net residential density (40dph)	71.2%	87.1%	There is no target for this indicator. The 2018/19 monitoring period saw 87.1% of all completed dwellings achieve a minimum density of 40dph. This is an increase over the numbers recorded in the 2017/18 period. However, these figures are still a sizeable reduction on the 93.9% achieved in the 2016/17 period.
	"Green" design features on approved development	-	-	Green and wildlife friendly design features continue to be negotiated in schemes across the city including green roofs and bat/bird boxes. As an example, the Barn Road student accommodation will include both a green and blue roof, bird boxes and bee bricks. Schemes continue to make use of landscaping as well as including small mammal accesses within boundary fencing.
DM4	Renewable energy capacity permitted by type	0	0	There is no target for this indicator. No renewable energy schemes were submitted or determined within either monitoring period.
DM5	Number of schemes approved contrary to Environment Agency advice: 1) flood protection	1	0	The target for this indicator is no schemes approved contrary to Environment Agency advice.

Policy	Indicator	2017/18	2018/19	Commentary
	2) water quality			<p>The Environment Agency raised concerns in relation to several applications in 2017/18: 17/01355/F The Marlpit, for providing an unsatisfactory FRA. This application was approved following assessment that there were wider sustainability benefits and the properties would be of flood resilient design, and 18/00062/F Rear of St Faiths House Mountergate, due to risk to life/property. This application was withdrawn.</p> <p>The Environment Agency raised concerns in relation to two applications in 2018/19: 18/01526/F New Mills Pumping Station, for providing an unsatisfactory FRA. This application was withdrawn. 18/00443/F Carrow Bridge House, for non-provision of an FRA. This application was refused, although not for reasons of flood protection or water quality.</p>
DM6	Development resulting in the loss of, or reduction in the area of: 1) SSSI 2) County Wildlife sites 3) County Geodiversity sites	0	0	The target for this indicator is no loss of SSSI, CWS or CGS sites. There was no reported loss of these sites for both the 2017/18 and 2018/19 monitoring periods.
	Development resulting in a loss or reduction in area within the Yare Valley Character Area (m <sup>2</sup> )	0	814	<p>The target for this indicator is no loss of or reduction of the Yare Valley Character Area (YVCA) as a result of development. In the 2017/18 period, there was no loss of the YVCA.</p> <p>In the 2018/19 period, two applications were approved within the YVCA. 18/00534/F for the conversion of The</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>Cock Public House, Long John Hill into a dwelling and for the construction of two new dwellings resulted in the reduction of 560m<sup>2</sup> of the YVCA. In this instance, the proposal was considered to result in harm to the YVCA due to impacts on its openness and undeveloped character. However, these impacts were considered to be confined to a small area and not to damage the character of the YVCA overall.</p> <p>In addition, 254m<sup>2</sup> of YVCA was lost at The Alders Cooper Lane for a new dwelling (18/01026/F). In this case, the benefits of the proposal were considered to outweigh the harm to the YVCA given that the council could not demonstrate a 5-year land supply at the time, and given the environmental characteristics of this particular site.</p>
DM7	Number of protected trees/hedgerows lost as a result of development	No data	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.
	No of new street trees delivered through development	0	0	There is no target for this indicator. No new planning obligations were raised in either 2017/18 or 2018/19 relating to the provision of street trees, neither was there any spend of commuted sums collected in previous years for the planting of new trees. This was also the situation represented in the 2016/17 monitoring period. The development management team have secured new street planting through the imposition of planning conditions, however these are not directly monitored.

Policy	Indicator	2017/18	2018/19	Commentary
DM8	Development resulting in a net loss of open space (contrary to policy)	No data	No data	The target for this indicator is no loss of open space (contrary to policy DM8). Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
	Areas of new open space and/or play space delivered through development	-	-	<p>There is no target for this indicator.</p> <p>Within the 2017/18 period, the transfer to the Council of two areas of public open space off of Crome Road in relation to a S106 agreement raised in 2006 (05/00569/F) was completed.</p> <p>No new obligations were raised in the 2018/19 period for the provision of open space and play. Several park and play spaces across the city were upgraded including the Runnell Play Project, Mile Cross Gardens Play Project and Castle Green Play Project.</p>
DM9	Number of listed buildings lost or demolished	0	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 either monitoring period.
	Number of buildings on the Heritage at Risk Register	31	26	The target for this indicator is a reduction in the number of Heritage at Risk buildings from 32, which is the

Policy	Indicator	2017/18	2018/19	Commentary
				<p>2012/13 baseline. The 2017/18 period saw an increase in buildings considered at risk from the 2016/17 figure of 28. However, the number of buildings recorded on the register for the 2018/19 period represents the lowest number of buildings at risk since the adoption of the plan.</p> <p>The Council continues to work with property owners and Historic England to address the most serious problems of deterioration and neglect on the 8 priority buildings on the register.</p>
DM10	Number of permitted installations/prior approval notifications within: 1) Conservation areas 2) Other protected areas (where planning permission is required)	3	2	There is no target for this indicator. The number of telecoms applications approved in protected areas has been steadily decreasing since the peak of 5 applications in 2015/16.
	Number of appeals lost where officer recommendations are overturned	N/A	N/A	The target for this indicator is no appeals lost. There were no appeals of telecommunications applications in either monitoring period.
DM11	Number of hazardous substance consents	1	0	There is no target for this indicator. In 2017/18, there was one hazardous substances consent 17/00914/H. This application was made to vary a previous consent to cover additional hazardous substances required for the manufacture of a new herbicide.
	Impact of development on air quality indicators:	-	-	<u>2017/18</u> Lakenfields

Policy	Indicator	2017/18	2018/19	Commentary
	1) NO <sub>2</sub> 2) PM <sub>10</sub>			<p>NO<sub>2</sub> - 13 µg/m<sup>3</sup> (slight decrease from 2016/17)            PM<sup>10</sup> - 16 µg/m<sup>3</sup> ( no change from 2016/17)</p> <p>Castle Meadow            NO<sub>2</sub> - 51 µg/m<sup>3</sup> (reduced from 2016/17)            PM<sup>10</sup> - 23 µg/m<sup>3</sup> (increased from 2016/17)</p> <p><u>2018/19</u>            Lakenfields            NO<sub>2</sub> - 12 µg/m<sup>3</sup> (slight decrease from 2017/18)            PM<sup>10</sup> - 16 µg/m<sup>3</sup> ( no change from 2017/18)</p> <p>Castle Meadow            NO<sub>2</sub> - 54 µg/m<sup>3</sup> (increased from 2017/18)            PM<sup>10</sup> - 27 µg/m<sup>3</sup> (increased from 2017/18)</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. Levels have been relatively stable at Lakenfields for the past few years however, there has been a decrease in NO<sub>2</sub> levels in the 2018/19 period. In contrast, Castle Meadow measured an increase in both NO<sub>2</sub> and PM<sup>10</sup> compared with the previous monitoring period. It is worth noting, however, that the 2018/19 figure of 54 µg/m<sup>3</sup> for NO<sub>2</sub> is still well below the peak figure of 66 µg/m<sup>3</sup> measured in 2014/15. The PM<sup>10</sup> figure of 27µg/m<sup>3</sup> at Castle Meadow is the highest particulates measurement since the adoption of the local plan.</p>



Policy	Indicator	2017/18	2018/19	Commentary
				The Air Quality Objectives for England (DEFRA) specify that annual mean NO <sub>2</sub> should not exceed 40µg/m <sup>3</sup> . The measurements at Castle Meadow have exceeded this threshold for the past few years. The same targets outline that annual mean PM <sup>10</sup> should also not exceed 40µg/m <sup>3</sup> . The measurements at both Lakenfields and Castle Meadow were below this threshold.
DM12	Number of homes permitted in the monitoring period	640	473	<p>Permissions and prior approvals were granted in the monitoring period for a total of 640 new homes in 2017/18 and 473 in 2018/19.</p> <p>The 2018/19 figure represents the lowest number of homes permitted since the local plan was adopted and continues the year on year decrease since the peak of 1018 homes permitted in 2015/16. The 2017/18 and 2018/19 figures include homes from both prior approval changes of use from office to residential and student and communal accommodation.</p> <p>Notable new permissions within 2017/18 include consent for 199 homes at Sentinel House on Surrey Street and 42 dwellings at the former BT Telephone Exchange on Westwick Street. In 2018/19, permission was granted for 151 dwellings at St Mary's Works, Duke Street and 73 dwellings on Land North of Carrow Quay.</p>
	Annual change in total housing commitment (number of dwellings)	4199	7289	At 1 April 2018 the total number of dwellings with outstanding planning stood at 4,199. The total number as

Policy	Indicator	2017/18	2018/19	Commentary
	with outstanding planning permission but unbuilt)			of 1st April 2019 was 7,289 which is significantly greater than the housing commitment of the previous monitoring periods. This significant increase is likely due to the ability to now include student and communal institutional accommodation within the housing commitment due to changes in the NPPF. Further discussion of issues around communal accommodation appears below in DM13.
	Number of housing completions	235	1035	The number of new homes completed dipped to the lowest figure in 2017/18 since the adoption of the local plan, at 235 dwellings. However, housing completions increased significantly within the 2018/19 monitoring period at 1035 dwellings. This is the first time housing completions have exceeded the average annual target for Norwich set by the JCS (477 dwellings per annum). This is partly attributed to the ability to include student and communal residential accommodation within housing completion calculations. In addition, a number of significant office to residential prior approval schemes were completed including Sentinel House on Surrey Street (191 dwellings).
	Housing land supply	N/A	N/A	This information is reported in the main body of the JCS AMR.
DM13	Number of HMO licences	No data	No data	No specific data were 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

Policy	Indicator	2017/18	2018/19	Commentary
				<p>licenses does not provide any indication as to the success of policy DM13.</p> <p>The number of applications for large HMOs has continued to be prevalent throughout both monitoring periods. Following an appeal decision in relation to an enforcement notice for a large HMO, the Council has taken a stronger stance on the application of Policy DM13 for this type of application. There have been multiple successful appeals against the refusal of HMO applications, including 18/00544/F 21 Sotherton Road, 18/01721/F 2 Edgeworth Road and 18/01583/U 36 Primula Drive.</p>
	Institutional development permitted on housing allocations (hectares)	0.65	0.42	<p>The target for this monitoring indicator is no institutional development permitted on allocated housing land. Both monitoring periods saw the loss of such land to institutional development. In 2017/18, this was as a result of consents at the Bartram Mowers site and St Stephens Towers. In 2018/19, this loss was attributed to the consent at Barn Road car park.</p> <p>Although the target for this indicator was not strictly met, the development consented on allocated housing land was of a residential nature.</p>
	Number of student bedrooms permitted	1425	404	There is no target for this indicator. There was a significant increase in the number of student bedrooms permitted in the 2017/18 period. This is attributed to

Policy	Indicator	2017/18	2018/19	Commentary
				several large schemes being granted consent in this period such as 614 beds at St Crispins House and 702 beds at St Stephens Towers. The number of student bedrooms permitted in 2018/19 was reduced significantly, as fewer and smaller schemes were approved. Examples include Barn Road car park for 120 beds and Mary Chapman Court for 40 beds.
	Number of residential institution bedrooms permitted	3	46	There is no target for this indicator. The number of institutional bedrooms permitted in 2017/18, at 3 bedrooms, is relatively low compared with previous monitoring years. This resulted from a change of use of a dwelling to a residential educational training facility at 40 Angel Road and a variation to the Bartram Mowers permission to include one additional living unit. In 2018/19, the number of bedrooms increased to 46, more in line with previous monitoring periods. This was attributed to a single application for the conversion of an existing care home to provide 46 bed spaces (net increase of 7 beds) at Mountfield, Millcroft.
DM14	Number of new pitches permitted	0	0	The target for this indicator is no overall loss of pitches.  There were no new pitches permitted within either the 2017/18 or 2018/19 monitoring periods. It is understood that Broadland Housing Association are intending to commence implementation permission 16/01554/F to create 13 new pitches and an associated amenity block before it expires in January 2020.

Policy	Indicator	2017/18	2018/19	Commentary
	Loss of existing pitches	0	0	<p>The target for this indicator is no overall loss of pitches.</p> <p>No pitches were lost within either the 2017/18 or the 2018/19 monitoring periods.</p>
DM15	Number of dwellings lost to other uses (where planning permission is required)	0	0	<p>There is no target for this indicator. This indicator records implemented permissions only. In 2017/18 application 17/01516/F 40 Angel Road was approved for the change of use of one dwelling to C2 institutional accommodation. However, this permission has not yet been implemented and therefore the loss of the dwelling has not occurred. Similarly, there were no recorded losses of dwellings to other uses within the 2018/19 period.</p>
	Loss of allocated housing land to other uses (number of allocated dwellings)	250	40	<p>There is no target for this indicator. The 2017/18 monitoring period saw the loss of 250 dwellings allocated at St Stephens Towers when application 17/00357/F was approved for 702-bedroom student accommodation. In 2018/19, application 18/01315/F Barn road Car Park saw the loss of 40 allocated dwellings with the approval of a 302-bed student accommodation block.</p> <p>In the above cases, there was acknowledgement that development would be contrary to the respective site allocations. Consent was granted, on balance, given ownership circumstances, unviability of the other elements of the allocation policies and the benefit of relieving pressures that student living has elsewhere in</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>the city as well as addressing the need for student accommodation in the city.</p> <p>Since the above decisions, the Council has adopted the Purpose Built Student Accommodation in Norwich: Evidence and Best Practice Advice Note, which outlines the need for student accommodation within the city and setting out best practice principles as a guide to development proposals.</p>
DM16	<p>Use Class B development permitted (m<sup>2</sup>):</p> <p>Class B1 (a) offices, Class B1 (b) R&amp;D Class B1 (c) industrial uses suitable in residential areas</p>	-	-	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p><u>2017/18</u> B1a (Offices): minus 40,205m<sup>2</sup> B1b (Research and Development): 113m<sup>2</sup> B1c (Industrial uses suitable in residential areas): minus 217m<sup>2</sup></p> <p><u>2018/19</u> B1a: minus 11,695m<sup>2</sup> B1b: 0m<sup>2</sup> B1c: 145.4m<sup>2</sup></p> <p>The data for both monitoring periods shows that the trend of the loss of office space within the city is continuing. The 2017/18 period saw significant losses; the greatest loss of any previous monitoring period since the local plan was adopted. However, although there was still</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>a loss of office space in 2018/19 this was at significantly reduced scale and could suggest a slowing of this trend. The significant loss of office space within the city is attributed to the change of use of office to residential dwellings under the prior approval process. Applications of particular note include 17/00304/PDD for 199 residential units at Sentinel House and 17/00357/F for the provision of 702 student bedrooms at St Stephens Towers. The Council is considering its options for responding to this loss, including the potential introduction of an Article 4 Direction.</p> <p>R&amp;D floorspace has remained relatively stable over the last few monitoring periods with little or no change reported.</p> <p>2018/19 was the first time positive floorspace was reported for light industrial uses. Over previous monitoring periods, continual losses of light industrial floorspace was as a result of a proliferation of changes of use to leisure uses. The positive figure for 2018/19 is attributed to the construction of new floorspace at Old Hall Road 18/00471/F and change of use at 41 Barker Street 18/00609/U.</p>
	<p>Employment uses permitted(net change):  a) within employment areas  b) elsewhere</p>	<p>a)-7952  b) -47990</p>	<p>a)182  b)-14143</p>	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p><u>2017/18</u></p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>Employment Area –  Gains: 3126m<sup>2</sup>  Losses: minus 11,295 m<sup>2</sup>  Net change: <b>minus 7952 m<sup>2</sup></b></p> <p>Elsewhere -  Gains: 711 m<sup>2</sup>  Losses: minus 49,249 m<sup>2</sup>  Net change: <b>minus 47,990 m<sup>2</sup></b></p> <p><u>2018/19</u>  Employment Area –  Gains: 462 m<sup>2</sup>  Losses: minus 280 m<sup>2</sup>  Net change: <b>182 m<sup>2</sup></b></p> <p>Elsewhere –  Gains: 1663 m<sup>2</sup>  Losses: minus 15,806 m<sup>2</sup>  Net change: <b>minus 14,143 m<sup>2</sup></b></p> <p>The overall trend across both the 2017/18 and 2018/19 monitoring periods was the loss of employment floorspace across the city as a whole. Encouragingly, 2018/19 saw a net increase in the amount of employment floorspace within designated employment areas.</p>
DM17	Loss of B1a use class office space under 1,500m <sup>2</sup> (m <sup>2</sup> )	-5902	-2063	The target for this indicator is no loss of small office space (under 1,500 m <sup>2</sup> ).



Policy	Indicator	2017/18	2018/19	Commentary
				The data show that the target for this indicator was not met for both monitoring periods and the net loss of office space continued through to 2018/19. 2017/18 saw a significant loss in floorspace compared to the previous monitoring year, however this trend appears to have slowed over the 2018/19 period. Across both monitoring periods, the loss of office floorspace under 1500m <sup>2</sup> is largely attributed to permissions for residential dwellings or changes to Class D leisure and non-residential institution uses.
	New small/medium business space permitted (premises up to 1500m <sup>2</sup> ) (m <sup>2</sup> )	4818	2645	The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026.  The upturn in consents for small and medium scale business space continued, in 2017/18. However, this was not the case for 2018/19. Most notably there were no permissions for R&D, light industrial or storage and distribution uses in the 2018/19 period which has contributed to the reduction in permitted business floorspace overall within the latest monitoring period.
DM18	Main town centre uses permitted (m <sup>2</sup> ): a) within defined centres b) elsewhere	a) 1708 b) 19852	a) 5507 b) 7010	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 shows that in

Policy	Indicator	2017/18	2018/19	Commentary
				both 2017/18 and 2018/19 monitoring periods, a greater number of main town centre uses were permitted outside of defined centres, contrary to the core aims of the policy. This was particularly the case for the 2017/18 period and is likely as a result of 17/00605/U at 10 St Francis Way and 17/01607/U at Guardian Road Industrial Estate both for changes of use of significant floorspace to gyms.
	New retail floorspace permitted (m <sup>2</sup> ) in: a) city centre b) district centres c) local centres	a)-1382  b) -32  c) 0	a)-2417  b) -183  c) 0	The target for this indicator is the contribution towards the provision of 20,000m <sup>2</sup> net of comparison goods floorspace to 2016 and no loss of floorspace in district and local centres.  Across both monitoring periods, and across the city overall, there was a net loss of retail floorspace. This trend was more evident in 2018/19. Only district centres saw any gain in retail floorspace during 2017/18. This is concurrent with the findings of the latest Retail Monitor which includes further explanation as to the loss of retail floorspace overall. Interestingly, local centres saw no change in the retail floorspace across both monitoring periods. The data shows that the loss of retail floorspace does not contribute to the JCS target.
	Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 (unless specifically allocated): a) within defined centres	0	0	There is no target for this indicator. No development was approved within district or local centres contrary to the indicative scales of development set out in Appendix 4 of the DM Policies Plan.

Policy	Indicator	2017/18	2018/19	Commentary
	b) elsewhere			
	Number of C1 hotel: a) floorspace (m <sup>2</sup> ) b) bedrooms permitted	a) 3381  b) 168	a)3565  b) 92	There is no target for this indicator. No new hotel bedrooms were permitted in 2016/17. Both the 2017/18 and 2018/19 monitoring periods saw relatively high permitted hotel floorspace and bedrooms compared with previous monitoring periods .  Notable permissions in 2017/18 include 17/0016/F Land and Buildings North East of Spitfire Road for 125 beds. Applications 16/01950/O St Marys Works for 85 beds, 18/01140/MA at The Quebec for 2 beds and 18/01453/U 547 Earlham Road for 5 beds were approved in 2018/19.
	Improvements to public realm as a result of development	-	-	There is no target for this indicator. Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
DM19	Use Class B1a office floorspace permitted (m <sup>2</sup> ): a) within the office development priority area (ODPA) b) elsewhere in city centre c) in employment areas d) elsewhere	a) 0  b) 639  c) 114  d) 72	a) 544  b) 776  c) 209  d) 343	The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026.  The 2016/17 monitoring period saw a significant upturn in the number of consents for new office floorspace. For the 2017/18 period, the number of consents were reduced on the previous year's figures across all areas of the city, although the ODPA appears to have been particularly affected with no change in permitted floorspace. The 2018/19 period is more encouraging with increased permitted office floorspace in all areas of the city

Policy	Indicator	2017/18		2018/19	Commentary
					compared with the 2017/18 figures. A notable permission from this year includes 18/01505/F Lloyds TSB 2 Surrey Street for the change of use of the first and second floors to offices which contributed 544m <sup>2</sup> within the ODP. It is important to note these trends in the context of overall net loss of floorspace across the city.
	Loss of office floorspace (m <sup>2</sup> )		-40205	-11695	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>The data for both monitoring periods shows that the trend of the loss of office space within the city is continuing. The 2017/18 period saw significant losses; the greatest loss of any previous monitoring period since the local plan was adopted. However, although there was still a loss of office space in 2018/19 this was at significantly reduced scale and could suggest a slowing of this trend. The significant loss of office space within the city is attributed to the change of use of office to residential dwellings under the prior approval process. Applications of particular note include 17/00304/PDD for 199 residential units at Sentinel House and 17/00357/F for the provision of 702 student bedrooms at St Stephens Towers. The Council continues to look into what would be an appropriate response to this loss, including the potential introduction of an Article 4 Direction.</p>
	Percentage of measured ground floor frontage in A1 retail use in each	PC01	87.3%	88.8%	There is no target for this indicator.
		PC02	95.6%	85.2%	

Policy	Indicator	2017/18		2018/19	Commentary
DM20 <sup>11</sup>	defined retail frontage zone in the centre (primary/secondary/large district centres)	PC03	97.1%	97.1%	<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>In 2017/18, none of the frontages dropped below their minimum thresholds. The most significant decrease was PR02 The Lanes East (Bedford Street/Bridewell Alley), which still had low vacancy levels but many units have changed use to bars, cafes and other leisure uses.</p> <p>In 2018/19, only one retail frontage area SR03 St Benedicts Street dropped below the minimum threshold. This frontage area had a relatively high proportion of A2, A3 and A4 uses. The most significant decrease in retail frontage was at PC02 Castle Mall. This is associated with the reduction in vacancy rates within the Mall, through the introduction of non-retail leisure uses.</p> <p>It is worth noting that there still exists permitted development rights, which results in a degree of flexibility of the uses across the city such as the ability to change between shops and financial and professional services etc.</p>
		PR01	69.0%	69.7%	
		PR02	72.2%	71.4%	
		PR03	83.7%	84.1%	
		PR04	N/a	N/A	
		PR05	N/a	N/A	
		PR06	67.7%	66.0%	
		SR01	76.2%	74.1%	
		SR02	61.1%	65.4%	
		SR03	60.5%	59.2%	
		SR04	N/a	N/A	
		SR05	N/a	N/A	
		LD01	62.4%	61.0%	
		LD02	N/a	N/A	
		PC01	87.3%	88.8%	There is no target for this indicator.

<sup>11</sup> See note at end of table for list of defined centres referred to in policies DM20 and DM21.

Policy	Indicator	2017/18		2018/19	Commentary
	Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD	PC02	95.6%	85.2%	See above commentary.
		PC03	97.1%	97.1%	
		PR01	69.0%	69.7%	
		PR02	72.2%	71.4%	
		PR03	83.7%	84.1%	
		PR04	N/a	N/A	
		PR05	N/a	N/A	
		PR06	67.7%	66.0%	
		SR01	76.2%	74.1%	
		SR02	61.1%	65.4%	
		SR03	60.5%	59.2%	
		SR04	N/a	N/A	
		SR05	N/a	N/A	
		LD01	62.4%	61.0%	
		LD02	N/a	N/A	
	% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability	SR03	-	23%	<p>There is no target for this indicator. The purpose of this</p> <p>In 2017/18, no zones breached the minimum thresholds and therefore data were not collected for this indicator.</p> <p>In 2018/19, 23% of the uses within SR03 St Benedicts Street supported the evening economy and the vitality/viability of the city overall. This particular area has a significant proportion of bars and restaurants, which contributes strongly to its character and serves as an extension of the services and leisure facilities available within the city centre.</p>
DM21		DC01	52.9%	52.9%	

Policy	Indicator	2017/18	2018/19	Commentary
Proportion of A1 uses within district and local centres	DC02	73.3%	73.3%	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%.
	DC03	47.4%	47.4%	
	DC04	53.3%	54.8%	
	DC05	59.1%	57.1%	Overall, vacancy rates have increased to 11.7% from 9.6% in 2016. In 2018, the number of units has decreased from 198 to 197; however, this is through the merging of 2 units in Plumstead Road (DC04). The vacancy figures show a gradual decline over recent years with 88% of retail units now occupied. The percentage of non-retail units is 41%, which is a gradual decrease from recent monitoring years.
	DC06	82.4%	80.0%	
	DC07	53.8%	53.8%	
	DC08	64.9%	64.9%	
	DC09	57.1%	50.0%	
	DC10	55.0%	55.0%	
	LC01	85.7%	85.7%	
	LC02	53.6%	50.0%	
	LC03	57.1%	57.1%	
	LC04	64.3%	64.3%	
	LC05	55.6%	55.6%	7 out of 10 district centres have exceeded the 40% non-retail threshold and 7 out of 30 local centres have exceeded the 60% non-retail threshold. Earham House (DC06), which was previously the poorest performing district centre, has now been refurbished and enjoys occupation of 15 of 17 units and is one of the best performing retail centres. Bowthorpe (DC01) is the poorest performing with a vacancy rate increase from 17.6% in 2016 to 35.3% in 2018. Hall Road (DC09) was regarded as poorly performing in 2016; the situation remains unchanged with 2 out of 7 long-term vacant units & 3 of the occupied units being non-A1 retail use. Two of the district centres (DC03: Eaton Centre & DC07: The Larkman) continue to have all of their units occupied.
	LC06	47.6%	47.6%	
	LC07	25.0%	25.0%	
	LC08	87.5%	87.5%	
	LC09	50.0%	53.8%	
	LC10	50.0%	50.0%	
	LC11	42.9%	42.9%	
LC12	66.7%	66.7%		
LC13	50.0%	50.0%		
LC14	28.6%	28.6%		
LC15	50.0%	50.0%		
LC16	65.0%	55.0%		
LC17	81.2%	81.2%		
LC18	54.5%	54.5%		
LC19	66.7%	66.7%		

Policy	Indicator	2017/18	2018/19	Commentary	
		LC20	70.0%	72.7%	As recorded in the 2019 Retail Monitor, despite a number of centres offering non-retail uses above the thresholds outlined in policy DM21, overall, the district and local centres continue to perform their function and offer an appropriate range of services and facilities.
		LC21	80.0%	80.0%	
		LC22	66.7%	66.7%	
		LC23	60.0%	60.0%	
		LC24	22.2%	22.2%	
		LC25	80.0%	80.0%	
		LC26	50.0%	50.0%	
		LC27	20.0%	20.0%	
		LC28	35.7%	35.7%	
		LC29	85.7%	85.7%	
		LC30	53.6%	50.0%	
	Loss of anchor food store floorspace (m <sup>2</sup> )	0	0	<p>The target for this indicator is no loss of anchor foodstore floorspace.</p> <p>There has been no loss of anchor foodstore floorspace within defined centres across the monitoring periods. Within the Aylsham Road District Centre (DC05) one foodstore (Lidl) closed but re-opened in a larger store within the same centre.</p>	
	Proportion of community uses/non-retail uses in district and local centres	No data	No data	<p>There is no target for this indicator.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or 2018/19 monitoring periods.</p>	
DM22	New community facilities permitted	No data	No data	There is no target for this indicator.	



Policy	Indicator	2017/18	2018/19	Commentary
				Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
	New education or training facilities permitted	No data	No data	There is no target for this indicator.  Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
	Loss of a) community facilities and b) Public Houses	a) No data  b) 2	a) No data  b) 1	There is no target for this indicator.  Due to time and resource constraints, it has not been possible to monitor the loss of community facilities for the 2017/18 and 2018/19 monitoring periods.  During 2017/18, two permissions were granted which would result in the loss of public houses 17/01706/F King Edward VII, Aylsham Road for the change of use to an Islamic Community Centre and Café and 17/02033/F The Quebec, Quebec Road for the change of use to a B&B.  In 2018/19, one application was approved for the conversion of the existing pub to residential and construction of two additional dwellings at The cock Long John Hill (18/00534/F).
	ACV registrations	2	2	There is no target for this indicator.  Within the 2017/18 period, the new ACV registrations were for The Brickmakers and Fiveways pubs. In 2018/19,

Policy	Indicator	2017/18	2018/19	Commentary
				a further pub, The York Tavern, was registered as well as Train Wood, which was registered for its benefits and contribution to social wellbeing or social interests of the local community.
DM23	Development of new evening economy and leisure uses	No data	No data	<p>The target for this indicator is to contribute to the JCS target for the provision of 3000(m<sup>2</sup>) of leisure and tourism floorspace by 2016.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or the 2018/19 monitoring periods.</p>
	Development of late night uses in the a) late night activity zone and b) elsewhere (m <sup>2</sup> )	<p>a) 0</p> <p>b) 46</p>	<p>a) 0</p> <p>b) 46</p>	<p>The target for this indicator is no late night activity uses outside of the late night activity zone (LNAZ).</p> <p>In 2017/19, one application for a late night use was permitted outside of the LNAZ. This comprised 46m<sup>2</sup> at Gonzos on London Street for the creation of a roof top bar for a temporary period. Whilst, strictly, the target has not been met, it should be noted that the creation of the rooftop bar forms part of an existing late night premises and is very close to the boundary of the late night activity zone, as well a number of other late night uses located along Queen Street.</p> <p>This permission was renewed for a further temporary period within 2018/19.</p>

Policy	Indicator	2017/18	2018/19	Commentary
DM24	Floor space (m <sup>2</sup> ) for A5 uses within: a) district centres b) local centres c) elsewhere	a) 125  b) 96  c) 0	a) 0  b) 0  c) 0	<p>There is no target for this indicator.</p> <p>The purpose of this indicator is to monitor whether A5 hot food takeaway floorspace is being directed to defined centres to minimise their impacts on residential amenity and on highway and pedestrian safety.</p> <p>The 2017/18 monitoring period saw more A5 floorspace approved overall than the 2018/19 period. This consisted of two permissions within district centres at Aylsham Road (85m<sup>2</sup>) and Plumstead Road 40m<sup>2</sup>). Interestingly, no new A5 floorspace was recorded in the 2018/19 period.</p>
	No refusals on grounds of amenity	0	0	<p>There is no target for this indicator.</p> <p>There were no refusals on ground of amenity for A5 uses within either of the monitoring periods.</p>
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	0	<p>There is no target for this indicator.</p> <p>There were no applications to vary conditions on retail warehousing and other retail premises within either the 2017/18 or 2018/19 monitoring periods.</p>
DM26	Progress on the implementation of the UEA Masterplan	-	-	<p>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</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41.</p> <p>The UEA current projections 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 a new DFS, which has been reported to Cabinet in summer 2019, and will be subject to public consultation in early 2020 as part of the evidence base for the Greater Norwich Local Plan.</p> <p>Notable permissions at the University across the last two monitoring periods include 17/01296/F for 7150m<sup>2</sup> of new academic floorspace on Chancellors Drive, which was complete and occupied at the start of the academic year 2019/20. An application has been submitted for Sky House 19/01427/F 15,757m<sup>2</sup> of academic floor space, which is currently pending determination.</p>
DM27	Progress on the implementation of the Airport masterplan	-	-	<p>Work continued on the production of a masterplan for the Airport, being led by the Airport itself in discussion with Norwich City and Broadland District councils. The draft masterplan was published for consultation in July 2017. The masterplan was endorsed by Norwich City Council cabinet and scrutiny committee on 17th October 2019. This was endorsed with the provision that a Sustainable Access Strategy (SAS) is provided within 12 months of the endorsement date, which will help to</p>

Policy	Indicator	2017/18	2018/19	Commentary
				inform site specific allocations and other strategic policy for the Airport in the emerging Greater Norwich Local Plan.
	Relevant applications	-	-	<p>During 2017/18, there were no significant permissions for new development within the airport operational area during the monitoring year.</p> <p>During 2018/19, 17/01555/O was approved for a vehicle hire business at land and premises opposite 153 Holt Road. This site is not within the airport operational boundary but is nearby.</p> <p>A planning application (18/01621/VC) was submitted in late 2018 to vary conditions on an earlier consent (16/00965/VC). This has been revised to allow the development of 50% of the application site for aviation uses and 50% for general employment uses in accordance with the airport masterplan. A decision on this application is pending.</p>
DM28	Site specific obligations for transport improvements	0	0	<p>There is no target for this indicator.</p> <p>No new planning obligations were raised for transport improvements within either monitoring periods.</p>
	Walking and cycling levels at each main cordon	No data	No data	<p>There is no target for this indicator.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or the 2018/19 monitoring periods.</p>

Policy	Indicator	2017/18	2018/19	Commentary
	CIL spending on Reg 123 List	0	0	<p>There is no target for this monitoring indicator.</p> <p>During both 2017/18 and 2018/19 monitoring periods, there was no spend of commuted sums for transport improvements.</p>
	Enhancements to strategic cycle network	-	-	<p>There is no target for this indicator.</p> <p>The Council was awarded Government funding to spend on cycle safety schemes within the city in 2018. In 2019, work was completed to upgrade both the Fiveways and Guardian Road roundabout junctions as well as the implementation of the Earlham road cycle lane. The yellow and blue pedalways were largely completed and the implementation of city centre accessibility schemes including contraflow cycle lanes (such as Prince of Wales road) commenced.</p>
	Progression of introduction of Bus Rapid Transport System scheme	-	-	<p>There is no target for this indicator.</p> <p>In early to mid-2018, the council submitted bids to Transforming Cities for the Bus Rapid Transport System. The Council were successful in their bid and were awarded funding to implement the cross-city network of busses infrastructure plan. The first part of the scheme has been underway in 2019 through the implementation of the changes along Prince of Wales Road. Further information can be found at:</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<a href="http://www.norfolk.gov.uk/transformingcities">www.norfolk.gov.uk/transformingcities</a>
DM29	Number of car parking spaces lost/gain (estimated)	9793	9944	The target for this indicator is no increase in parking spaces above 10,000 spaces. The number of parking spaces has increased steadily since the adoption of the local plan but the ceiling of 10,000 spaces has not been breached. In the 2017/18 and 2018/19 monitoring periods, several permissions to use car parks for further temporary periods were given permission, including 17/01643/F – Mountergate car park and 18/01117/F – and former Eastern Electricity Board Site Duke Street.
DM30	Expansion of 20mph zones	-	-	<p>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.</p> <p>Development proposals continue to be designed to achieve 20mph traffic zones. Some recent improvements include the Earlham Road upgrades.</p> <p>The Norwich Northern Distributor Road, now formally known as Broadland North Way, was completed in 2018.</p>

Policy	Indicator	2017/18	2018/19	Commentary
				Many of the expected benefits a have started to be realised in form of traffic congestion relief on some city roads and a consultations was held at the end of 2018 on the route of the Norwich Western Link.
DM31	No. applications refused on car parking, servicing, cycle parking grounds	2	No data	<p>There is no target for this indicator.</p> <p>During the 2017/18 monitoring period, two applications were refused on the grounds of policy DM31. These permissions include 17/01177/F - 12A Old Palace Road for 3 bungalows, which was refused on access and servicing grounds, and 15/00455/F – Legarda Court for 4 flats, which was refused on bin storage grounds.</p> <p>Due to time and resource constraints, it has not been possible to monitor the number of applications refused on the grounds of DM31 for the 2018/19 monitoring period.</p>
DM32	No. approved schemes of low car and car free housing	No data	No data	<p>There is no target for this indicator.</p> <p>Due to time and resource constraints, it has not been possible to monitor the number of approved low car and car free housing schemes.</p> <p>However, 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. Such examples include, the Barn Road student</p>



Policy	Indicator	2017/18	2018/19	Commentary
				accommodation (car free), 4 new dwellings at Lincoln Street (car free), as well as the majority of residential schemes approved within the city centre.
DM33	N/A	N/A	N/A	<p>This indicator has not been monitored in previous years.</p> <p>Although outside of the 2018/19 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.</p>

**Note: List of defined centres referred to in policies DM20 and DM21.**

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

	<p>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>
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## Appendix G: South Norfolk District Council Annual Monitoring Report 2018-19

### 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 2018-19 (JCS AMR) and is provided as an appendix to the AMR.

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

- JCS AMR 2018/19
- 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. In terms of ongoing monitoring, the data compiled in 2018/19 highlights the need to monitor the A1 units within the identified Primary Shopping Areas. It has not been possible to compile data for all of the identified monitoring indicators. This is in part due to relevant applications not having been assessed and determined within the current monitoring period. 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 2018/19 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	Comments
<p>Number of planning obligations secured for: affordable housing, GI, open space/ play space and pedestrian and highways improvements</p> <p>The number/ percentage of obligations secured not confirming to full policy position</p>	<p>No targets identified</p> <p>Target to minimise</p>	<p>A total of 31 agreements were entered into during the monitoring period:</p> <p>4 no. S106 agreements 7 no. Affordable Housing agreements 11 no. Supplemental Affordable Housing agreements 9 no. Deeds of Variation</p> <p>Of the S106 agreements, three provided for both affordable housing and the delivery of open space whilst the fourth related to car parking facilities at the Norfolk and Norwich University Hospital (2016/2382). Details of the 3 relevant agreements are set out below:</p> <p><i>2017/0099 (Rockland St Mary)</i> NOTE: Affordable housing was secured at 24% and therefore failed to meet the policy requirement for the delivery of 33% affordable housing. The developer submitted viability calculations demonstrating that the delivery of 6 or more affordable dwellings on this site would be unviable. This was found to be acceptable by the District Valuer.</p> <p><i>2017/0225 (Tacolneston)</i> Policy compliant</p> <p><i>2018/0121 (Ditchingham)</i> Policy compliant</p> <p><u>Analysis:</u> A significantly lower number of planning obligations were entered into within this monitoring</p>

		<p>period than in previous years however a review of the 2018/19 obligations indicates that infrastructure continues to be secured in accordance with the policy requirements, unless an alternative position could be robustly evidenced.</p> <p>It can therefore be considered that the policy is working as intended and planning decisions are being made in accordance with the policy requirements.</p>																		
<b>Policy DM1.3 - The sustainable location of new development</b>																				
<p>Number of planning permissions / units granted outside development boundaries as a percentage of the overall applications/ units</p>	<p>Target to minimise</p>	<p>Number of <u>new planning permissions</u> granted inside/ outside Development Boundaries between 01/04/18 and 31/03/19:</p> <table border="0"> <tr> <td>OUT</td> <td>90</td> <td>57%</td> </tr> <tr> <td>IN</td> <td>67</td> <td>43%</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>157</b></td> <td><b>100%</b></td> </tr> </table> <p>Number of <u>new units</u> granted inside/outside Development Boundaries between 01/04/18 and 31/03/19:</p> <table border="0"> <tr> <td>OUT</td> <td>178</td> <td>44%</td> </tr> <tr> <td>IN</td> <td>231</td> <td>56%</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>409</b></td> <td><b>100%</b></td> </tr> </table> <p><u>Analysis:</u> The above figures have been sourced from the Council's Residential Land Availability Study.</p> <p>The 2018/19 figures reflect the position regarding the 5-year land supply and represent a 6% increase in the number of planning permissions approved outside development boundaries compared with the 2017/18</p>	OUT	90	57%	IN	67	43%	<b>TOTAL</b>	<b>157</b>	<b>100%</b>	OUT	178	44%	IN	231	56%	<b>TOTAL</b>	<b>409</b>	<b>100%</b>
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		<p>figures. The percentage of units approved outside development limits is greater than in 2017/18 reflecting the larger number of small sites approved outside development boundaries in this period, as well as the overall lower number of units approved throughout the District (i.e. no large-scale development on allocated sites). The overall number of units benefitting from planning permission contrary to planning policy (in terms of location) is similar to those approved in previous years.</p> <p>Overall, the evidence suggests that the policy targets continue to be met despite the challenges of the 5-year land supply position during this monitoring period.</p>																		
<b>Policy DM1.4 - Environmental quality and local distinctiveness</b>																				
Number of buildings re-used or converted	Target to maximise	<p>During the monitoring period a total of 16 planning applications were submitted for the re-use or conversion of existing buildings. Of these, one application was withdrawn and two applications were refused planning permission. The submitted applications are listed below.</p> <p><b>Approved</b></p> <table data-bbox="712 1090 1081 1391"> <tr><td>2018/2265</td><td>The Heywood</td></tr> <tr><td>2018/2233</td><td>Fersfield</td></tr> <tr><td>2018/1945</td><td>Costessey</td></tr> <tr><td>2018/2759</td><td>Intwood</td></tr> <tr><td>2018/2194</td><td>Swainsthorpe</td></tr> <tr><td>2018/0921</td><td>Wymondham</td></tr> <tr><td>2018/1018</td><td>Bressingham</td></tr> <tr><td>2018/2087</td><td>Bunwell</td></tr> <tr><td>2018/2287</td><td>Costessey</td></tr> </table>	2018/2265	The Heywood	2018/2233	Fersfield	2018/1945	Costessey	2018/2759	Intwood	2018/2194	Swainsthorpe	2018/0921	Wymondham	2018/1018	Bressingham	2018/2087	Bunwell	2018/2287	Costessey
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2018/2087	Bunwell																			
2018/2287	Costessey																			

		<p>2018/0663 Wymondham  2018/2461 Bunwell  2018/1829 Mulbarton  2018/0855 Barford</p> <p>The majority of these applications were for the conversion of existing buildings to residential use, including former agricultural buildings, garages and former nissen huts. Planning permission was also granted for the change of use of a group of buildings from a café and offices to D1 use.</p> <p><b>Withdrawn</b>  2018/1275 Welborne</p> <p><b>Refused</b>  2018/0636 Starston  2018/2427 Crownthorpe</p> <p>The above applications were refused and these decisions subsequently upheld by Planning Inspectors at Appeal. Both schemes sought consent for residential use however both were considered to be in unsustainable locations and therefore inappropriate for the proposed use.</p> <p><u>Analysis:</u> The number of applications submitted in the monitoring period was similar to those in previous years, as too was the number of successful applications. The evidence suggests that the policy is being applied consistently and the Appeal decisions reinforce that the policy is being applied appropriately.</p>
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Sustainable and renewable energy capacity permitted by type	Year on year megawatts capacity increase	<p>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.</p> <p>(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.)</p>
<b>Policy DM1.5 - Existing commitments</b>		
Percentage of renewal applications on committed or allocated sites in the Local Plan	Target of 100%	<p>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.</p> <p>Two applications were submitted for consideration against this policy in the current monitoring period (2018/0280 &amp; 2018/0281), both seeking consent for residential development on a committed site in Cringleford. Application 2018/0280 was refused as being out of character with the area and impacting on residential amenity; however a revised application has been submitted outside of the monitoring period. 2018/0281 remains undetermined and it will therefore be included within the assessment in forthcoming years.</p> <p><u>Analysis:</u> Due to the lack of applications submitted for consideration against this policy during the current monitoring period it is not possible to provide an</p>

		assessment of the effectiveness of this policy at this time.						
<b>Policy DM2.1 - Employment and business development</b>								
Permitted amount of floorspace and land by employment type	Target to maximise	This indicator is usually monitored as part of the JCS objectives however it has not been possible to monitor this data in the 2018/19 monitoring period. If possible, a backdated position relating to this dataset will be published in the future.						
<b>Policy DM2.2 - Protection of employment sites</b>								
Loss of employment land (m <sup>2</sup> ) to non-employment use / other uses	Target to minimise	<p>Two applications were approved in the monitoring period that resulted in the loss of existing employment land:</p> <table border="0"> <tr> <td>2018/2717</td> <td>Tasburgh</td> <td>sui generis - C3 use</td> </tr> <tr> <td>2018/0855</td> <td>Barford</td> <td>sui generis - C3 use</td> </tr> </table> <p>Both of the above applications resulted in the loss of sui generis employment land to residential use. Application 2018/2717 renewed an existing planning permission allowing the change of use of a redundant petrol filling station. Use of the land ceased in 2011 and the site had been unsuccessfully marketed for employment use. Similarly, the land at Barford had previously been in use as a haulage yard but operations had ceased on the site in 2017. A period of unsuccessful marketing followed.</p> <p><u>Analysis:</u> Some changes of use may be undertaken as permitted development and as such the effects of this policy would be limited in these cases. However, on the basis of the applications recorded against this</p>	2018/2717	Tasburgh	sui generis - C3 use	2018/0855	Barford	sui generis - C3 use
2018/2717	Tasburgh	sui generis - C3 use						
2018/0855	Barford	sui generis - C3 use						

		policy it is considered that it is working effectively and as intended with sites that have been subject to the required marketing being put forward for development.																				
<b>Policy DM2.4 - Location of the main town centre uses</b>																						
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.																				
<b>Policy DM2.5 - Changes of use in Town Centres and Local Centres</b>																						
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	Town centre surveys were undertaken in June 2018 (A), November 2018 (B) and February 2019 (C) in Diss and Harleston. As in previous years, obtaining data on a quarterly basis has not been possible in the 2018/19 monitoring period.  A summary of the results of the monitoring exercise for both the Primary Shopping Areas and the defined Town Centre Areas is set out below:																				
Percentage of ground floor non-residential units being available for Class A1 use in the defined Town Centre Area (TCA) of	Minimum of 50% of ground floor non-residential units to be available for Class A1 shop use in the defined Town Centre Area	<p><b>Primary Shopping Area (PSA)</b></p> <table border="1"> <thead> <tr> <th></th> <th>(A)</th> <th>(B)</th> <th>(C)</th> </tr> </thead> <tbody> <tr> <td><i>Diss</i></td> <td>61%</td> <td>59%</td> <td>59%</td> </tr> <tr> <td><i>Harleston</i></td> <td>73%</td> <td>73%</td> <td>73%</td> </tr> </tbody> </table> <p><b>Town Centre Areas (TCA)</b></p> <table border="1"> <thead> <tr> <th></th> <th>(A)</th> <th>(B)</th> <th>(C)</th> </tr> </thead> <tbody> <tr> <td><i>Diss</i></td> <td>58%</td> <td>59%</td> <td>59%</td> </tr> </tbody> </table>		(A)	(B)	(C)	<i>Diss</i>	61%	59%	59%	<i>Harleston</i>	73%	73%	73%		(A)	(B)	(C)	<i>Diss</i>	58%	59%	59%
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<i>Diss</i>	58%	59%	59%																			

Diss and Harleston		<p><i>Harleston</i>      61%      59%      59%</p> <p><u>Analysis:</u> The above evidence suggests that Policy DM2.5 is working as intended although a slight decrease in the number of ground floor units available for A1 use in the Diss PSA has been experienced. This has resulted in the percentage of available units falling below the required target however the decrease is minimal and continued monitoring of this figure and liaison with Development Management Officers will seek to address this in the future. Future applications for the loss of A1 units in this area will need to be carefully balanced, considering the proposed use and its benefits against vacant units in the PSA. Analysis of the TCA figures indicates that these targets are being comfortably exceeded.</p>
<b>Policy DM2.8 - Equestrian and other changes of use of agricultural land</b>		
Amount of equestrian and other small based rural development by location	No specified target	<p>A total of 25 planning applications were coded against this policy in the 2018/19 monitoring period. This is a decrease in the number of applications received in the 2017/18 period but a similar figure to earlier years. One application was refused planning permission.</p> <p><u>Analysis:</u> Of the submitted applications, 12 were for the use of land for equestrian uses, 9 for the change of use to residential land and 4 were for 'other' uses including dog exercising areas and tourism uses. As the proposed and approved uses were similar in both type and number to those submitted in previous years it can be concluded that the policy continues to be applied consistently and work as intended.</p>
<b>Policy DM2.9 - Rural tourist and other recreational destinations</b>		

Amount of tourist related development	No specified target	<p>Ten planning applications were determined against this policy during this monitoring period. Of these six related to new proposals whilst four sought consent for the expansion (or alteration) of existing facilities. Application 2018/1981 at Broome was refused consent. This application was for the change of use of land for the standing of 32 mobile homes and was refused for a number of reasons including being sited within Flood Zone 3b, having a detrimental impact on the local and natural environment and the impact it would have on existing local residents. All other applications were granted planning consent.</p> <p><u>Analysis:</u> The number of applications received (and approved) for rural tourist/ recreational destinations was similar to those recorded in previous monitoring years. The range of uses approved varied and included holiday accommodation, leisure 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.</p>
<b>Policy DM3.1 - Meeting Housing Requirements and Needs</b>		
New house completions by bedroom number based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	Figures within 10% tolerance of the Housing Market Assessment requirements	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										
Number of affordable homes built in the countryside	No specified target	<p>A total of 63 affordable homes were completed in settlements with a population of less than 3,000 during the monitoring period.</p> <table border="0"> <tr> <td>Loddon</td> <td>38</td> </tr> <tr> <td>Little Melton</td> <td>2</td> </tr> <tr> <td>Stoke Holy Cross</td> <td>3</td> </tr> <tr> <td>Framingham Earl</td> <td>20</td> </tr> </table> <p><u>Analysis:</u> The number of affordable homes delivered in 2018/19 was the same as the figure in the previous monitoring period. Previously an uplift had been reflected in the number of units being delivered against this policy. The earlier positive uplift in numbers combined with the continued delivery of affordable homes at a constant level indicates that the policy is working as intended.</p>	Loddon	38	Little Melton	2	Stoke Holy Cross	3	Framingham Earl	20
Loddon	38									
Little Melton	2									
Stoke Holy Cross	3									
Framingham Earl	20									
Policy DM3.3 - Sites for Gypsies and Travellers										
Number of permanent pitches provided	To meet GT Norwich GTAA targets: 18 pitches in total (8 from 2015-18; further 10 to 2026)	<p>This indicator has been updated to reflect the most recently available needs assessment.</p> <p>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.</p>								
Policy DM3.10 - Promotion of sustainable transport										
Amount of land protected for future transport	No specified target	As in previous years, monitoring of applications has not identified any land protected for the future transport improvements. A number of schemes are								

improvements (ha)		<p>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.</p> <p>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).</p> <p>Outline planning approval was granted during the monitoring period for employment development at Keswick. The scheme includes a new link road between the A140 and the B1113 (2017/2794).</p> <p><u>Analysis:</u> A review of planning decision issued during this timeframe has not indicated any applications submitted (or approvals granted) contrary to the requirements of this policy. It may therefore be considered that this policy is functioning as intended.</p>
<b>Policy DM3.12 - Provision of vehicle parking</b>		
Number of major applications permitted in accordance with the Council's car parking standard	Target to maximise	<p>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.</p> <p>Within the 2018/19 monitoring period a total of 24 major applications were determined (excluding variation of condition application unless they</p>

		<p>specifically relate to either highways/ parking). Of these applications 4 were refused but as none of the reasons for refusal related to highways/ parking it may be assumed that these aspects of the proposals were policy compliant. Those applications which did result in a highways comment relating to the parking provision were subsequently amended and the comments addressed to the satisfaction of the authority.</p> <p><u>Analysis:</u> 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.</p>
<b>Policy DM3.14 - Pollution, Health and Safety</b>		
Number of Air Quality Management Area designations	Target to minimise	SNC currently does not have any Air Quality Management Areas so is meeting the target to minimise as set out in the Monitoring Framework. This indicator is also monitored for the GNDP AMR as part of the JCS objectives.
<b>Policy DM3.16 - Improving the level of community facilities</b>		
Number of applications approved that involved the change of use of a community facility	Target to minimise	<p>During the 2018/19 monitoring period a total of 3 applications were submitted that would result in the loss of a community facilities.</p> <p><b>Approved</b> 2018/0906                      Bergh Apton</p> <p><b>Refused</b></p>



		<p>2018/2715 Barford 2018/0043 Tacolneston (Appeal in Progress)</p> <p>Application 2018/0906 permitted the change of use of an existing arts centre to a holiday let. The assessment of this proposal concluded that due to the relocation of the arts centre into a larger premises and the niche nature of the facility, the development would not result in the loss of an essential community facility. The refused applications related to the change of use of (part of) public houses to residential use with the reasons for refusal relating specifically to the loss of community facilities.</p> <p><u>Analysis:</u> The number of approved schemes has reduced to one and the proposal was considered to meet the requirements of the policy for the reason set out above. Monitoring of this policy suggests it is working as intended with a minimal loss of existing community facilities.</p>				
<b>Policy DM4.1 - Renewable Energy</b>						
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.				
<b>Policy DM4.3 - Facilities for the collection of recycling and waste</b>						
Percentage of household waste that is a)	Year on year increase	<p>Figures for this monitoring period are set out below:</p> <table> <tr> <td>Recycled Household Waste</td> <td>41%</td> </tr> <tr> <td>Composted</td> <td>19%</td> </tr> </table>	Recycled Household Waste	41%	Composted	19%
Recycled Household Waste	41%					
Composted	19%					

recycled and b) composted		These figures are similar to those for 2017/18, and therefore represent a slight decrease in the overall totals of waste recycled and composted. This has been attributed in part to the higher proportion of waste being rejected at Materials Recycling Facilities, a trend which was noted within the wider geographical area.															
<b>Policy DM4.4 - Natural environmental assets - designated and locally important open space</b>																	
Hectares of development in highly sensitive landscapes (SSSI, SAC, SPA, CWS, River Valleys, Important Open Local Spaces)	No specified target	<p>As with previous years the majority of applications determined against this policy related to ecology/ biodiversity strategies however an increased number of applications affecting designated landscapes were received within this monitoring period (a total of 10 applications compared with 4 in the previous year). Of these, 5 planning applications were refused, 4 of which were determined to have a harmful impact on the designated spaces identified. An assessment of the fifth application found that the land within the designated CWS was already in domestic use and therefore the use proposed would not result in any additional harm to the site.</p> <p><b>Approved</b></p> <table data-bbox="698 1117 1453 1292"> <tr> <td>2018/2037</td> <td>Costessey</td> <td>River Wensum SSSI</td> </tr> <tr> <td>2017/2794</td> <td>Keswick</td> <td>Depot Meadow CWS</td> </tr> <tr> <td>2017/1082</td> <td>Trowse</td> <td>Trowse Meadow CWS</td> </tr> <tr> <td>2018/2806</td> <td>Gissing</td> <td>Shelfhanger SSSI</td> </tr> <tr> <td>2018/0542</td> <td>Hingham</td> <td>Sea Mere SSSI</td> </tr> </table> <p><b>Refused</b></p>	2018/2037	Costessey	River Wensum SSSI	2017/2794	Keswick	Depot Meadow CWS	2017/1082	Trowse	Trowse Meadow CWS	2018/2806	Gissing	Shelfhanger SSSI	2018/0542	Hingham	Sea Mere SSSI
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		<p>2018/2402 Costessey Important Local Open Space</p> <p>2018/0831 Cringleford Softley Drive Meadow CWS</p> <p>2018/1492 Cringleford Softley Drive Meadow CWS</p> <p>2018/2302 Ashwellthorpe Lower Wood SSSI &amp; CWS (Appeal in Progress)</p> <p>2018/0114 Bawburgh Yare Valley CWS</p> <p><u>Analysis:</u> The number of applications submitted that would potentially impact upon designated landscapes has increased, however the number of applications approved in 2018/19 was similar to those in previous years. The reasons for refusal show clear consideration of the impact that development in these locations would have on the sensitive landscapes, in accordance with the requirements of the policy. Those applications that were approved were concluded to be acceptable therefore it may be considered that this policy continues to be successfully implemented and work as intended.</p>
<b>Policy DM4.6 Landscape setting of Norwich</b>		
Amount of Norwich Southern Bypass Landscape Protection Zone lost to development (ha)	Target to minimise	A total of 10 applications were coded against this policy in 2018/19, compared to 4 applications in 2017/18. Of these however, four applications related to the same site (albeit different proposals), and therefore the overall number of applications submitted may be considered as being similar to those in previous years. With the exception of one scheme (2018/0114), all of the submitted applications were approved.

		<p><b>Approved</b></p> <p>2018/0939 Colney  2018/1857 Colney  2018/0670 Colney  2017/2794 Keswick  2017/1082 Trowse  2018/0101 Bawburgh  2018/2643 Colney  2018/0351 Colney  2018/1735 Little Melton</p> <p><b>Refused</b></p> <p>2018/0114 Bawburgh</p> <p>The assessment of these applications concludes that the proposals would not result in significant erosion of the Norwich Southern Bypass Landscape Protection Zone due to existing site uses, and both the proposed and existing landscaping schemes. Outside of this monitoring period, an earlier application at the Keswick employment site was refused planning permission due to its impact on the NSBLPZ (2016/0764) however the amended scheme (2017/2794) addressed these concerns with an amended design which reduced the bulk, scale and massing of the proposed development, and also included an improved landscaping scheme. These alterations were considered to sufficiently mitigate the concerns previously raised. The refused scheme (2018/0114) was determined to have a harmful impact on the NSBLPZ and was therefore found to be unacceptable.</p> <p><u>Analysis:</u> Overall the above assessments demonstrate that whilst planning permissions have been granted</p>
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		<p>within this zone, the proposals have been robustly assessed for their impact on the NSBLPZ and have been found to be acceptable for the reasons set out above. It may be concluded therefore that the policy continues to be applied consistently and perform as intended.</p>
<b>Policy DM4.7 - Strategic Gap between settlements in the Norwich Policy Area</b>		
<p>Amount of Strategic Gap lost to development (ha)</p>	<p>Target to minimise</p>	<p>A total of 5 applications were determined in accordance with this policy in the 2018/19 monitoring period. Of these, three were for new dwellings and two sought reserved matters consent for approved schemes (the RM applications have been excluded from the details below as they relate to schemes previously considered). One application was refused planning permission.</p> <p><b>Approved</b>  2018/0091      Hethersett  2017/2490      Wymondham</p> <p><b>Refused</b>  2018/0694      Wymondham</p> <p>All applications sought consent for single dwellings on sites within the designated Strategic Gap. The approved schemes were not considered to be harmful to the Strategic Gap due to existing extensive vegetation on the sites providing adequate screening to prevent erosion of the gap. The refused scheme was also considered to be acceptable in terms of its impact on the Strategic Gap but was refused for other reasons.</p>

		<p><u>Analysis:</u> The policy does not restrict development in the Strategic Gap; rather it seeks to ensure that the openness of the gap is not eroded by development. Based upon the above assessments it may be considered that the policy is functioning as intended as the impact of the approved schemes on the openness of the Strategic Gap was found to be acceptable.</p>
<b>Policy DM4.8 - Protection of trees and hedgerows</b>		
Number and area of trees protected by Tree Preservation Orders served	Target to maximise	<p>A total of 12 Tree Preservation Orders were served during the monitoring period, out of a possible total of 17 TPOs throughout the 2018/19 period. This represents a significant reduction in the numbers reported in previous years however it is considered likely these greater figures related, in part, to the coverage of wider areas by the TPOs that were served. It is also possible that the earlier figures were erroneously over-reported owing to the method of data retrieval.</p> <p><u>Analysis:</u> Due to the possible inconsistencies in previous years reporting it is difficult to establish whether the policy target has been met in the current monitoring year; however, the 2018/19 figures may be used as a robust basis for future comparisons. In the meantime, it is clear that 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.</p>
<b>Policy DM4.10 - Heritage Assets</b>		

Percentage of Listed Building consents granted	Target to maximise	<p><b>Listed Building consents</b>  During the monitoring period 2018/19 a total of 162 listed building applications were coded against this policy. Of these, one application was withdrawn and two were refused listed building consent.</p> <p>The refused schemes comprised the replacement of windows and the addition of an entrance porch at a Taylor and Green property (2018/2181) and the partial demolition as well as internal and external alterations to a public house (2018/1977). In both instances it was considered that the proposed works would result in harm to the special interest and historic significance of the listed buildings. In the case of the works to the public house it was also considered that there was no clear justification for the works proposed and that there would be no overriding public benefit resulting.</p>
Percentage of Conservation Areas with appraisals	Target to maximise (until all are completed)	<p><b>Conservation Area Appraisals</b>  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.</p> <p>(New Conservation Area Appraisals adopted during the monitoring period were: Bramerton, Brockdish, Scole, Shotesham and Mulbarton).</p>
Number of Listed Buildings lost/ demolished	None	<p><b>Listed Building lost/ demolished</b>  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.</p> <p><u>Analysis:</u> A similar number of Listed Building applications were submitted in 2018/19 compared to</p>

		<p>previous monitoring periods, reflecting the consistent level of Listed Building stock within the District. The previous figure of 100% of consents being granted has not been achieved in the current monitoring period however the reasons for refusal in those decisions detailed above are clear and consistent. Neither application was subject to a Planning Appeal. It may therefore be considered that the policy continues to be applied consistently and is performing as intended.</p>
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## 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 has highlighted the marginal decrease in A1 units within the identified town centres. This will be addressed by implementing the intended programme of regular monitoring and ensuring this information is reported to those Planning Officers determining relevant applications within a timely manner.

Compilation of the 2018/19 has suggested that the previous reporting against Policy DM4.8 may have been incorrect due to the method of calculation however the 2018/19 figure provides a robust baseline figure for future monitoring.

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 that require specific monitoring or action in the forthcoming months.

**Site Specific Allocations and Policies**

1. This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/18 to 31/03/19 and reflects the indicators shown in the Monitoring Framework which accompanies the plan.
2. 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.
3. (Please note - there were errata in the original Monitoring Framework included at the start of the Site Specific Allocations and Policies document. The references below refer to Poringland refer to the correct policy numbers.)

**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/ Application Reference	Policy Requirement	Secured via S106/condition	Delivery
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EAS1/ Land south and east of Easton  (App Ref: 2014/2611/O)	<ul style="list-style-type: none"> <li>- Village Centre</li> <li>- Expanded primary school</li> <li>- Protection of allotments &amp; existing community use sites</li> </ul>	<ul style="list-style-type: none"> <li>- Play areas for each phase</li> <li>- Village centre</li> <li>- Allotments</li> <li>- School expansion</li> </ul>	Development not yet started
EAS2/ Easton gymnastics facility  (App Ref: 2014/2069/F)	<ul style="list-style-type: none"> <li>- New gymnastics facility</li> </ul>	<ul style="list-style-type: none"> <li>- New gymnastics facility</li> </ul>	Development complete
COS1/ Land west of Lodge Farm, Dereham Rd  (App Ref: 2013/0567/F; 2016/0402/F)	<ul style="list-style-type: none"> <li>- Single form entry primary school</li> </ul>	<ul style="list-style-type: none"> <li>- Primary school</li> <li>- Sports pavilion &amp; car parking</li> <li>- Local shop site</li> <li>- 5 equipped play areas</li> </ul>	Development commenced
HET1/ Land north of Hethersett  (App Refs: 2011/1804/O; 2015/1594/D; 2015/1681/D)	<ul style="list-style-type: none"> <li>- Expansion of local schools (or provision of land for the same)</li> <li>- Community facilities (e.g., open space, community buildings)</li> </ul>	<ul style="list-style-type: none"> <li>- Primary school site (plus contingency land)</li> <li>- Secondary school site (plus contingency land)</li> <li>- Financial contributions towards education</li> </ul>	Development commenced

		<ul style="list-style-type: none"> <li>- Community pavilion</li> <li>- Neighbourhood centre</li> <li>- Play areas and recreational open space in each phase</li> <li>- Allotments</li> </ul>	
HET2/ Land north of Grove Road	- Housing with care		No planning permission as at 31/03/19
HET4/ Land north of Great Melton Rd  (App Ref: 2012/1814/F)	- Contribution towards local schools' expansion	<ul style="list-style-type: none"> <li>- Financial contributions towards education and recreational space</li> <li>- Play space</li> </ul>	Development complete
COL2/ Land rear/east of Institute of Food Research  (App Refs: 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  (App Ref: 2012/1493/D)	<ul style="list-style-type: none"> <li>- Retail use limited to non-food goods</li> <li>- Office development restricted to A2 use</li> </ul>	- Pub/restaurant on part of the site	Development of pub/restaurant complete

DIS7/ Feather Mills site, Park Road	<ul style="list-style-type: none"> <li>- Retail use limited to non-food goods</li> <li>- Office development restricted to A2 use</li> </ul>		No planning permission as at 31/03/19
HAR5/ Land off Station Hill	<ul style="list-style-type: none"> <li>- Food store</li> </ul>		No planning permission as at 31/03/19
POR1/ Land at Heath Farm  (App Refs: 2013/1986/O; 2014/0732/D; 2016/2388/F)	<ul style="list-style-type: none"> <li>- Open space</li> </ul>	<ul style="list-style-type: none"> <li>- Play areas &amp; recreational open space</li> <li>- Transport contribution (Fiveways)</li> <li>- Nursery education contribution</li> <li>- Primary education contribution</li> <li>- Secondary education contribution</li> </ul>	Development largely complete
POR4/ Land south of Stoke Rd  (App Ref: 2010/1332/F)	<ul style="list-style-type: none"> <li>- Open space at POR5 (in full or in conjunction with POR6)</li> </ul>	<ul style="list-style-type: none"> <li>- Education contribution</li> <li>- Multi Use Games Area</li> <li>- Play areas &amp; recreational open space</li> </ul>	Development commenced
POR5/ Land south of Heath Loke	<ul style="list-style-type: none"> <li>- Play areas &amp; recreational open space</li> </ul>		No planning permission as at 31/03/19

<p>POR6/ Land north of Shotesham Rd and east of Carr Lane</p> <p>(App Refs: 2011/0476/O; 2014/0393/D; 2014/0319/D)</p>	<p>- Open space at POR5 (in full or in conjunction with POR4)</p>	<p>- Education contribution - Multi Use Games Area - Play areas &amp; recreational open space</p>	<p>Development commenced</p>
<p>TROW1/ Land on White Horse Lane and to the rear of Charolais Close and Devon Way</p> <p>(App Refs: 2013/0463/O; 2016/0803/D; 2016/0805/D; 2014/0981/O)</p>	<p>- Primary school site</p>	<p>- Primary school site - Education contribution - Play areas &amp; recreational open space - Multi Use Games Area</p>	<p>Development commenced</p>
<p>TROW2/ Land north of A146 &amp; east of A47</p>	<p>- Park and Ride site</p>		<p>No planning permission as at 31/03/19</p>
<p>LOD1/ Land north of George Lane</p> <p>(App Refs: 2013/1647/O; 2016/0853/D)</p>	<p>- Recreational open space - Site for provision of infrastructure</p>	<p>- Education contribution - Play areas &amp; recreational open space</p>	<p>Development commenced</p>
<p>STO1/ Land south of Stoke Holy Cross Primary School</p>	<p>- Expansion and improvement of existing primary school facilities</p>	<p>- Play areas &amp; recreational open space - Community payment</p>	<p>Development commenced</p>

(App Refs: 2012/2034/F; 2014/1874/F; 2016/2153/F)	- Open space	- Car park contribution - Land for school expansion	
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 31/03/19
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 31/03/19

Analysis: 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)			
Site Address/ Reference	Total Dwellings	Affordable Homes	Percentage
<i>Sites 5 - 9 dwellings (20%)</i>			
Bressingham 2018/1018	5	0	0%
Chedgrave 2018/1792	5	0	0%
Cringleford 2018/0735	6	0	0%
Diss 2018/1765	8	0	0%

Pulham St. Mary 2018/1212	7	2	29%
Swainsthorpe 2017/1177	5	0	0%
Wymondham 2018/0669	8	0	0%
Wymondham 2018/1744	5	0	0%
<i>Sites 10 - 15 dwellings (30%)</i>			
Wymondham 2018/1528	10	0	0%
<i>Sites 16+ dwellings (33%)</i>			
Stoke Holy Cross 2016/2153	53	17	32%
Thurlton 2017/2302	30	10	33%
Wymondham 2016/2309	30	0	0%

4. The above table shows applications granted planning consent between 1 April 2018 and 31 March 2019, detailing the total number of dwellings on each site, the number of affordable homes secured as well as the overall percentage of affordable housing. To reflect previous year's data collection, as well as the requirements of the monitoring indicator, the table has been split to reflect the affordable housing percentages in the Joint Core Strategy: Policy 4 Housing Delivery. Amendments to paragraph 63 of the National Planning Policy Framework during the monitoring period have impacted on the delivery of affordable housing on sites of less than 10 dwellings. For the medium sized sites, a financial appraisal submitted to support planning application 2018/1528 demonstrated that the delivery of affordable housing on this site would be unviable therefore a nil provision was accepted. In terms of the larger sites (16+ dwellings), the above table indicates that an average of 33% affordable housing was met on these sites. Overall, despite the lower delivery rates of affordable housing during the monitoring period the approved sites may be considered as being policy compliant.



Monitoring indicator and target 3 (Allocation numbers)				
<i>NORWICH POLICY AREA - Growth Locations</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
COS1 Costessey	500	495	509	509
EAS1 Easton	900	0	890	890
HET1 Hethersett	1080	1196	1196	1196
HET2 Hethersett	40	0	0	0
HET4 Hethersett	156	151	151	151
<b>TOTAL</b>	<b>2676</b>	<b>1842 (69%)</b>	<b>2746 (102%)</b>	<b>2746 (102%)</b>
<i>NORWICH POLICY AREA - Norwich Fringe</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
TROW1 Trowse	160	174	173	173
<b>TOTAL</b>	<b>160</b>	<b>174 (109%)</b>	<b>173 (108%)</b>	<b>173 (108%)</b>
<i>NORWICH POLICY AREA - Key Service Centres</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
POR1 Poringland	250	250	250	270
POR2 Poringland	100	100	100	100

POR4 Poringland	20	0	0	0
<b>TOTAL</b>	<b>370</b>	<b>350 (95%)</b>	<b>350 (95%)</b>	<b>370 (100%)</b>
<i>NORWICH POLICY AREA - Service Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
BRA1 Bracon Ash	20	0	0	0
BRAM1 Bramerton	10	11	11	11
LIT1 Little Melton	20	20	20	20
MUL1 Mulbarton	180	180	180	180
NEW1 Newton Flotman	30	0	0	0
SPO1 Spooner Row	10	13	13	13
SPO2 Spooner Row	5	0	0	7
STO1 Stoke Holy Cross	100	53	106	106
SUR1 Surlingham	5	0	5	5
SUR2 Surlingham	5	0	2	2
SWA1 Swardeston	30	0	0	0
TAS1 Tasburgh	20	0	0	0
<b>TOTAL</b>	<b>435</b>	<b>277 (64%)</b>	<b>336 (77%)</b>	<b>343 (79%)</b>
<i>NORWICH POLICY AREA - Other Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
BAW1 Bawburgh	5	5	5	5
KES1 Keswick	10	9	9	9
<b>TOTAL</b>	<b>15</b>	<b>14 (93%)</b>	<b>14 (93%)</b>	<b>14 (93%)</b>
<i>RURAL POLICY AREA - Main Towns</i>				

Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
DIS1 Diss	35	0	0	0
DIS3 Diss	42	0	0	0
DIS4 Diss	125	0	0	136
DIS5 Diss	15	0	6	6
HAR1 Harleston	120	120	120	120
HAR3 Harleston	29	35	35	35
HAR4 Harleston	95	0	0	0
<b>TOTAL</b>	<b>461</b>	<b>155 (34%)</b>	<b>161 (35%)</b>	<b>297 (64%)</b>
<i>RURAL POLICY AREA - Key Service Centres</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
HIN1 Hingham	95	88	88	88
LOD1 Loddon	200	200	200	200
<b>TOTAL</b>	<b>295</b>	<b>288 (98%)</b>	<b>288 (98%)</b>	<b>288 (98%)</b>
<i>RURAL POLICY AREA - Service Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
GRE1 Great Moulton	5	0	10	10
ALP1 Alington	10	10	10	10
ASL1 Aslacton	15	14	14	15
BAR1 Barford	10	0	0	0

BARN1 Barnham Broom	20	24	24	24
BER1 Bergh Apton	7	11	11	11
BER2 Bergh Apton	5	0	5	5
BKE1 Brooke	12	12	12	12
BKE2 Brooke	8	13	13	13
BRO1 Broome	5	0	0	0
BRO2 Broome	5	0	5	5
BUN1 Bunwell	8	0	8	7
BUN2 Bunwell	7	0	8	8
CAR1 Carleton Rode	5	0	0	3
CAR2 Carleton Rode	5	0	0	6
DIC1 Dickleburgh	20	0	0	22
DIT1 Ditchingham	20	0	0	0
EAR1 Earsham	20	0	0	0
GEL1 Geldeston	10	0	0	13
GIL1 Gillingham	10	0	0	0
HAL1 Hales	10	0	0	0
HEM1 Hempnall	20	0	0	0
PUL1 Pulham Market	10	0	10	10
ROC1 Rockland St Mary	20	0	0	21
SCO1 Scole	15	0	0	0
SEE1 Seething	10	0	5	5
TAC1 Tacolneston	20	0	0	0
THL1 Thurlton	20	0	27	30
WIC1 Wicklewood	6	0	0	6
WIC2 Wicklewood	8	14	14	14
WOO1 Woodton	20	0	0	21
WOR1 Wortwell	5	0	0	0
WRE1 Wreningham	10	10	10	10
<b>TOTAL</b>	<b>381</b>	<b>108 (28%)</b>	<b>186 (49%)</b>	<b>281 (74%)</b>

Analysis: 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. In contrast there has been a significant increase in the numbers of dwellings approved on sites within the Rural Policy Area, most notably within the Main Towns and the Service Villages. This reflects the availability of undeveloped allocated sites within these areas. The scale of development and the decreasing number of undeveloped sites indicates that the policy continues to be effective.

**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 1 (Loss of allocated and permitted land)**

This data is currently monitored against Policy DM2.1 (Employment and business development)

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

Allocation / Settlement	Allocated Site Area (Ha)	Amount of Available Land	Allocated Use
BKE3 Brooke	4.8		B1, B2, B8
COL1 Colney	39.4		B1(b)
COL2 Colney	3.7		B1(b)

COS3 Costessey	13.3		B1, B2, B8
HETHEL2 Hethel	20.0		Advanced engineering & technology
HIN2 Hingham	2.24		B1, B2, B8
KES2 Keswick	4.0		B1
LOD2 Loddon	1.1		B1, B2
LOD3 Loddon	1.84		B1, B2, B8
POR3 Poringland	4.3		B1
TROW2 Trowse	3.2		Park and Ride site
DIS6 Diss	1.76		Retail (non-food goods), leisure, offices (A2 only)
DIS7 Diss	2.21		Retail (non-food goods), leisure, offices (A2 only)
DIS8 Diss	2.89		B1
DIS9 Diss	4.22		B2, B8
HAR5 Harleston	1.23		B1, small-scale foodstore, health/community facilities
HAR6 Harleston	1.6		B1, B2
HAR7 Harleston	4.0		B1, B2, B8

Analysis: Data is not currently available for this monitoring period, but will be included in the 2019/20 AMR.

**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.

Area	Nos. Permitted on Brownfield Allocations 2018/19	Nos. Permitted on Brownfield Commitments 2018/19	Nos. Permitted on Brownfield Windfalls 2018/19
NPA	0	0	23
RPA	0	0	46
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>69</b>

5. 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 either brownfield allocation sites or brownfield commitment sites. The number of new dwellings permitted on brownfield windfall sites (69) was an increase in the figure from previous years (41 in 2017/18 and 51 in 2016/17) and represented 33% of the total number of units granted planning permission.

Allocation / Settlement	Planning Ref.	No. of Units on Site	Status
BRAM1 Bramerton	2013/1881	10	Complete
ASL1 Aslacton	2016/0171	14	Expired
BKE2 Brooke	2017/1128	13	Commenced
DIS5 Diss	2017/0042	6	Complete
DIS6 Diss	-	-	No permission
DIS7 Diss	-	-	No permission
HAR3 Harleston	2017/0099	33	Commenced

6. 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. An earlier pending application for site allocation DIS6 (2017/2853) was refused planning consent in January 2019. 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.
7. In accordance with legislation the Council has published a brownfield register of previously developed land since December 2017. During this monitoring period there were a total of 23 sites on Part 1 of the published brownfield register. 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.

8. 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. In the 2018/19 monitoring period there were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements.

**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.

9. The policy requirements for each site (highways improvements, 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 and this has continued.
10. The following table sets out an updated position relating to new planning consents granted on allocated sites within the current monitoring period.

Allocation / Settlement	Planning Ref.	Policy Requirements	Planning Conditions
KES2 Keswick	2017/2794	<ul style="list-style-type: none"> <li>• Access road from B1113 to A140</li> <li>• Right turn junction into the site from the B1113</li> </ul>	<ul style="list-style-type: none"> <li>• Improved cycle links</li> <li>• Junction improvements</li> <li>• Right turn from B1113</li> </ul>

11. As may be seen from the above summary data, the approved scheme complied with the policy requirements for the site and secured the necessary highways improvements.

**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.

12. 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**

13. 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 an opportunity to monitor the delivery of these policy requirements.

### Long Stratton Area Action Plan

14. This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/18 to 31/03/19. These policies have now been monitored for two 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.
15. 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 the 2018/19 monitoring period.

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

16. 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**

17. 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.

18. This policy applied to three planning applications within the monitoring period (2018/2171, 2018/2710 and 2018/2204). Planning permission was granted for the change of use of a body piercing and tattoo parlour unit (sui generis use class) to a shop (A1 use class) (ref: 2018/2171). The unit is located within the Town Centre Boundary and also within the defined Primary Shopping Area. Similarly, application 2018/2710 resulted in the addition of an A1/A3/A5 unit within the Town Centre, converting the existing public toilet block. 2018/2204 extended the use class of an existing A2 building located within the Town Centre to include B1a use.
19. Planning permissions 2018/2171 and 2018/2710 increased the number of A1 uses within the Town Centre. In addition, the granting of consent for a mixed-use building (2018/2204) was compliant with the requirements of this policy. It may therefore be considered that this policy is operating effectively.

**Policy LNGS5 - General Green Infrastructure requirements for new developments within the Long Stratton Area Action Plan Area.**

20. Application 2017/0810 sought consent for residential development on land off St Mary's Road and was refused planning permission in September 2018. (The application was subsequently dismissed at Appeal in September 2019 - ref: APP/L2630/W/18/3215019).
21. The application did not include specific green infrastructure connectivity (e.g., footpaths, GI connections) as investigations by the applicant had concluded that connections to existing GI corridors would require third party land which was not available. Although the application was refused planning permission this was not one of the refusal reasons.
22. However, whilst the application would have provided an amount of recreational space in excess of the requirements on site this was considered to be poorly integrated into both the scheme and the wider settlement and therefore may be considered to be in conflict with policy LNGS5 of the Area Action Plan.

**Policy LNGS6 - Protecting existing recreation or amenity land in Long Stratton**

23. Following the approval of a new sports pavilion at Manor Road playing field (2016/0376), two applications were submitted to vary the approved scheme. Both applications proposed changes to the overall design of the sports pavilion and did not alter the principles of the development.

24. This policy may be considered to be functioning as intended.

**Policy LNGS7 - New recreation provision in Long Stratton**

25. Details of application 2017/0810, and the reasons for the refusal of this scheme, are set out in the commentary for Policy LNGS5 above.

**Policy LNGS8 -Land for new burial ground in Long Stratton**

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

**Policy LNGS9 - Accessibility**

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

**Conclusion**

At this time there is a limited range of data available to assess effectively the implementation of the policy requirements contained in the Long Stratton Area Action Plan. This is principally due to the low number 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 following the determination of applications 2018/0111 and 2018/0112.

Wymondham Area Action Plan

28. This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/18 to 31/03/19. 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.
29. 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 the 2018/19 monitoring period.
30. A number of 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

31. No applications were determined against this policy during the 2018/19 monitoring period.

Policy WYM2 - Land at Old Sale Yard, Cemetery Lane

32. There have been no new applications submitted for the development of this site therefore the most recent consent remains the outline permission granted in 2017 (2016/2668). Full details of this scheme are set out in the 2017/18 Annual Monitoring Report.

Policy WYM3 - Land at South Wymondham

33. Outline planning permission was granted for this strategic allocation in 2014 (2012/0371 and 2011/0505). A significant number of applications have subsequently been submitted seeking to agree the details secured by condition. A number of applications were submitted within the current monitoring period, although these were fewer in number than in previous years. The approved details relate to a number of the planning conditions but do not fulfil any of the identified monitoring indicators for this site allocation. 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**

34. There has been no change in the planning status of this allocated site and as such the consented scheme (2014/0799) for residential development means that it is unlikely that the objectives of Policy WYM4 will be met as originally intended. Applications seeking to agree matters secured by condition have been received and determined within the current monitoring period.

**Policy WYM5 - Land at Browick Road**

35. No applications were determined against this policy during the 2018/19 monitoring period.

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

36. There have been no changes to the planning status of this site during the current monitoring period and no new applications have been submitted in 2018/19.

**Policy WYM7 - Land at Elm Farm Business Park, Norwich Road**



- 
37. 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).
  38. The monitoring indicators for this policy include the take up of the allocated land in line with the 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.
  39. The amended application 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.**

40. There were no new applications coded against this policy within the current monitoring year and as such it remains difficult to assess the effectiveness of this policy in meeting its objective.

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

41. 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**

42. 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**

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

**Policy WYM12 - Protecting existing recreation or amenity land in Wymondham**

44. One application for an extension to the outdoor tennis court provision, as well as the erection of a new pavilion, at Ketts Park was coded against this policy in the current monitoring period (2018/2128). The scheme enhanced the existing recreational space within Wymondham by providing both additional and improved facilities for formal recreation. The application therefore complied with the policy requirements and the policy is considered to function as intended.

**Policy WYM13 - New recreation provision in Wymondham**

45. One application made reference to this policy in the planning assessment - the erection of 8 new dwellings on land at Park Close (2018/0669) - however the report concluded that although the application site lay adjacent to the strategic allocation, it did not form part of the site and therefore the requirement for a contribution towards new recreational facilities was not necessary. In addition, the overall scale of development on this site was below the threshold for the provision of recreational space associated with new development, in accordance with the Council's adopted 'Guidelines for Recreation Provision in New Residential Developments' SPD. Therefore, due to the application types submitted within this

period, no schemes contributed towards the provision of additional recreational space within Wymondham under this policy.

#### Policy WYM14 - Relocation of Wymondham Rugby Club

46. The 2017/18 Annual Monitoring Report set out the position regarding the 2014/0799 planning permission allowed on Appeal on this site. Further to this update, additional planning applications have been approved during the monitoring period seeking to address the planning conditions imposed on the original consent.
47. As previously noted, the granting of this planning consent means that the policy objective for the allocation of this particular site can not be met.

#### Policy WYM15 - Land for a new burial ground in Wymondham

48. Following the approval of planning application 2014/2495 a number of planning applications were submitted during the 2018/19 period however these were determined outside the current monitoring period and will be fully assessed in the 2019/20 Annual Monitoring Report.

#### Policy WYM16 - Changes of use in Wymondham Town Centre

49. The results of the monitoring that took place in 2018/19 are set out in the table below. This data shows that there was a decline in the numbers of A1 units both within the Primary Shopping Area (PSA) and the Town Centre Boundary (TCB) compared with the figures recorded in 2017/18. The numbers of A1 units in the defined PSA remains in excess of the targets set out in the policy (50%), however within the wider TCB the percentage has fallen slightly below the policy target of 45%. Therefore, it will be necessary to monitor this situation to seek to protect the availability of A1 uses in the future.

For the purposes of the current monitoring period this policy continues to work effectively for the PSA, however careful consideration will need to be given to future applications which effect the wider Town Centre.

	PSA: Percentage of A1 units	Town Centre: Percentage of A1 units
May 2018	53%	47%
November 2018	53%	44%
February 2019	52%	43%

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

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

**Policy WYM18 - Land at Norwich Rd/ Postmill Close**

51. 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**

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

**Conclusion**

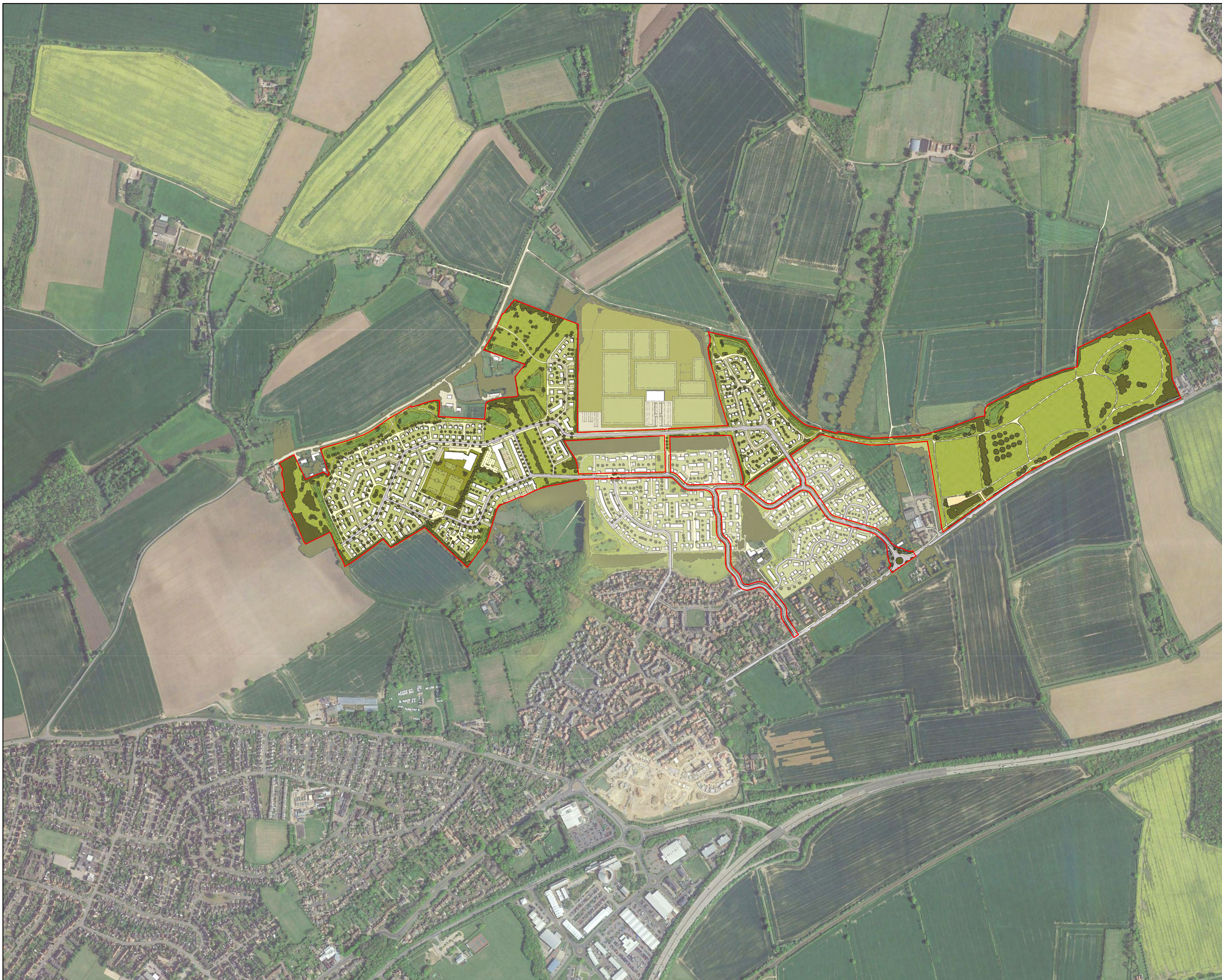
Generally, it may be concluded that the policies in the Wymondham Area Action Plan continue to be applied consistently and operate effectively. The major exception to this remains the planning consent granted for residential development at the former Wymondham

Rugby Club ground. Further assessments will take place throughout the plan period for the Wymondham Area Action Plan.

## **APPENDIX 5**

### **ILLUSTRATIVE MASTERPLAN**





Project  
**WYMONDHAM**

Drawing Title  
**(Wider Scheme) Illustrative  
 Master Plan**

Date	Scale	Drawn by	Check by
08.11.19	1:5000 @A1 1:10000 @A3	SQ	SG
Project No	Drawing No	Revision	
27904	RG-M-31	C	

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**APPENDIX 6**  
**VISION DOCUMENT**



PRELIMINARY VISION DOCUMENT

MARCH 2020



NORTH EAST

# WYMONDHAM

& KETT'S OAK COMMON





An aerial illustration of a town. In the foreground, there's a large green park area with many trees and small figures of people. A winding path leads through the park. To the right, there's a cluster of buildings, including a large multi-story building with a blue roof and several smaller houses. A road with a few cars and a bicycle is visible. In the background, more buildings and trees are visible under a light sky.

## INTRODUCTION

This Vision Document has been prepared to support representations in response to the draft Greater Norwich Local Plan.

The Greater Norwich Local Plan will identify how sustainable growth will be delivered across the areas of Broadland District, Norwich City and South Norfolk up to 2038.

This Vision Document demonstrates how Wymondham, and specifically the site at North East Wymondham, offers a robust opportunity to deliver the Vision and Objectives of the Plan, through high quality sustainable growth.





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1.2 North-East Wymondham: A sustainable location	6
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# 1. Why Wymondham?

## 1.1 A STRATEGIC AREA FOR GROWTH

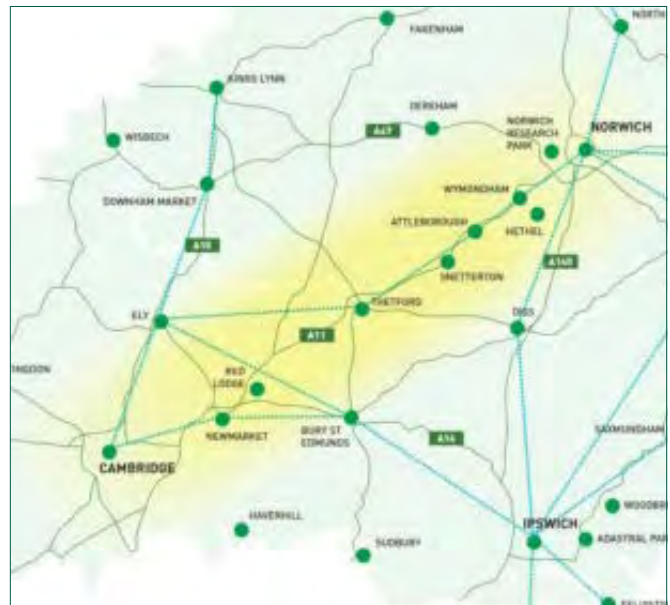
The market town of Wymondham is the largest settlement in South Norfolk, classified as a Main Town within the adopted Joint Core Strategy Settlement Hierarchy. The Joint Core Strategy identified Wymondham as a major housing and employment growth area.

Wymondham is located within the Norwich Policy Area as defined by the Joint Core Strategy and within the 'Core Area' identified by the SHMA, both areas identified as having the strongest functional connection to the Norwich Urban Area.

Furthermore, Wymondham is one of the largest towns on the Cambridge Norwich Tech Corridor.

Wymondham's lively and active community and its identity deeply rooted in history as testified by its charming town centre, alongside its sustainable transport links, make it a desirable place to stay and to move to.

As the largest settlement in South Norfolk, a key location within the Core Area and Cambridge Norwich Corridor, and a location with high demand for new homes, the town is a location where continued growth should be encouraged and allowed to occur.



Cambridge Norwich Tech Corridor Plan



GNIP - Joint Core Strategy Key Diagram (extract)





Wymondham - view of recent and ongoing development in the area



## 1.2 NORTH-EAST WYMONDHAM: A SUSTAINABLE LOCATION

By virtue of its sustainable location, in proximity to the facilities and services of the town centre, with good accessibility to employment areas in Wymondham, Norwich and further afield and in the absence of major constraints, the area to the north east of Wymondham has experienced a significant amount of new development.

The area has been subject to a number of planning applications and planning appeals over the past 15 years culminating in consent for circa. 1,700 dwellings in the area, alongside a new state-of-the-art Wymondham Rugby Football Club leisure complex.

The majority of these consents have now been delivered but there remains a strong demand for new homes in the area.

As detailed in the following pages, the north east Wymondham area retains capacity for further growth, which will complement and enhance the development that has come forward in recent years. Development at the scale proposed on the site has the ability to deliver a truly sustainable development utilising existing sustainable transport modes which service the area alongside the provision of new services and facilities. Development in this area has the potential to create a new heart for the community benefiting both future and existing residents.

To complement the formal recreational offerings of the new Wymondham Rugby Football Club complex, wider opportunities exist in the North-East Wymondham area to improve accessibility and experience of the countryside, a key objective of the Wymondham Area Action Plan.







NORTH-EAST  
WYMONDHAM

Aerial view of the location in the context of the town



## 1.3 A SUITABLE AREA FOR GROWTH

The north east is a long-established direction of growth for Wymondham, with development occurring along Norwich Common since the nineteenth century.

In recent years the development of Whispering Oaks, Becket's Grove and Oakwood Park have further established the area as a major growth location for the town. The relocation of Wymondham Rugby Club with the creation of state-of-the-art facilities has further ignited development potential in the area.

Ongoing development in north east Wymondham has the opportunity to complement and enhance the ongoing transformation of the area through the provision of new services and facilities enabling day-to-day needs to be met sustainability within walking distance of the majority of new homes within this new community.

Providing an integrated open space framework which recent schemes have started to identify, will better define the edge of the settlement and increase public accessibility to the countryside.

Alongside the formal recreational offerings of the new rugby club facility and spaces for play and recreation within residential development sites, an opportunity exists to extensively enhance countryside access through the creation of a new Country Park between Wymondham and Hethersett along Norwich Common. This will provide a significant benefit, being accessible to both settlements alongside the recently completed Wymondham Hethersett off-road cycle path.



Becket's Grove development

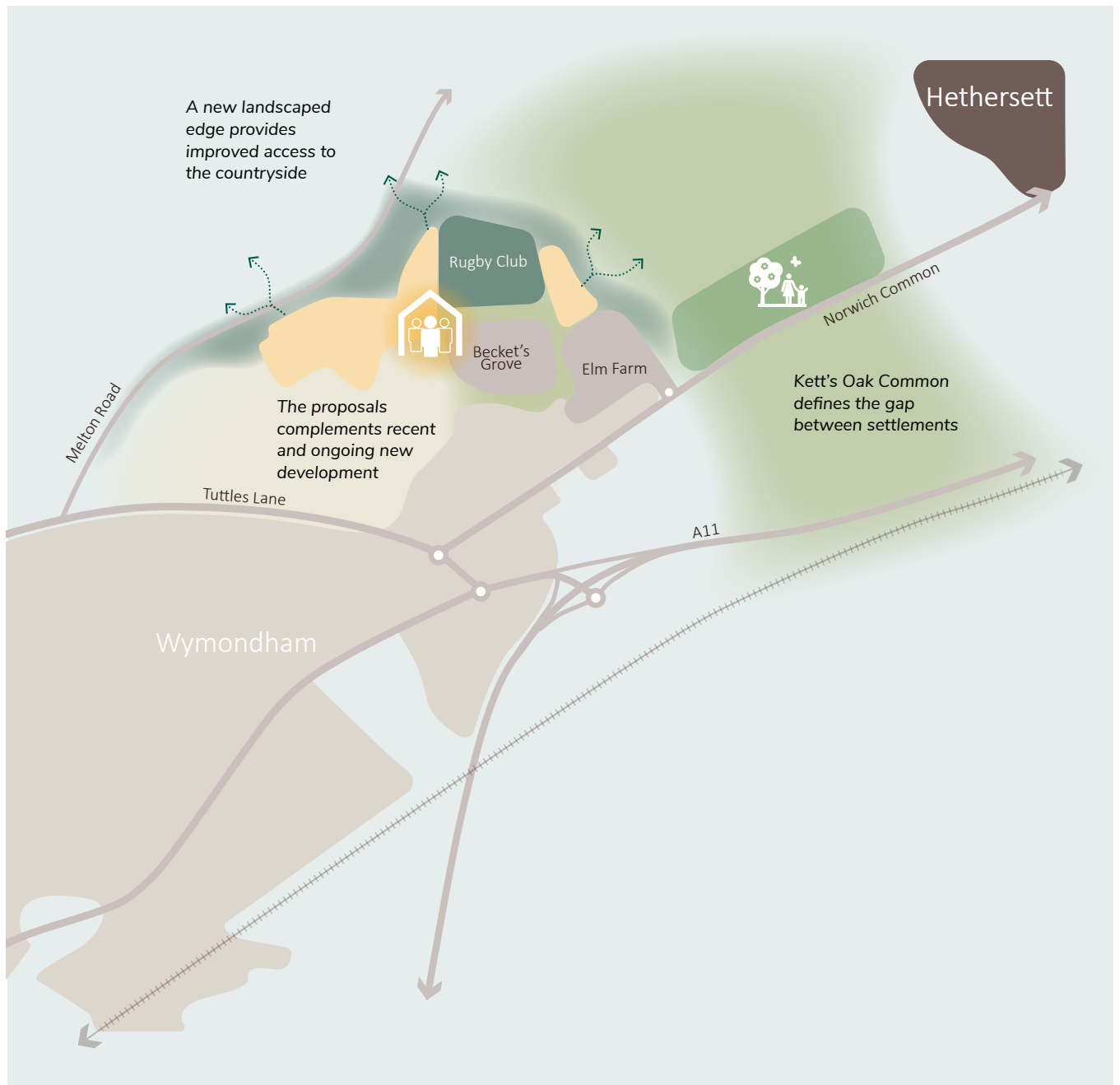


Areas of recreation and ecology within development



Wymondham Rugby Football Club complex





Growth Diagram

## 1.4 SUSTAINABLE MOBILITY

The Greater Norwich Infrastructure Plan (GNIP) published June 2019 identifies the strategic importance of key radial public transport corridors into Norwich to serve and support growth areas, one of which runs along Norwich Common.

The existing, already good, public transport provision from this area, offering direct links to the Norwich Urban Area and Wymondham Town Centre and its railway station is envisaged to improve in the future.

The GNIP also focuses on the need to improve the walking and cycle networks across the area. North east Wymondham already benefits from existing networks of footpaths and cycleways including the recently completed off-road Wymondham Hethersett cycle path which provides a safe, convenient and attractive connection between the town to Hethersett. This offers the opportunity for direct links into the new growth area, fostering cycling as a main mode for commuting.

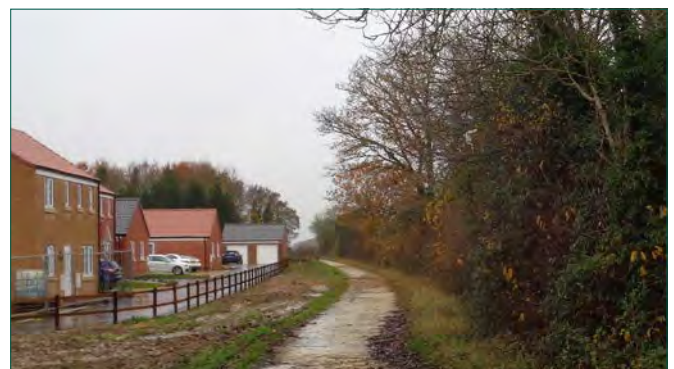
Ongoing development in the area has the potential to enhance the local network of leisure routes through the enhancement of existing public rights of way and creation of new links providing a benefit to the whole community by increasing the accessibility of the countryside for recreational purposes. Further, these offer convenient alternatives to the use of cars for internal movement to services and facilities, including the proposed primary school and local centre.



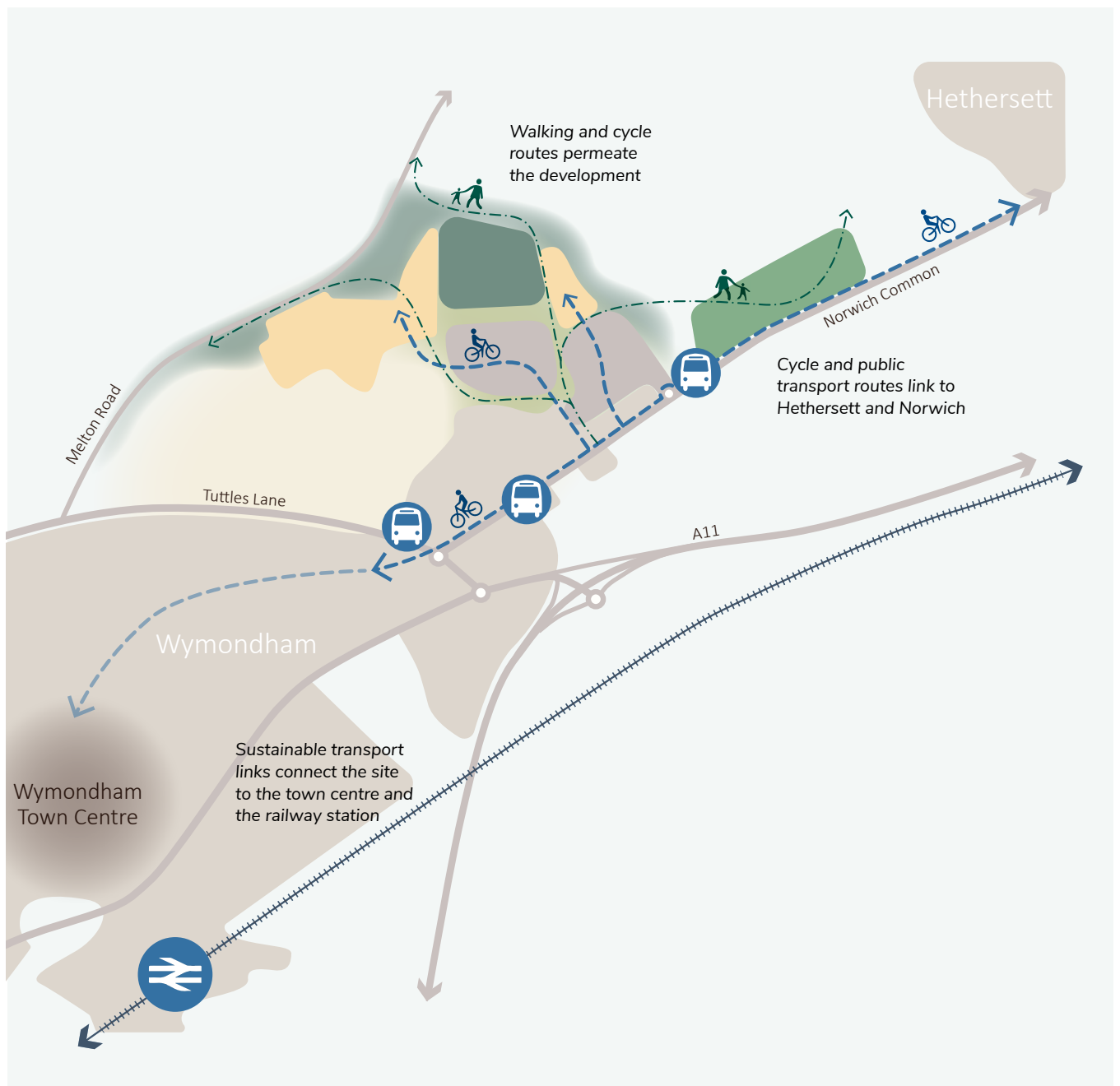
Wymondham Train Station



Bus stop and bicycle route along Norwich Common



Footpath through the site



Sustainable Mobility Diagram

## 1.5 BENEFITS FOR THE WHOLE COMMUNITY

Alongside 650 new homes, including a significant number of affordable homes, the development at North East Wymondham seeks to provide new community infrastructure with potential for a new primary school and a local centre including retail, community and health opportunities.

This new community infrastructure is provided within easy walking distance of the majority of residents within this new community, thereby creating a new heart for north east Wymondham providing much needed services and facilities not currently available in this area.

Celebrating and enhancing the setting of Kett's Oak, one of the UK's most renowned trees, the new County Park, named as Kett's Oak Common, between Wymondham and Hethersett will create an exciting new area for peaceful recreation for existing and future residents of Wymondham and Hethersett. Kett's Oak Common will also have the benefit of contribute to enhancing the local landscape including through new planting and the creation of new habitats for wildlife.

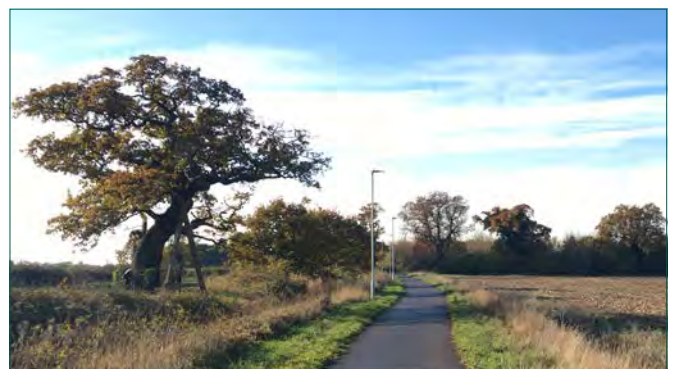
Within the Country Park land will be safeguarded for a potential new Sixth Form building, to facilitate the relocation of Wymondham High's existing provision and allow the school to expand its secondary education capacity on what is currently a constrained site. The proposed location, on the Wymondham Hethersett cycle path and within the Country Park, makes the most of the health and educational advantages of being at close reach to quality open space, whilst being conveniently accessible both from Wymondham and Hethersett.



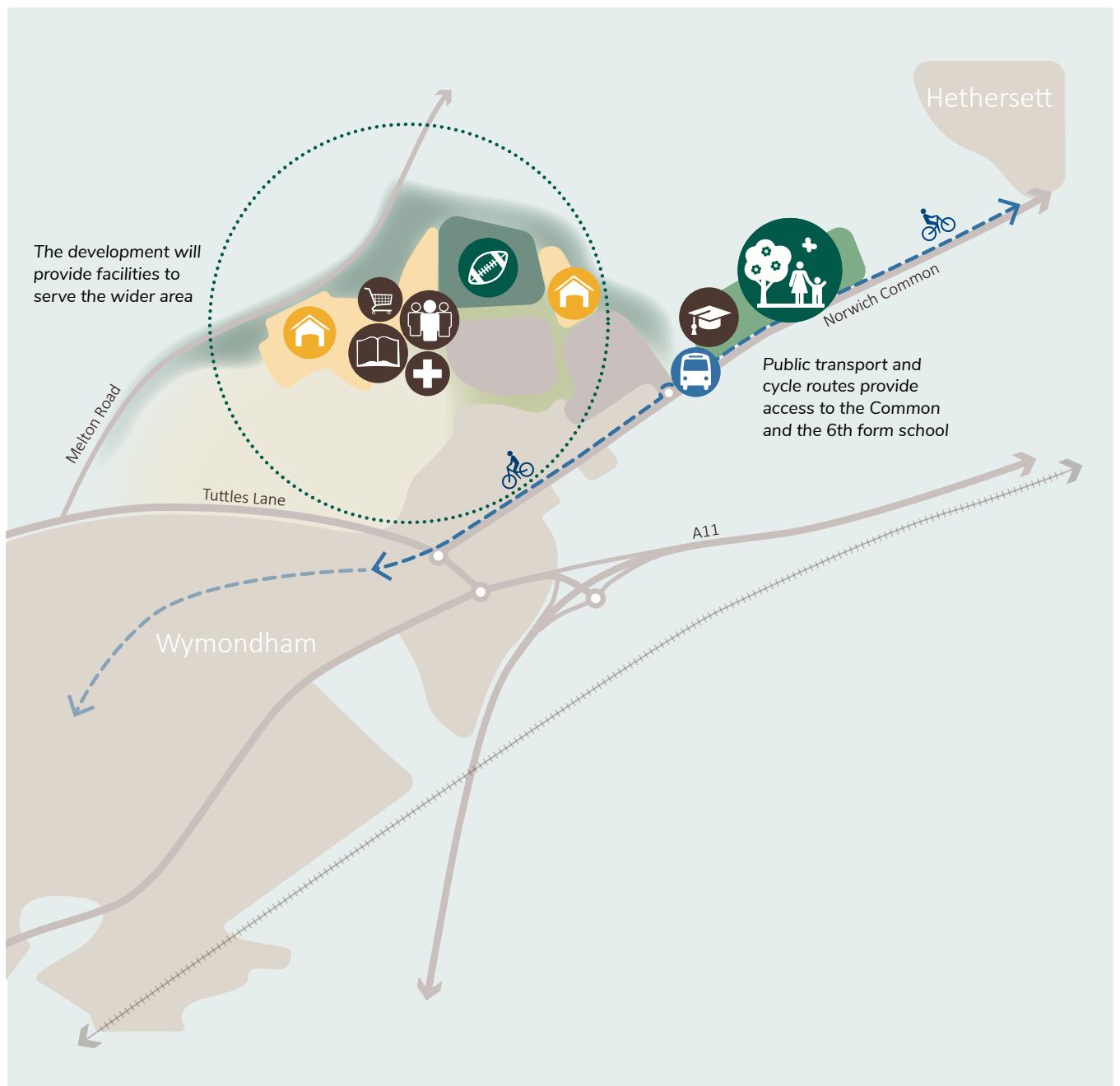
Primary School Precedent



Local Centre Precedent



Kett's Oak along Norwich Common



The development will provide facilities to serve the wider area

Public transport and cycle routes provide access to the Common and the 6th form school

Hethersett

Wymondham

Community Diagram



# 2. Kett's Oak Common





With more than 16 hectares of parkland, Kett's Oak Common will give to the residents of Wymondham and Hethersett the opportunity to experience and enjoy the Norfolk countryside.

An attractive network of routes will allow visitors to wander through the different areas of the park, which will be landscaped to reintroduce the typical habitats of the area that have been obliterated by years of intensive monocultural farming.

The park will not only have a high ecological value but will also foster the sense of community providing educational opportunities for the local schools, as well as promoting physical and mental health through recreation and informal activity.





# 3. The Proposals







The illustrative masterplan has been developed alongside an understanding of the constraints and opportunities of the site, and in response to feedback received from community engagement.

The masterplan demonstrates how a development for up to 650 dwellings could be successfully integrated with the existing and committed development in the area to establish a sustainable, active and attractive community in north east Wymondham including the delivery of new services and facilities.

Key

- 1 Local Centre
- 2 Primary School
- 3 Village Green
- 4 Sustainable Urban Drainage (SuDS)
- 5 Local Green
- 6 Existing Footway
- 7 Potential Agency Access
- 8 Lower Density Rural Edge
- 9 Kidd's Moor Copse
- 10 Country Park
- 11 Keble's Oak
- 12 Safeguarded Site for 6th Form School
- 13 Access Restricted to Pedestrian & Cycle Access Only

# 4. A Shared Vision

## 4.1 WORKING WITH THE LOCAL COMMUNITY

Our vision for North East Wymondham has developed over time alongside the evolution of this new community. Throughout this process we have sought input from technical experts, the local community and key stakeholders, in order to better understand how a development could successful be delivered on the site.

As part of this, a public exhibition was held at Wymondham Rugby Football Club over a day on 26 November 2019, presenting our vision to the community and other invitees. The event was widely advertised in the local press alongside invites being delivered to circa. 1,700 homes within the north east Wymondham area.

The event was well attended by circa. 400 local residents, including many from the adjoining development sites who highlighted the need for new facilities in the area, including a primary school and convenience retail.

At the same time, the proposals have been reviewed throughout a comprehensive consultation process with the local authority and statutory consultees, to seek their advice on the proposals whilst meeting the local authority aspirations for high quality and sustainable development.



Exhibition invite leaflet



View of the exhibition



Local community newsletter talking about the proposals



Some of the comments received at the public exhibition event

# 5. Technically Sound Proposals

As part of the work to understand the opportunities and the constraints of the site and develop the proposals, a comprehensive suite of technical and environmental reports have been prepared. These will be submitted as part of the forthcoming planning application for the site, alongside an Environmental Statement.

A summary of the salient points of these is included here for reference, clearly demonstrating the development proposed is not technically constrained and would be deliverable in the short term.



## LANDSCAPE AND VISUAL

- Key landscape features would be retained, maintaining a physical and visual enclosure of substantial vegetation which contains potential visual effects.
- Visibility from surrounding areas towards the Site is relatively limited by existing vegetation and the relatively flat topography.
- Development is considered to avoid any significant harm to the character of the wider landscape.
- Furthermore, the proposed country park would ensure that the gap between the settlements of Wymondham and Hethersett would remain in open in perpetuity.



## BUILT HERITAGE AND ARCHAEOLOGY

- There are no designated assets located within the Site or the immediate area. Furthermore, the Site is not located within the vicinity of a Conservation Area.
- The proposed development would therefore have a 'neutral' impact upon the significance of any built heritage assets in the surrounding area. No built heritage specific mitigation is required in this instance.
- In respect of archaeological assets, no Scheduled Monuments, World Heritage Sites, Historic Battlefield Sites or Historic Wreck Sites lie within the immediate vicinity of the Site.
- A geophysical survey of the Site which identified no features of likely archaeological interest.
- Further archaeological work in the form of a proportionate targeted archaeological investigation (trial trenching) can be undertaken post-consent secured by an appropriately worded planning condition.



## TRAFFIC AND TRANSPORT

- The anticipate development-generated traffic has be tested on the local highway network and the local highway network was found to continue to operate in a satisfactory manner.
- The development is unlikely to give rise to any significant safety issues on the local highway network.
- There are good pedestrian, cycle and public transport links between the Site and existing services and facilities in Wymondham.
- The Site is therefore considered wholly appropriate for the proposed development in this respect.
- A Residential Travel Plan has been prepared which seeks to influence travel behaviour of occupants of the development through a range of measures aimed at reducing reliance on private car, particularly for single occupancy trips.





## ECOLOGY

- No statutory or non-statutory nature conservation designations present within or immediately adjacent to the Site.
- The Site is dominated by arable habitat not considered to be of ecological importance, with woodland, trees, ponds and hedgerows considered to be of importance at the local level.
- The proposed development avoid any significant effects in relation to habitats of ecological importance.
- Following mitigation, it is considered that the Development would result in an overall gain in the existing ecological interest supported by the site.
- Proposed enhancements will also deliver significant benefits in terms of green infrastructure, providing an extensive network of green links and corridors through and around the Site.



## FLOOD RISK AND DRAINAGE

- The Site is considered to be at a low risk of fluvial/tidal flooding.
- The majority of the Site is at 'very low' risk of surface water flooding from extreme rainfall (less than 1 in 1,000 annual probability).
- Subject to the mitigation measures identified in the report, the risk of flooding from all sources is considered to be low.
- The proposed development will include a surface water drainage strategy ensuring that runoff from the Site is managed. Development on Site will therefore not increase the risk of flooding in other areas surrounding it.
- In respect of foul drainage, the Site is designed to drainage via gravity to a foul water pumping station to the north of the Site.
- Foul Water will be accommodated within the Anglian Water network, alongside any necessary offsite upgrades required to support this.



## NOISE AND VIBRATION

- The results of a acoustic survey demonstrates suitable internal sound levels would be achievable across the Site.
- The construction phase has been assessed and the noise and vibration impacts have been shown to be Negligible and Not Significant.
- Operational noise has also been assessed in terms of increased road traffic and plant noise, demonstrating the impact to be Negligible and Not Significant following implementation of proposed mitigation.



## AIR QUALITY

- Air Quality modelling confirms the location is suitable for development without the need for mitigation measures to protect future users from poor air quality.
- During construction, good practice dust control measures will be implemented to ensure there is negligible significance of potential air quality impacts arising from dust generated by earthworks, construction and other activities.
- Air quality impacts as a result of operational phase exhaust emissions are predicted to be negligible at all sensitive receptor locations considered.



## CONTAMINATION

- In light of historic agricultural uses of the Site and adjoining uses there is potential contamination which poses a moderate/low risk to future residential uses.
- Further limited investigations are recommend to information detailed design and identify any remedial action necessary to mitigate risks.



## ENERGY

- A energy strategy for the Site will be employed including, at its core, the reduction of energy use through effective energy efficiency measures and efficient servicing solutions, anticipated to lead to a significant reduction in energy consumption and CO2 emissions compared to a standard development.
- The development would holistically incorporate sustainable principles into the full range of sustainability aspects covered by relevant policy requirements relating to energy conservation and carbon emissions reduction.

# 6. Summary of Benefits



## NEW, DIVERSE AND AFFORDABLE HOMES

The development seeks to provide up to 650 new homes, of varying size and type including bungalows, smaller homes for first time buyers, and larger family homes, alongside the delivery of affordable homes.



## KETT'S OAK COUNTRY PARK

A new country park of more than 16 hectares in a highly accessible location offers new access to the countryside for residents of the new community and the wider area. The country park has potential to deliver significant ecological benefits alongside celebrating one of the UK's most renowned trees.



## A HEART FOR THE COMMUNITY

A new Local Centre, located in close proximity to new Wymondham Rugby Football Club, adjoining the proposed primary school site, and within easy walking distance of the majority of the north east Wymondham community, seeks to deliver much needed facilities and services to create a new focal point for this growing community.





## ATTRACTIVE AND ACTIVE OPEN SPACE

Additional attractive and multifunctional open space will integrate to the existing network, the wider countryside and the new Wymondham Rugby Football Club to provide significant new areas of amenity, leisure and ecology space.



## EDUCATION PROVISION

The development provides land for a new two-form entry primary school, facilitating the delivery of a highly accessible new school to residents in the north east Wymondham area. The development also enables the relocation of Wymondham High's Sixth Form to facilitate the expansion of secondary provision, delivering a significant benefit to educational capacity for Wymondham and the wider area.



## A PROVEN TRACK RECORD OF DELIVERY

The site promoters have successfully secured consents for circa. 1,400 dwellings and the new Wymondham Rugby Football Club complex in the north east Wymondham area in the past 15 years. This represents a proven and trusted track record of the promoters in bringing forward suitable sites.

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NORTH EAST

**WYMONDHAM**

& KETT'S OAK COMMON

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MASTERPLANNING & URBAN DESIGN  
ARCHITECTURE  
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INFRASTRUCTURE &  
ENVIRONMENTAL PLANNING  
HERITAGE  
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DEVELOPMENT ECONOMICS