

Joint Core Strategy for Broadland, Norwich and South Norfolk

Appendices January 2020



Jobs, homes, prosperity for local people



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Appendix A – Greater Norwich area Housing Land Supply Assessment 1st April 2019

Summary

This note sets out the housing land supply position for the Greater Norwich area for the period 1 April 2019 to 31 March 2024. The Revised National Planning Policy Framework (NPPF) requires local planning authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old"

The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA had already indicated the need to update the housing requirement. Therefore, in accordance with NPPF paragraph 73, the Greater Norwich housing land supply must be measured against local housing need (LHN).

The revised NPPF also introduced the Housing Delivery Test (HDT) as an annual measurement of housing delivery. The results of the first HDT were published on 19 February 2019. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 133% of the number of homes required between 2015/16 and 2017/18.

Policy 4 of the JCS sets out a three-district requirement, within which a policy decision was made to focus new allocations within a Norwich Policy Area. Similarly, the HDT is measured jointly across all of Broadland, Norwich and South Norfolk. LHN figures are only provided on a district basis, which can be aggregated up in accordance with Planning Practice Guidance. Lastly, the 2017 SHMA indicated that the vast majority of the three districts are within the same housing market area. Consequently, it is considered appropriate to measure land supply across this area. This approach effectively replaces that of separately measuring housing land supply across the Norwich Policy Area (NPA) and Rural Policy Areas (RPA) of Broadland and South Norfolk, although these areas are still considered in the AMR in relation to monitoring objective 2.

Based upon this interim calculation of five year housing land supply for Greater Norwich (including the 5% buffer required by the NPPF), the Greater Norwich Authorities can demonstrate:

- 118% (5.89 years / 1,899 home surplus)

Within each of the individual districts the following HLS can be demonstrated:

- Broadland: 170% (8.50 years / 1,935 home surplus)
- Norwich: 77% (4.03 years / 614 home deficit)

- **South Norfolk: 112% (5.61 years / 578 home surplus)**

Notwithstanding the existence of a housing land supply, the Greater Norwich Authorities recognise that further housing land, above and beyond the existing commitments, needs to be identified to 2038. The authorities have committed to the production of the Greater Norwich Local Plan (GNLP) to plan for these additional needs. Ahead of the adoption of the GNLP the authorities will continue to take a positive approach to development proposals that complement, rather than detract from, the existing and emerging development strategies.

Introduction

1. The policies of the Revised National Planning Policy Framework (NPPF) support Government's objective of "*significantly boosting the supply of homes*". This includes requiring local authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old" (NPPF, para 73)

2. NPPF para 75 requires local authorities to "*monitor progress in building out sites which have permission*", with Government measuring housing delivery against the Housing Delivery Test (HDT).
3. In situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, applications that involve the provision of housing must be determined in accordance with the presumption in favour of sustainable development.
4. For purposes of determining planning applications, NPPF para 11 sets out the presumption in favour of sustainable development as:

"approving development proposals that accord with an up-to-date development plan without delay; or

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

5. The following sections of this report set out the issues that relate to housing land supply across Greater Norwich.
6. Irrespective of the housing land supply situation, the Greater Norwich Authorities will continue to:
 - i. take a positive approach to development proposals that complement, rather than detract from, the existing development strategy.
 - ii. work closely with partners in the development sectors and the LEP, and through initiatives such as the Local Infrastructure Fund and Housing Infrastructure Fund, to stimulate delivery on committed development sites. █

The Starting Point for Calculating the 5 year land supply

7. As set out in the Planning Practice Guidance:

"Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5 year land supply figure:

for the first 5 years of the plan, and

where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating.

In other circumstances, the starting point for calculating the 5 year land supply will be local housing need using the standard method"¹.

This echoes paragraph 73 of the NPPF.

8. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA² had already indicated the need to update the housing requirement. Therefore the NPPF requires the starting point for the calculation of housing land supply in Greater Norwich to be local housing need (LHN) as calculated using the standard methodology.
9. As the base date of the 5 Year Housing Land Supply (5YR HLS) Statement is 1 April 2019, the calculation of annual average household growth has been based on the period 2019 to 2029. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2018 ratios published on 28th March 2019, which are the most recent ratios available. A summary of this calculation is set out in table 1 below:

Table 1 Summary of LHN Calculation

	10 Year Average Household 2019-2029	2018 Median Affordability Ratio	Adjustment Factor	Annual LHN 2018 Based
BDC	396.8	9.23	1.33	527
NRW	504.9	7.03	1.19	601
SNC	690.8	8.78	1.30	897
Total Local Housing Need for Greater Norwich				2,024

¹ Paragraph 030 Reference ID:3-030-20180913

² Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017

Past Under Delivery of New Homes

10. The Planning Practice Guidance explains that the affordability adjustment is applied to the calculation of Local Housing Need to *"to take account of past under-delivery"*. As such *"the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately"*³.
11. It is therefore not necessary to add in any uplift to take account of historic under-delivery against the JCS housing requirement when calculating LHN.
12. This approach is consistent with the principles established in Zurich Assurance Ltd v Winchester City Council [2014] EWHC 758 (admin) and the specific reasoning set out in Land on East Side of Green Road, Woolpit (APP/W3520/W/18/3194926)⁴.

Sources of Supply

Sites of 10 or more

13. Under the Revised NPPF glossary definition of *"Deliverable"*⁵, all development sites with detailed planning permission *"should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years"*. Where a major development only has outline permission or has only been allocated in a local plan there should be *"clear evidence that housing completions will begin on site within five years"*.
14. Each of the three Greater Norwich Authorities has taken a similar approach to collecting delivery information for major development sites. Developers of major sites with full or reserve matters planning permission have been approached, where appropriate, in order to establish their programme of delivery. Programmes provided by developers have then been reflected in the delivery forecast unless clear evidence has been identified that the site will not be delivered.
15. For sites with only outline permission or subject to allocation, the authorities have reviewed sites and approached developers to understand their delivery programme. Where there is clear evidence that housing completions will begin on site within five years, the relevant delivery forecasts have been included in the housing land supply assessment. Further justification that supports the forecasts is set out in Appendix C1. Wherever possible Statements of Common Ground confirming the developer's intentions have been included.

Sites of 9 or fewer

³ Paragraph: 011 Reference ID: 2a-11-20190220

⁴ Paragraph 64, page 12.

⁵ National Planning Policy Framework, February 2019, Page 66

16. Under the Revised NPPF glossary definition of “*Deliverable*”⁵ all sites which do not involve major development “*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*” .

17. The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in appendix D2.

Student Accommodation

18. The Planning Practice Guidance states that:

“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market”.

and that

“To establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of students living in student only households, using the published census data”⁶.

On this basis the Greater Norwich Authorities have included deliverable developments of student accommodation in their housing forecast on the basis of a ratio of 1 home to each 2.5 student bedrooms.

Older Peoples Housing and Residential Institutions

19. The Planning Practice Guidance states that:

“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data”.

20. On this basis the Greater Norwich Authorities have included deliverable developments of older peoples housing and residential institutions, such as residential care homes, in their housing forecast. For residential institutions this has been on the basis of a ratio of 1 home to each 8 units.

Windfall

21. The National Planning Practice Guidance states that

“A windfall allowance may be justified in the 5-year supply if a local planning

⁶ Paragraph: 042 Reference ID: 3-042-20180913

authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework”⁷.

22. The Greater Norwich authorities have undertaken an assessment of past Windfall completions on sites of 9 or fewer in Broadland and South Norfolk and across all sites in Norwich. A summary of this assessment is included in Appendix D1. The annual average number of windfall housing completions in each district has then been calculated. The annual average has then been discounted by a precautionary 33% to avoid over-estimation of supply. The discounted windfall average is then applied to the land supply assessment on a stepped basis in accordance with the table below:

Year 1	Year 2	Year 3	Year 4	Year 5
0%	33%	66%	100%	100%

23. This approach is consistent with that agreed by Norwich City Council during the Independent Examination of their Site Allocations DPD.
24. The exclusion of major sites in Broadland and South Norfolk and the precautionary discounting result in a windfall assessment that is a cautious short-term estimate. Longer term forecasts of windfall may need to take alternative approaches.

Methodology for Calculating Housing Land Supply

Monitoring of areas which have or are involved in the production of joint plans

25. The Planning Practice Guidance States that:

“Areas which have or are involved in the production of joint plans have the option to monitor their 5 year land supply and have the Housing Delivery Test applied over the whole of the joint planning area or on a single authority basis. The approach to using individual or combined housing requirement figures will be established through the plan-making process and will need to be set out in the strategic policies.”⁸

26. Broadland, Norwich and South Norfolk have an adopted joint plan in the form of the JCS. This plan seeks to jointly plan for and meet the development requirements of Greater Norwich. On the basis that there is a joint plan in place; that the three authorities are working together on a new joint plan to replace the JCS; and, that the Housing Delivery Test is measured jointly across the Greater Norwich Area, it stands to reason that the calculation of housing land supply should also be applied on this basis.
27. Whilst the JCS also includes a requirement to make a significant proportion of new allocations within the Norwich Policy Area, and both the NPA and the JCS settlement hierarchy continue to be important considerations in the

⁷ Paragraph: 24 Reference ID: 3-24-20140306

⁸ Planning Practice Guidance, Paragraph 046 Reference ID: 3-046-20180913

determination of planning applications, application of LHN, the HDT and the conclusion of the 2017 SHMA that the NPA is not a housing market area, mean that subdivision of the Greater Norwich Area for housing land supply purposes is no longer appropriate.

Calculating Local Housing Need where plans cover more than one area

28. The Planning Practice Guidance States that:

*"Local housing need assessments may cover more than one area, in particular where strategic policies are being produced jointly ... In such cases the housing need for the defined area should at least be the sum of the local housing need for each local planning authority within the area."*⁹

29. In accordance with this guidance, the Greater Norwich has LHN has been calculated by adding together the individual LHN for Broadland, Norwich and South Norfolk.

Housing Land Supply Buffer

30. The revised NPPF states that:

"The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

5% to ensure choice and competition in the market for land; or

10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year;

or

*20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply"*¹⁰.

31. Significant under delivery is measured against the Housing Delivery Test (HDT). The results of the first HDT were published on 19 February 2019, these remain the most recently published results of the HDT. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 133% of the number of homes required between 2015/16 and 2017/18.

32. On the basis of the results of the HDT and the fact the Broadland, Norwich and South Norfolk are not seeking to establish a 5 year supply through an annual

⁹ Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20190220

¹⁰ Revised National Planning Policy Framework, February 2019, Paragraph 73

position statement, a 5% buffer needs to be added to the supply of deliverable sites in the Housing Land Supply calculation.

Housing Land Supply in Greater Norwich

33. Table 1 sets out the calculation of Housing Land Supply against the Standard Methodology for the calculation of Local Housing Need and takes account of the additional buffer required in accordance with the outcomes of the HDT.

Table 1 Greater Norwich 5YR HLS, 1 April 2019

Greater Norwich 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		2,024
Requirement 1 April 2018 to 31 March 2023		10,121
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	10,121 x 0.05	506
Total 5 year requirement 2018/19 to 2022/23	10,121+ 506	10,627
Revised Annual Requirement	10,627 / 5 Years	2,125
Supply of Housing		12,526
Shortfall/Surplus of Supply	12,526 – 10,627	1,899
Supply in Years	12,526 / 2,125	5.89

Monitoring the Joint Core Strategy (JCS) Housing Requirement

34. For the reasons set out above, the housing requirement set out in the Joint Core Strategy (JCS) no longer forms part of the calculation of 5YR HLS in Greater Norwich.

35. Part 8, Section 34 (3) of The Town and Country Planning (Local Planning) (England) Regulations 2012 does however require that:

“(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority’s area, the local planning authority’s monitoring report must specify the relevant number for the part of the local planning authority’s area concerned —

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.”

36. To ensure that Broadland, Norwich and South Norfolk continue to comply with this requirement the Annual Monitoring Report will continue to monitor delivery against the JCS housing requirement within the monitoring year and since the base date of the JCS.

Conclusion

37. On the basis of the above it is clear that the Greater Norwich Authorities are able to demonstrate a 5 year housing land supply.

31st January 2020

Appendix A1 – Broadland Area 5 Year Land Supply Assessment

Broadland 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		527
Requirement 1 April 2018 to 31 March 2023		2,633
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	2,633 x 0.05	132
Total 5 year requirement 2018/19 to 2022/23	2,633 + 132	2,764
Revised Annual Requirement	2,764 / 5 Years	553
Supply of Housing		4,699
Shortfall/Surplus of Supply	4,699 – 2,788	1,935
Supply in Years	4,699 / 553	8.50

Appendix A2 – Norwich Area 5 Year Land Supply Assessment

Norwich 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		601
Requirement 1 April 2018 to 31 March 2023		3,003
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$3,003 \times 0.05$	150
Total 5 year requirement 2018/19 to 2022/23	$3,003 + 150$	3,153
Revised Annual Requirement	3,153 / 5 Years	631
Supply of Housing		2,539
Shortfall/Surplus of Supply	$2,539 - 3,153$	-614
Supply in Years	2,539 / 631	4.03

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		897
Requirement 1 April 2018 to 31 March 2023		4,486
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	4,486 x 0.05	224
Total 5 year requirement 2018/19 to 2022/23	4,486 + 224	4,710
Revised Annual Requirement	4,710 / 5 Years	942
Supply of Housing		5,288
Shortfall/Surplus of Supply	5,288 – 4,710	578
Supply in Years	5,288 / 942	5.61

APPENDIX B1 – BROADLAND SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Acle	Land to North of, Springfield, Acle, Norwich, NR13 3JW	20140787	Full	6	6							
Acle	Land to North of, Springfield, Acle, Norwich, NR13 3JW	20152044	Reserved Matters	4	4							
Acle	Land north of Norwich Road, Acle, Norwich	20172189	Outline	140			24	36	36	36	5	
Acle	Land Adj. Hillside Farm,,,, Reedham Road, Acle, Norwich, NR13 3DF	20180941	Reserved Matters	30		15	15					
Aylsham	Land North of, Sir William's Lane,, Aylsham, Norwich	20140298	Reserved Matters	40	40							
Aylsham	Aegel House, Burgh Road, Aylsham, Norwich, NR11 6AS	20161711	Reserved Matters	22	5	17						
Blofield	Land Adj. 20, Yarmouth Road, Blofield, Norwich, NR13 4JS	20141710	Full	6	6							
Blofield	Former Piggeries, Manor Farm, Yarmouth Road, Blofield, Norwich, NR13 4JS	20150262	Full	13			3	5	5			
Blofield	Garden Farm, Land South of Yarmouth Road and North of Lingwood Road, Blofield, Norwich, NR13 4JG	20150700	Reserved Matters	21	21							
Blofield	Garden Farm,Phase 2, Land South of Yarmouth Road, Blofield, Norwich, NR13 4JG	20150794	Reserved Matters	20	20							
Blofield	Land off Blofield Corner Road, Blofield Heath, Norwich	20162199	Reserved Matters	36		18	18					
Blofield	Land to the north of Yarmouth Road, Blofield, Norwich	20172131	Reserved Matters	163	30	74	32	27				
Brundall	Land at Yarmouth Road, Postwick/Brundall, Norwich	20161483	Outline	155			10	26	26	26	26	41
Buxton with Lammas	Land North of Mead Close, Buxton With Lamas, Norwich, NR10 5EL	20150082	Outline	20						20		
Cawston	Land East of Gayford Road	CAW2	Allocation	20							20	
Coltishall	Land adj former Railway Line, Rectory Road, Coltishall, Norwich, NR12 7HR	20170075	Outline	30				30				
Coltishall	Land at Jordan's Scrapyard	COL2	Allocation	30					10	20		
Crostwick	Land adj St Marys Care Home, North Walsham Road, Spixworth, Norwich, NR12 7BZ	20150991	Full	18	9	9						
Drayton	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich	20170196	Outline	29						10	10	9
Drayton	Land off Drayton High Road, Drayton, Norwich	20170212	Full	71		5	25	25	16			
Drayton	Land Adj., Hall Lane, Drayton, Norwich	DRA1	Allocation	200						25	50	125
Drayton	Land East of School Road	DRA2	Allocation	20								

Freethorpe	Aitchison Brothers Garage, 75 The Green, Freethorpe, Norwich, NR13 3NY	20160632	Outline	19								
Freethorpe	Land north of Palmers Lane	FRE1	Allocation	10		5	4					
Great and Little Plumstead	Land at Former Little Plumstead Hospital, Hospital Road, Great Little Plumstead, Norwich, NR13 5EW	20130906	Outline	21								
Great and Little Plumstead	Little Plumstead Hospital West, Hospital Road, Little Plumstead, Norwich, NR13 5EW	20160808	Reserved Matters	35	35							
Great and Little Plumstead	Land to the North East Side of, Church Road, Great Plumstead, Norwich	20161151	Reserved Matters	11	11							
Great and Little Plumstead	Land off Rosebery Road, Great Plumstead, Norwich, NR13 5EA	20171999	Full	22	22							
Hellesdon	Phase 1, Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH	20171514	Full	95	31	51	13					
Hellesdon	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH	20151770	Outline	892			57	70	70	70	70	555
Hellesdon	Land at Hospital Grounds, southwest of Drayton Road	HEL1	Allocation	300						25	50	225
Horsford	Land to the East of Holt Road, Horsford, Norwich	20161770	Full	254	34	73	62	54	31			
Horsford	Land West of Holt Road, Horsford, Norwich	20181136	Reserved Matters	84	25	35	24					
Horsham St. Faith and Newton St. Faith	Land East of Manor Road	HNF1	Allocation	69			30	39				
Morton on the Hill	Offices, Atlas Works, Norwich Road, Lenwade, Norwich, NR9 5SL	20160525	Full	22								
Postwick with Witton	Oaks Lane, Postwick, Norwich, NR13 5HD	20171116	Full	12		6	6					
Reedham	Land at Station Road, Reedham, Norwich	20151061	Full	19	11	8						
Reepham	New Road, Reepham	871709	Full	9								
Reepham	Land off Broomhill Lane	REP1	Allocation	120						20	40	60
South Walsham	Land West of Burlingham Road, South Walsham, Norwich, NR13 6DN	20161643	Outline	21			21					
Strumpshaw	Former Hamper People, 31, Norwich Road, Strumpshaw, Norwich, NR13 4AG	20150188	Full	10	10							
Strumpshaw	Land at Mill Road, Strumpshaw, Norwich	20171622	Reserved Matters	10	10							
Swannington	1-4 Station Road, Swannington, Norwich, NR9 5SY	20181400	Reserved Matters	6		6						
Taverham	Land off Beech Avenue, Taverham, Norwich	20172148	Outline	93		30	41	22				
Thorpe St.	Oasis Sport and Leisure Centre, 4	20151132	Outline	27								

Andrew	Pound Lane, Thorpe St Andrew, Norwich, NR7 OUB											
Thorpe St. Andrew	Land at Griffin Lane,, Thorpe St Andrew, Norwich	20160423	Reserved Matters	71							25	46
Thorpe St. Andrew	Pinebanks,9, Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEA	20160425	Reserved Matters	231							25	206
Thorpe St. Andrew	27 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEE	20170811	Full	25	25							
x. Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew, Norwich	20090886	Outline	600						22	45	533
x. Growth Triangle	Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road, Sprowston, Norwich P1	20161058	Outline	733		25	125	150	150	150	133	
x. Growth Triangle	Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road, Sprowston, Norwich P2&3	20161058	Outline	2,787						18	144	2,625
x. Growth Triangle	Phase 4, Blue Boar Lane, Sprowston, Norwich	20142051	Full	66	25	25	16					
x. Growth Triangle	Phase 5, Blue Boar Lane, Sprowston, Norwich	20131787	Full	1	1							
x. Growth Triangle	Phase 1a - Part 1, Land at Blue Boar Lane, Sprowston, Norwich	20130209	Reserved Matters									
x. Growth Triangle	Phase 1a - Part 2, Land at Blue Boar Lane, Sprowston, Norwich	20130224	Reserved Matters									
x. Growth Triangle	HH3 & HH4, Land at Blue Boar Lane, Sprowston, Norwich	20160751	Reserved Matters									
x. Growth Triangle	Parcel P3, Land at Blue Boar Lane, Sprowston, NR7 8RT	20160912	Reserved Matters	560	180	160	110	47	4			
x. Growth Triangle	Parcel P4, Land at Blue Boar Lane, Sprowston, Norwich, NR7 8RT	20160911	Reserved Matters									
x. Growth Triangle	Parcel TW2, Land at Blue Boar Lane, Sprowston, Norwich, NR7 8RN	20160928	Reserved Matters									
x. Growth Triangle	Parcels TW3 & TW4, Land at Blue Boar Lane, Sprowston, Norwich, NR7 8RN	20160930	Reserved Matters									
x. Growth Triangle	Land East of, Buxton Road, Spixworth, Norwich	20141725	Outline	225						20	40	165
x. Growth Triangle	Land off Salhouse Road,Rackheath	20151591	Reserved Matters	29	29							
x. Growth Triangle	Land off Salhouse Road, Rackheath, Norwich, NR13 6PE	20171906	Reserved Matters	10		10						
x. Growth Triangle	Land South of Moorsticks, Buxton Road, Spixworth, Norwich	20152035	Outline	19						19		
x. Growth Triangle	Land off Green Lane West, Rackheath, Norwich	20152081	Outline	50						25	25	
x. Growth Triangle	Land South of Green Lane East, Rackheath, Norwich	20160395	Outline	157			21	42	42	42	10	
x. Growth Triangle	Land South of Salhouse Road, Sprowston, Norwich P1	20160498	Outline	243		20	45	45	45	45	45	6
x. Growth Triangle	Land South of Salhouse Road, Sprowston, Norwich P2	20160498	Outline	560		10	100	100	100	100	60	50

x. Growth Triangle	Land South of Salhouse Road, Sprowston, Norwich	20170104	Outline	380		30	40	40	40	40	40	135
x. Growth Triangle	Racecourse Plantation, Plumstead Road East, Thorpe St Andrew, Norwich, NR7 9LW	20161896	Outline	300		15	50	75	75	75	10	
x. Growth Triangle	Land North of Smeeth Lane, Great Plumstead, Norwich	20180193	Outline	272						20	40	212
x. Growth Triangle	Land North of Smeeth Lane, Great Plumstead, Norwich	20180194	Outline	11						2	3	6
x. Growth Triangle	Land at St Faiths Road, Old Catton, Norwich	20180920	Reserved Matters	328	25	59	61	50	50	50	33	
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	315						20	65	230
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	235								235
x. Growth Triangle	Norwich RFU	GT13	Allocation	250						20	40	190
x. Growth Triangle	North Rackheath	GT16	Allocation	3,000						103	168	2,729
x. Growth Triangle	Land South of Green Lane West	GT18	Allocation	322				25	25	25	25	222
x. Growth Triangle	White House Farm (North East)	GT20	Allocation	516			70	122	146	120	58	
x. Growth Triangle	Land East of Broadland Business Park (North)	GT21	Allocation	350						20	45	285
x. Growth Triangle	Land North of Plumstead Road	GT8	Allocation	45						45		
			Sites of 9 or fewer	461	67	67	67	67	67			
			Discounted Windfall (Per Annum)	40		13	26	40	40	40	40	
			Total (Windfall included in yearly total only)	16,407	682	786	1,116	1,137	978	1,273	1,390	8,890

APPENDIX B2 – NORWICH SITES FORECAST

Parish	Address	Ref	App Type	Net Homes 1.4.19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
n/a	Anglia Square (extant permission not pursued, pre-app)	08/00974/F 18/00330/F	Full	198	0	0	0	0	0	0	0	0
n/a	Argyle Street (allocation)	14/01574/NF3 (demolition) CC11		12	0	0	9	0	0	0	0	0
n/a	Aylsham Road District Centre, 291-293 and land at Arminghall Close (allocation)	R21 16/00606/F	Full	100	0	0	0	0	0	0	0	0
n/a	Aylsham Road, 165-187 (allocation)	R22		20	0	0	0	0	0	0	0	0
n/a	Aylsham Road, 261-277 (allocation)	R12		50	0	0	0	0	0	0	0	0
n/a	Aylsham Road, Former Pupil Referral Unit (allocation)	R23		11	0	0	0	0	0	0	0	0
n/a	Barn Road Car Park (allocation)	C22 18/01315/F	Full	40	0	121	0	0	0	0	0	0
n/a	Barrack Street – CC17a (permission); CC17b and part CC17a (application) and Barrack Street / Whitefriars (application)	CC17a 15/01927/O	Outline Full	200	0	0	0	0	0	220	0	0
n/a	Barrack Street, 126-128 (allocation)	R16		15	0	0	0	0	0	0	0	0
n/a	Ber Street 147-153 (allocation)	CC2		20	0	0	0	0	0	0	0	0
n/a	Ber Street, 10-14 (allocation)	CC3		10	0	0	0	0	10	0	0	0
n/a	Ber Street, 60-70 (allocation)	CC1		20	0	0	0	0	0	0	0	0
n/a	Bethel Street, 59, Labour Club site (permission, unimplemented residue of consented 22)	08/00671/F	Full	14	0	0	0	0	0	0	0	0
n/a	Bethel Street, land to rear of City Hall (allocation)	CC24		20	0	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, 29-31 (Box and Barrel Site) (extant permission, legal start)	R14 06/00166/F, 08/01316/D	Full	24	0	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (allocation)	R15 15/00756/F (Refused)		30	0	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road (residue of allocation)	R14 15/00756/F (Refused) 18/00081/DEM Gas Holder)	Demolition	26	0	0	0	0	0	26	0	0
n/a	Bluebell Road, Bartram Mowers site (remainder of allocation)	R42 18/00265/F	Withdrawn	51	0	0	0	0	0	54	12	0

n/a	Bluebell Road, Blackdale Building (UEA residences) (6a) 915 beds, 401 in phase 2	R40 15/00121/F	Full	160	0	0	0	0	0	160	0	0
n/a	Bowthorpe Road, Norwich Community Hospital Site (allocation)	R37	Outline	80	0	0	0	0	0	0	0	0
n/a	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SNDC) (permission)	R9 12/00875/O	Outline	580	0	0	0	0	0	0	0	0
n/a	Cattle Market Street, 23, St Peters House (prior approval/permission)	18/00830/PDD 17/01482/F	PDD/Full	61	20	20	21	0	0	0	0	0
n/a	City Road, 24, John Youngs Ltd (allocation)	R7		45	0	0	0	0	0	0	0	0
n/a	Colegate, 51, The Guildyard (prior approval)	15/01713/PDD	PDD	37	0	0	0	0	0	0	0	0
n/a	Constitution Hill, Constitution Motors	18/00917/O	Outline	12	6	6	0	0	0	0	0	0
n/a	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	-	100	0	0	0	0	0	0	0	0
n/a	Dereham Road, land & buildings adjacent to & Including 349A & 349B	R34	-	24	0	0	0	0	0	0	0	0
n/a	Dereham Road, Site of former Earl of Leicester PH, 238a (allocation)	R33 10/00335/ET	-	12	0	0	0	0	0	0	0	0
n/a	Dibden Road, Van Dal Shoes and car park (allocation)	R17	-	25	0	0	0	0	0	20	20	0
n/a	Drayton Road, 81-93 (allocation)	R25	-	30	0	0	0	0	0	0	0	0
n/a	Drayton Road, adjoining Lime Kiln Mews (permission)	R24 15/00024/F & 18/00270/D (EXPIRED)	-	15	0	0	0	0	0	0	0	0
n/a	Duke Street, 36-42 (permission)	16/00699/F	Full	37	19	18	0	0	0	0	0	0
n/a	Duke Street, EEB site (prior approval, permission, part now expired)	CC21 14/01104/PDD (extant) 15/00916/F (EXPIRED)	-	30	0	0	0	0	0	0	0	0
n/a	Duke Street, Mary Chapman Court	18/01524/F	Full	40	0	0	40	0	0	0	0	0
n/a	Duke Street, St Crispins House (614 beds)	17/01391/F	Full	246	0	0	0	0	0	0	0	0
n/a	Duke Street, St Marys Works	16/01950/O (extant) 19/00430/F (withdrawn)	Outline	151	0	0	0	0	0	0	0	0
n/a	Garden Street, land at (allocation)	CC10	-	100	0	0	0	0	0	0	0	0
n/a	Gas Hill, Gas Holder (allocation)	R13	-	15	0	0	0	0	0	15	0	0
n/a	Goldsmith Street	R27 15/00272/F 17/00220/MA		56	44	0	0	0	0	12	0	0
n/a	Hall Road, Hewett Yard (allocation)	R4	-	20	0	0	0	0	0	0	0	0

n/a	Havers Road Industrial Sites (allocation)	R35	-	100	0	0	0	0	0	0	0	0
n/a	Heigham Street, 231-243 (allocation)	R28	-	25	0	0	0	0	0	0	0	0
n/a	Hurricane Way (allocation)	R29 - (A&B)	-	30	0	0	0	0	0	0	0	0
n/a	Ipswich Road, Norfolk Learning Difficulties Centre (allocation)	R2	-	30	0	0	0	0	10	0	0	0
n/a	Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football Club (part) Groundsmans Hut (allocation)	(CC16) 11/02104/O, 13/01270/RM, 17/01091/F	-	323	149	73	101	0	0	0	0	0
n/a	Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	-	400	0	0	0	0	0	0	0	0
n/a	King Street, 125-129, 131-133 and Hoborough Lane (allocation)	CC7 07/00412/F 12/00215/ET (EXPIRED)	-	20	0	0	0	0	0	0	0	0
n/a	King Street, 191 (permission)	15/01810/F (expired)	Full	41	0	0	0	0	0	0	0	0
n/a	King Street, King Street Stores (allocation)	CC8	-	20	0	0	0	0	0	0	0	0
n/a	King Street, St Annes Wharf (permission).	CC6 04/00605/F	Full	351	87	88	88	88	0	0	0	0
n/a	Little John Road, Parish Hall/Vicarage Garden (permission)	10/01926/F	Full	5	5	0	0	0	0	0	0	0
n/a	Lower Clarence Road, car park (allocation)	CC13	-	45	0	0	0	0	0	0	0	0
n/a	Magdalen Road, 118 (site of former Elm Tavern) (permission)	10/02009/F	Full	11	11	0	0	0	0	0	0	0
n/a	Mile Cross Depot (allocation)	R36 18/01290/DEM	-	75	0	0	30	90	30	0	0	0
n/a	Mousehold Lane, Start Rite Factory site (allocation)	R18	-	40	0	0	0	0	0	15	0	0
n/a	Muspole Street, Seymour House (prior approval)	15/01512/PDD	PDD	23	0	0	0	0	0	0	0	0
n/a	Northumberland Street, 120-130 (permission)	R32 16/00835/F	Full	36	0	18	18	0	0	0	0	0
n/a	Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20	-	15	0	0	0	0	0	0	0	0
n/a	Oak Street, 140-154 (allocation)	CC18	-	10	0	0	0	0	0	0	0	0
n/a	Oak Street, 161 (permission) application submitted	18/00004/F	Full	40	0	23	17	0	0	0	0	0
n/a	Pottergate car park (allocation)	CC23	-	20	0	0	0	0	0	0	0	0
n/a	Pottergate, Kiln House, 27-43	18/01271/PDD 18/01270/PDD	PDD	35	8	9	9	9	0	0	0	0

n/a	Queens Road and Surrey Street (allocation)	CC29	-	40	0	0	0	0	0	101	0	0
n/a	Raynham Street, north of (allocation)	R26	-	40	0	0	0	0	0	0	0	0
n/a	Rose Lane and Mountergate, land at (allocation)	CC4	-	300	0	0	0	0	0	0	0	0
n/a	Somerleyton Street, Somerley Care Home, conv to student accommodation, 66 bedrooms	17/01515/F	Full	26	26	0	0	0	0	0	0	0
n/a	St Faiths Lane, 60 (permission)	17/00361/U	Full	41	0	0	0	0	0	0	0	0
n/a	St Georges Street, Merchants Court (prior approval/permission)	17/01811/PDD 16/01268/F	PDD/Full	37	0	0	0	0	0	0	0	0
n/a	St Mildreds Road, 112, conv to student accommodation, 34 bedrooms	17/01762/F	Full	14	0	14	0	0	0	0	0	0
n/a	St Stephen Street (6a) 702 beds	17/00357/F 18/01112/NMA	Full	282	282	0	0	0	0	0	0	0
n/a	Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2	R20	Full & Outline	23	0	0	0	0	0	9	19	0
n/a	Sussex Street, 70-72 (permission, legal start only) (allocation)	09/00296/F CC19	Full	17	0	0	0	0	0	0	0	0
n/a	Thorpe Road/Lower Clarence Road, Busseys Garage (allocation)	CC14	-	25	0	0	0	0	0	0	0	0
n/a	Thorpe Road: 13-17 Norwich Mail Centre (allocation)	CC15	-	150	0	0	0	0	0	0	0	0
n/a	Three Score, Bowthorpe	18/01586/RM 15/00298/RM 14/00874/RM 13/02031/RM 12/00703/O R38	Outline/ Reserved matters	847	18	48	26	100	100	100	100	355
n/a	Waterworks Road, Heigham Water Treatment Works (allocation)	R31	-	150	0	0	0	0	0	0	0	0
n/a	Westlegate 1-17, Boars Head Yard & St Stephens Street 1-9.	18/00652/PDD 18/00651/PDD 18/00642/F	PDD/Full	69	0	0	0	0	0	23	23	23
n/a	Westwick Street Car Park (allocation)	CC30	-	30	0	0	0	0	0	0	0	0
n/a	Westwick Street, BT Exchange Site (permission)	16/00456/F	Full	42	0	0	42	0	0	0	0	0
n/a	Windmill Road, land north of (permission)	R19 14/00847/F (expired)	Full	10	0	0	0	0	0	17	0	0
			Sites of 9 or fewer	307	44	44	44	44	44			
			Discounted Windfall (Per Annum)	123		40	82	123	123			
			Total (Windfall included in yearly total only)	6,882	719	522	527	454	317	772	174	378

APPENDIX B3 – SOUTH NORFOLK SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Ashwellthorpe	r/o Wood Farm, The Street	2011/0506	Detailed	31	15	16						
Aslacion	Coopers Scrap Yard	2006/0171	Outline	15						15		
Barford	West of the Hall	BAR1	Allocation	10								10
Barnham Broom	Rush Green Road/Bell Road	2017/0100	Detailed	24	24							
Bawburgh	South of the Village Hall	2018/1550	Detailed	10			10					
Bracon Ash	Norwich Road	BRA1	Allocation	20								20
Bracon Ash	West of Long Lane	2017/2131	Detailed	15	4	8	3					
Brooke	High Green Farm	2014/2041	Detailed	11	5	6						
Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16						16		
Costessey	Queen's Hills/North of the River Tud	2007/1443	Detailed	37	37							
		2019/1683	Detailed	9			9					
Costessey	West of Lodge Farm	2013/0567 & 2016/0402	Detailed	279	49	54	60	60	39	17		
Costessey	Townhouse Road	2014/1440	Detailed	9	9							
Cringleford	Roundhouse Park	2018/0280 & 2018/0281	Outline	50		2	38	10				
Cringleford	Cringleford NP allocation - South of the A11	2018/2200	Detailed	650	5	111	100	100	100	100	100	34
		Various	Outline & part detailed	350		60	86	62	51	91		
		2018/2404	Detailed	7	7							
		2018/2835	Detailed	203	13	40	40	40	40	30		
		2018/2836	Detailed	90						10	40	40
Dickleburgh	Langmere Road	2016/0482	Detailed	14	14							
Dickleburgh	West of Norwich Road	2018/0980	Outline	22				11	11			
Diss	Frenze Hall Lane	2016/1566	Detailed	97	40	40	17					
Diss	Vinces Road	DIS1	Allocation	35				15	20			
Diss	Park Road	DIS2	Allocation	15								15
Diss	Former Hamlins Site	DIS6	Mixed-use allocation	13								13
Diss	Former Feather Factory	DIS7	Mixed-use allocation	17								17
Ditchingham	Tunney's Lane Field	2018/0121	Outline	24				12	12			
Earsham	Lodge Field, School Lane	2018/1317	Detailed	16	13	3						
Easton	South and east of the village	2014/2611	Outline	890		15	55	55	55	55	55	600
		EAS1	Allocation	64						30	34	
Gillingham	Norwich Road	2019/1013	Detailed	22		9	13					
Great Moulton	High Green	2015/2536	Detailed	7	2	2	2	1				

Hales	North of Yarmouth Road	HAL1	Allocation	10			20					
Hales	Former workshops, Yarmouth Road (The Old Forge)	2011/0026 & 2018/0092	Detailed	12	12							
Harleston	Spirkett's Lane/Limes Close	HAR4	Allocation	95						40	40	15
Harleston	Former Howard Rotavators	2017/0099	Detailed	35	20	15						
Harleston	Cranes Meadow	1998/1119	Detailed	9	4	4	1					
Hempnall	off Bungay Road	HEM1	Allocation	20			23					
Hethersett	North Village	2017/0151	Detailed	88	49	39						
		2018/2326	Detailed	181		17	57	55	49	3		
		2017/1104	Detailed	107	70	37						
		2018/2500	Detailed	191		23	80	80	8			
		2011/1804	Outline	405					73	130	99	103
Hethersett	North of Grove Raod	HET2	Allocation	40							40	
Little Melton	Gibbs Close	2015/1697	Detailed	23	12	9	2					
Little Melton	South of School Lane	2017/2843	Outline	30						15	15	
Loddon	Georges Lane	2016/0853	Detailed	126	38	38						50
Long Stratton	LNGS1 AAP Allocation	LNGS1 (part)	Allocation	600			15	20	20	35	35	475
		LNGS1 (part)	Allocation	1,200						75	100	1,025
Mulbarton	The Rosery/Long Lane	2014/0887	Detailed	12	12							
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation									30
Poringland	The Street/South of Stoke Road	2010/1332	Detailed	45	26	19						
Poringland	West of The Street/North of Shotesham Road	2014/0319	Detailed	145		25	25	25	25	25	20	
Poringland	Heath Farm	2016/2388	Detailed	52	36	16						
Poringland	West of Octagon Barn	2015/2326	Detailed	60	19	32	9					
Pulham Market	Sycamore Farm	2018/0598	Detailed	10	5	5						
Rockland St Mary	off Bee Orchid Way	2017/1649	Detailed	21	21							
Roydon	Land of Denmark Lane	DIS3	Allocation	43			21	21				
Scole	West of Norwich Road	2019/0956	Detailed	18			18					
Scole	Old Norwich Road	SCO1	Allocation	15								15
Spooner Row	Chapel Lane/Bunwell Road	2014/2472 & 2016/2424	Detailed	16	8	8						
Stoke Holy Cross	South of Long Lane	2016/2153	Detailed	10	10							
Stoke Holy Cross	Chandler Road	2017/0616	Detailed	6	6							
Swardeston	Land off Bobbins Way	2017/2247	Detailed	38		6	24	8				
Swardeston	Main Road	SWA1	Allocation	30			15	15				

Stoke Holy Cross	South of Long Lane	2016/2153	Detailed	10	10							
Tacolneston	Land adj. The Fields	2017/0225	Outline	21		10	11					
Tasburgh	Church Road	TAS1	Allocation	20					10	10		
Tharston	Chequers Road	2014/0843	Detailed	18	18							
Thurlton	Beccles Road/Collage Raod	2017/2302	Detailed	25	25							
Trowse	White Horse Lane	2016/0803 & 2016/0805	Detailed	98	28	25	25	20				
Trowse	Devon Way/Hudson Avenue	2014/0981	Outline	75				15	30	30	8	
Trowse	May Gurney/Keir site & Carrow Yacht Club		Outline	90						20	50	20
Woodton	Rear of Georges House	WOO1	Allocation	22			22					
Wymondham	South Wymomdham	2015/1760	Detailed	14	14							
		2015/2380	Detailed	122	46	60	16					
		2015/1649	Detailed	31	31							
		2016/2586	Detailed	121	19	48	47	7				
		2015/2168	Detailed	103	54	36	13					
		2012/0371	Outline	577						50	50	477
Wymondham	London Road/Suton Lane	2014/2495 & 2018/2758	Outline & part detailed	335		50	50	50	50	50	50	35
Wymondham	Elm Farm, Norwich Common	2019/0536	Detailed	300		25	80	80	80	35		
Wymondham	Spinks Lane/Norwich Road	2014/2042	Detailed	85	85							
Wymondham	Carpenters Barn	2015/1405	Detailed	124	75	49						
Wymondham	Former WRFC	2014/0799	Outline	90						45	45	
Wymondham	Former Sale Gorund, Cemetery Lane	2016/2668	Outine	64			20	21	20	3		
Wymondham	Friarscroft Lane	WYM1	Allocation	14			14					
			Sites of 9 or fewer	857	125	125	125	125	125			
			Discounted Windfall (Per Annum)	65	0	21	43	65	65	65	65	65
			Total (Windfall included in yearly total only)	9,981	1,115	1,108	1,209	973	883	995	806	3,099



APPENDIX C1 – SITE FORMS

**Greater Norwich Area Housing Land Supply
Assessment at 1st April 2019**

Joint Delivery Statements Broadland

District

Site & Developer/Agent Details

Developer/Agent	Repton Homes
Reference	20172189
Location	Land North of Norwich Road, Acle, Norwich
Planning Status	Outline planning approval
Description of Development	Development of 137 residential units together with associated highway works

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

An outline application (District Reference: 20141108) was granted on 30/01/2015 but subsequently lapsed on 30/01/2018 as no reserve matters application had been submitted. A replacement outline application for 140 dwellings (District Reference: 20172189) was approved on 25/05/2018. A reserved matters application was submitted on 31/07/2019. It is expected that this will be approved before the end of 2019/20.

The site is in the ownership of Norfolk County Council and there are no known viability, ownership or infrastructure constraints that would prevent the development of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	0	24	36	36

Commentary on Delivery Forecast

Norfolk County Council has now resolved to deliver their sites through their property company: Repton. In December 2018 Repton appointed Norfolk based developer Lovell to build homes at its sites in Acle, Hopton and Attleborough.

The developer is planning to start on site in mid. 2020 and the delivery forecast was provided by Repton and it is consistent with their programme and sales expectations.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 20/11/2019

Developer/Agent: Repton Homes

Name: Simon Hughes

Job Title: Head of Property

Date: 21/11/2019

Site & Developer/Agent Details

Developer/Agent	Norfolk Homes Ltd
Reference	20161483
Location	Land at Yarmouth Road, Postwick/Brundall
Planning Status	Outline planning approval
Description of Development	Development of 155 dwellings, open space and vehicular access.

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

An outline application for the scheme was submitted on 30/08/16 and was granted planning permission on 06/03/2018. Norfolk Homes submitted a Reserved Matters application (ref.20190604) on 29/03/19 with the expectation of achieving a detailed permission by the end of 2019.

There are no viability, ownership or infrastructure constraints that will prevent the development of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	0	10	26	26

Commentary on Delivery Forecast

Subject to planning, Norfolk Homes intend to start on site in Spring/Summer 2020 and would expect first occupations in 12-18 months thereafter. Norfolk Homes submitted a revised delivery forecast in which expect to deliver 10 units in 2021/22 and approximately 26 units per year on the site thereafter.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Developer/Agent: Norfolk Homes Ltd

Name: Diane Barr

Name: Jack Pointer

Job Title: Spatial Planning Support Officer

Job Title: Land and Planning Coordinator

Date: 02 December 2019

Date: 04 Dec 2019

Site & Developer/Agent Details

Developer/Agent	Crocus Homes
Reference	20170075
Location	Land adj. former Railway Line, Rectory Road, Coltishall
Planning Status	Outline planning approval
Description of Development	Development of 30 Dwellings and New Vehicular Access

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

Outline application 20170075 was submitted on 16/01/2017 by Messrs Smith & Lappin, and granted approval on 06/11/2017. The site subsequently went on the market and was purchased by Crocus homes in May 2019. Presently, informal discussions are being carried out with BDC Development Management on the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	30	-

Commentary on Delivery Forecast

Crocus homes are looking to start on site by the end 2021. Completion 2023.

Developer’s Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council	Developer/Agent: Crocus Homes
Name: Diane Barr	Name: Christina Hack
Job Title: Spatial Planning Support Officer	Job Title: Construction / Project Manager - Crocus
Date: 02 December 2019	Date: 09.12.2019

Site & Developer/Agent Details					
Developer/Agent	Strutt and Parker				
Reference	COL2				
Location	Land at Jordan's Scrapyard, Coltishall				
Planning Status	Allocation				
Description of Development	Allocated residential development of up to 30 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
.					
Commentary on Site Progress					
Strutt & Parker have been discussing the best way forward with the landowners, who are still very keen to promote and develop this site.					
The agents report they will be shortly progressing with surveys, before they seek to engage with a developer to bring the site forward.					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	10	20	0
.					
Commentary on Delivery Forecast					
Although a developer has yet to be identified, given the activity in the area and conversions they have had, the agents believe they will be able to agree a future scheme.					
On the assumption that a scheme can be achieved, the agent provided a delivery forecast of 10 dwellings in 2021/2022 and the remaining 20 houses in 2022/2023.					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 					
and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority: Broadland District Council		Developer/Agent: Strutt and Parker			
Name: Diane Barr		Name: Russell de Beer			
Job Title: Spatial Planning Support Officer		Job Title: Director			
Date: 26/11/2019		Date: 5th December 2019			

Site & Developer/Agent Details

Developer/Agent	Graham Craske
Reference	FRE1
Location	Land north of Palmer's Lane, Freethorpe
Planning Status	Allocation
Description of Development	Allocation for residential development of up to 10 dwellings

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

A full planning application (ref.20172048) by Wright Properties Ltd for 10 dwellings, Parking Areas, Access Road and Associated Works was submitted by Wright Properties (East Anglia) Ltd on 22/11/2017. This application was withdrawn by the applicant on 14/02/2018.

A full application for a revised proposal (ref.20181845) for 9 dwellings with parking areas, access driveway & associated site works was submitted by Wright Properties (East Anglia) Ltd on 13/11/2018. Concerns were raised by NCC Highways regarding visibility at the junction of Palmers Lane with the Green. Consequently, an agreement has been reached between the applicants and the owners of property on the corner of Palmers Lane/The Green to acquire some land for junction improvements.

Consent has been granted subject to Sec 106 agreement (not yet completed) for open space contributions.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	5	4	0	0

Commentary on Delivery Forecast

The agent reports commencement of construction is imminent, as soon as the Section 106 document has been agreed. It is anticipated that completion of dwellings will be progressive from summer 2020. The marketing agent confirmed the above forecast is as anticipated but added they will be attempting to complete all 9 in 2020 if all goes well.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council	Developer/Agent: Graham Craske
Name: Diane Barr	Name: Graham Craske
Job Title: Spatial Planning Support Officer	Job Title: Chartered Architectural Technologist
Date: 02 December 2019	Date: 03 December 2019

Site & Developer/Agent Details				
Developer/Agent	Persimmon Homes			
Reference	20151770			
Location	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH			
Planning Status	Full Permission (Phase 1). Outline Planning Permission (remainder of site)			
Description of Development	Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes and 2. Detailed proposals for the first phase of 108 dwellings and associated infrastructure plus the off-site highway works to serve phase one and the overall scheme.			
Site Progress				
Total Homes Completed at 1st April 2019	0		Homes Under Construction at 1st April 2019	20
Number of Homes Completed by Year				
.				
	2014/15	2015/16	2016/17	2017/18
	-	-	-	-
.				
Commentary on Site Progress				
<p>A hybrid application (ref.20151770) was submitted for approval by Persimmon Homes Limited and Royal Norwich Golf Club on 30/10/2015. The application was for up to 1,000 dwellings and associated infrastructure including reserved matters for 108 dwellings being the first phase of the development. The application was approved on 06/12/2016 for the 108 dwellings with reserved matters and the remaining up to 892 being granted outline approval.</p> <p>Work commenced on the site, however, drainage issues led to a S73 application (ref. 20171514) being submitted on 01/09/2017 to split phase one into two parts. This application was approved on 28/06/2018. First completions have been delayed whilst the aforementioned drainage issues were resolved and compaction undertaken to address ground stability.</p> <p>1st phase of the site is now expected to yield circa. 95 dwellings as opposed to the 108 originally proposed. There are ongoing discussions about remainder of the site which may result in a reduction in the overall dwelling yield from the site and has led to a delay in the submission of the reserved matters for Phase 2.</p> <p>Persimmon Homes own the freehold of the land. The golf club have a lease on the land and relocated to their new site at Weston Park in September 2019 so the land needed for phases 2-3 is available. Wensum Valley Golf Club have taken a lease on the land on the west side of Drayton High Road which will end before the land is needed for commencement of Phases 4-6. Therefore there are no site ownership constraints in being able to deliver the development. Subject to the constraints identified above there is nothing that will prevent the site from being delivered in accordance with the developers forecast.</p>				
Delivery Forecast				
.				
	2019/20	2020/21	2021/22	2022/23
	32	51	70	70
.				

Commentary on Delivery Forecast

The site has commenced with constructed starting on the dwellings in phase one during September 2018. It is intended that the site will be sold through two outlets: Persimmon Homes & Charles Church. This will increase the overall number of completions that can be achieved on site.

Persimmon forecast that there will be 32 completions in 2019/20. If reserved matters consent for Phase 2 is granted by October 2020, the forecast is for 51 completions in 2020/21 with an average of approximately 70 completions year on year thereafter.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02/12/2019

Developer/Agent: Persimmon Homes

Name: Laura Townes

Job Title: Head of Land and Planning

Date: 17 December 2019

Site & Developer/Agent Details

Developer/Agent	Lovell Partnerships Ltd.
Reference	HNF1
Location	Land East of Manor Road, Horsham & Newton St Faiths
Planning Status	Allocation
Description of Development	Erection of 69 Dwellings and Associated Infrastructure and Landscaping

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The site was allocated on 3rd May 2016. Following pre-application discussions, a full planning application (District Reference: 20182043) was submitted by housebuilder Lovell Partnerships on 29/01/2019. Full approval was granted on 19/12/2019.

Whilst there are a number of abnormal costs associated with the scheme, substantially related to drainage works, the site has been made viable through a reduction in affordable housing provision. Lovell Partnerships have confirmed that with the agreed level of affordable housing there are no ownership, infrastructure or viability constraints that will prevent the delivery of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	0	30	39	0

Commentary on Delivery Forecast

Lovell Partnerships have confirmed that the delivery forecast is reflective of their planned delivery of the site.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02 January 2020

Developer/Agent: Lovell Partnerships Ltd.

Name: Justin Coote

Job Title: Development Manager

Date: 02/01/2020

Site & Developer/Agent Details

Developer/Agent	Norfolk County Council
Reference	20161643
Location	Land West of Burlingham Road, South Walsham
Planning Status	Outline Planning Application
Description of Development	Residential Development of 21 Homes.

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The outline planning application was submitted on 25/11/2016 and was approved 04/12/2017. Norfolk County Council has since resolved to sell the site and have identified a preferred purchaser, who is a housebuilder. The preferred purchaser is undertaking due diligence but both Norfolk County Council and purchaser expect a sale to be agreed by the end of 2019/20.

There are no know viability or infrastructure constraints that would prevent the site being developed. Some land needed for access to the site is within the ownership of a 3rd party, however an "in-principle" agreement has been reached over a purchase price. The agreed price would not undermine the viability or deliverability of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	21	-	-

Commentary on Delivery Forecast

Should the sale be completed by the end of the financial year the preferred purchaser has confirmed that they would immediate begin work on a reserve matters application, which they would intend to submit within 6 months of purchase. On the assumption that a RM permission could then be achieved by the end of 2020/21, it would be their intention to start on site in early 2022. First completions would be expected within 6 months of the start on site and the whole site would be built by March 2022.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 20/11/2019

Developer/Agent: Repton Homes

Name: Simon Hughes

Job Title: Head of Property

Date: 21/11/2019

Site & Developer/Agent Details

Developer/Agent	Abel Homes
Reference	20172148
Location	Land off Beech Avenue, Taverham
Planning Status	Outline application
Description of Development	Development of up to 93 Dwellings With Associated Access

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

An outline application for this site (ref: 201721480 was granted on 28/09/2018. The site was recently purchased by Abel Homes who submitted a reserved matters application (ref: 20191065) on 03/07/2019. It is expected that this will be approved before the end of 2019/20.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	30	41	22	-

Commentary on Delivery Forecast

(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Developer/Agent: Abel Homes

Name: Diane Barr

Name: Dan Piper

Job Title: Spatial Planning Support Officer

Job Title: Technical Manager

Date: 02 December 2019

Date: 09 December 2019

Site & Developer/Agent Details

Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes
Reference	20080367 (Outline), 20130209, 20130224, 20160751, 20160912, 20160911, 20160928, 20160928 (Reserved Matters)
Location	Land at Blue Boar Lane, Sprowston
Planning Status	Reserved Matters Approval (Under Construction)
Description of Development	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works

Site Progress

Total Homes Completed at 1st April 2019	678	Homes Under Construction at 1st April 2019	137
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	39	198	198	243

Commentary on Site Progress

An outline application (20080367) was submitted on 07/03/2008, the first council resolution to grant permission was made on 13/08/2008. Permission was not, however, issued until 23/05/2011 due to complicated negotiations on the S106 primarily related to viability issues in the immediate aftermath of the global financial crisis.

Following the grant of outline planning consent a first tranche of reserved matters applications across phase 1 of the development was then submitted (20130696, 20130699, 20130209 & 20130224) by the development consortium of Persimmon Homes, Taylor Wimpey and Hopkins Homes. These applications were determined between 21/05/2013 and 16/08/2013. The first housing completions were delivered in the 15/16 monitoring year and the site has delivered strongly since. There now exists reserved matters consents across the whole of the development following the submission and determination of additional reserved matters applications (20160751, 20160928, 20160930, 20160912 & 20160911).

The site is wholly within the ownership of the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
180	178	92	47	4

Commentary on Delivery Forecast

Development has now started across all but two of the reserved matters permissions. Persimmon Homes forecast that they will continue to deliver at a rate of approximately 70pa across their element of the site and anticipate that they will have completed this phase of the White House Farm development and moved onto the next phase (allocated under Growth Triangle AAP Policy GT20) by Q2 2021. Hopkins Homes forecast that they will deliver at a rate of approximately 54pa and Taylor Wimpey at 56pa.

The developers' have exceeded their anticipated build out rate (160pa total) over the last two monitoring periods.

An area of land comprising 54 dwellings (on the Taylor Wimpey parcel) is subject to a restriction on delivery until August 2024.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Developer/Agent: Persimmon Homes

Name: Paul Harris

Name: Laura Townes

Job Title: Principal Planning Officer (Spatial Planning)

Job Title: Head of Land and Planning

Date: 02/12/2019

Date: 17 December 2019

Site & Developer/Agent Details

Developer/Agent	Lovell
Reference	20160395
Location	Land South of Green Land East, Rackheath
Planning Status	Outline Planning Permission
Description of Development	Development of up to 157 Dwellings together with Associated Access, Open Spaces & Infrastructure

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The site was allocated in July 2016. An outline planning application was submitted on 09/03/2016. Outline planning permission was granted on 31/01/2019. The delay in granting permission resulted from complicated negotiations to resolve drainage and access issues.

Lovell submitted a Reserved Matters application on 01/07/2019. This is expected to be determined in 2020/21. Lovell have confirmed that there are no viability, ownership or infrastructure constraints that will prevent the development of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	21	42	42

Commentary on Delivery Forecast

Subject to the grant of Reserve Matters permission, it can be expected that a start on site will be made during 2020/21 with the first completions achieved in 21/22. It would be reasonable to assume an average yearly rate of approximately 42 homes per annum. 50% of annual average rate is assumed in the first full year of construction.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02/12/2019

Developer/Agent: Lovell

Name: J Coote

Job Title: Development Manager

Date: 19/12/2019

Site & Developer/Agent Details

Developer/Agent	Barratt David Wilson Homes (Eastern Counties)
Reference	20160498
Location	Land South of Salhouse Road, Sprowston
Planning Status	Outline Planning Permission
Description of Development	Proposed residential development of a minimum of 803 dwellings with access road and associated infrastructure ...

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The outline application for the site was submitted on 05/04/2016, slightly in advance of the confirmation of the site's allocations through the Growth Triangle Area Action plan in July 2016. A Council resolution to grant planning permission was given on 01/11/2017. Outline consent was granted on 07/03/19. The delay to the grant of planning permission was principally due to complicated negotiations that resulted from there being the two separate but inherently inter-related applications that were submitted on the GT7 allocation site.

The 1st phase of the site has been purchased by Kier Living. Barratt David Wilson Homes (BDWH) are in advanced negotiations to purchase the remainder of the site.

There are no known viability, ownership or infrastructure constraints that would prevent the development of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	10	100	100	100

Commentary on Delivery Forecast

Barratt Home intend to submit a Reserve Matters application by January 2020, subject to a timely consent this will enable a start on site in October 2020.

BDWH anticipates the following delivery programme 20/21 = 10 completions, 21/22 = 100, 22/23 = 100, 23/24 = 100, 24/25 = 100, 2025/26 = 60, 2026/27 = 50. This rate is consistent with their experience of the local market

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council	Developer/Agent: Barratt David Wilson Homes (Eastern Counties)
Name: Paul Harris	Name: Ray Houghton
Job Title: Principal Planning Officer (Spatial Planning)	Job Title: Head of Planning
Date: 27/11/2019	Date: 28/11/2019

Site & Developer/Agent Details

Developer/Agent	Halsbury Homes
Reference	20107104 & 20190485
Location	Land South of Salhouse Road, Sprowston
Planning Status	Outline Planning Permission at 1 April 2019. Reserve Matters Permission granted on 18 July 2019.
Description of Development	Reserved Matters Application for Details of Appearance, Layout, Landscaping and Scale of 365 dwellings following Outline Planning Permission 20170104

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The outline application for the site was submitted on 25/01/2017. Permission was granted on 06/12/18.

The site has now been purchased by Halsbury Homes. A Reserved Matters Application (20190485) was submitted on 22/03/2019. Reserved Matters Permission was issued on 18/07/2019.

There are no known viability, ownership or infrastructure constraints that will prevent the development of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	30	40	40	40

Commentary on Delivery Forecast

Halsbury Homes expect to start on site in 2020.

Halsbury anticipates the following delivery programme 20/21 = 30 completions, 21/22 = 40, 22/23 = 40, 23/24 = 40, 24/25 = 40, 2025/26 = 40. This rate is consistent with their experience of the local market.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council	Developer/Agent: Halsbury Homes
Name: Paul Harris	Name: James Millard
Job Title: Principal Planning Officer (Spatial Planning)	Job Title: Land Manager
Date: 27/11/2019	Date: 19/12/2019

Site & Developer/Agent Details	
Developer/Agent	TOWN
Reference	20161058
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
Planning Status	Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle
Description of Development	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to 8,800sqm for shops, services etc and associated infrastructure

Site Progress			
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0

Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The Beeston Park scheme was originally submitted as an outline application by Beyond Green Developments Ltd, a wholly owned subsidiary of U&I Group PLC (formerly Development Securities PLC) on 23/10/2012 (District Reference 20121516), receiving a Council resolution to grant planning permission on 29/09/2013. Complex negotiations on the S106 agreement across multiple landowning parties meant that planning permission was not actually issued until 17/02/2016.

No strategic investment partner was ultimately secured to deliver the original permission. This situation did not result from the scheme being deemed unviable but rather the scale of the upfront capital tie in needed to deliver the most costly (in infrastructure terms) element of the scheme first, as per the scheme's original phasing.

Consequently, a S.73 application (reference 20161058) was submitted on in 2016. This application amended the phasing of the scheme to enable the delivery of the lowest cost infrastructure section of the scheme first. This application received a resolution to grant planning permission on 12/10/2016. Permission was issued on 22/12/2017. Subsequently applications for the discharge of conditions related to the site wide design code (reference 20180412), and phase 1 strategic infrastructure (reference 20180708) were submitted. The site wide design code has now been approved and the strategic infrastructure is subject to a Council Resolution to Grant Planning Permission.

The landowners remain committed to the scheme and have entered into an equalisation agreement to facilitate the delivery of the development. Now that the Broadland Northway is open to traffic there are no external infrastructure constraints to development that would not be overcome through the delivery of off-site and on-site public infrastructure works. The necessary enabling works for phase 1 can be viably delivered.

Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
0	25	125	150	150

Commentary on Delivery Forecast

Phase 1 of the revised permission comprises 3 parcels of land capable of delivering circa. 733 of the 3,520 homes permitted across the whole site. TOWN on behalf of the U&I investment have now secured an “in-principle” agreement with the landowners to acquire phase 1. In addition, £9.2M of development funding has been secured through Homes England’s Home Builders Fund that will be used to deliver the phase one strategic infrastructure.

The site has actively been marketed to developers, negotiations that took place during 2019/20 have now reached an advanced stage with multiple developers who will take on different elements of phase 1 of the development. Subject to finalising pre-sales commitment from the interested developer, TOWN intend to complete the purchase of phase 1 and procure contractors to deliver enabling infrastructure during 2020. Whilst the implementation of enabling infrastructure has been delayed from that which was expected in 2019 it will still enable development to commence on site in a timely manner in accordance with the above trajectory.

It is the intention is that land will be released for development across parcels A and B. This will enable simultaneously delivery by two or more development partners with the first homes being occupied during 2021. The development forecast reflects only the expected delivery across phase 1 of the scheme.

It is however notable that in March 2018 Norfolk County Council, on behalf of the Greater Norwich Growth Board submitted a final Business Case to the Housing Infrastructure Fund (HIF): Forward Fund for the Broadland Growth Triangle. If successful the HIF grant would fund roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme. At the time of writing the outcome of the HIF bid is awaited.

Notwithstanding the above, the detailed design for strategic infrastructure across phases 2&3 is currently underway and reserve matters applications for this infrastructure is expected to be submitted during 2020. Delivery of HIF infrastructure will enable further development sites to be opened up across the Beeston Park site, which will significantly accelerating the delivery of housing beyond the levels identified in the current forecast.

Developer’s Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 25/11/2019

Developer/Agent: TOWN

Name: Mike Bodkin

Job Title: Project Director

Date: 04/12/2019

Site & Developer/Agent Details

Developer/Agent	Norfolk Homes
Reference	GT18 (20171464)
Location	Land South of Green Lane West, Rackheath
Planning Status	Allocation (Application for Full Permission submitted)
Description of Development	Construction of 322 Dwellings & Associated Works

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

A full planning application was submitted on 31/08/2017. Broadland's planning committee resolved to grant planning permission on 10/04/2019.

There are no known viability or infrastructure constraints. Norfolk Homes hold an option on the land. Whilst a final price still needs to be agreed and the option taken up, Norfolk Homes do not believe there are any significant barrier to delivery of the site once planning permission is granted.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	25	25

Commentary on Delivery Forecast

Subject to the timely grant of permission, and taking account of the need to agree a price and take up option, Norfolk Homes expect to start in early 2021. Norfolk homes expect first occupations about 12-18 months from the start date and would intend to build at around 25 units per year. The delivery forecast is consistent the Norfolk Homes's intended delivery timescale.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02/12/2019

Developer/Agent: Norfolk Homes

Name: Jack Pointer

Job Title: Land and Planning Coordinator

Date: 04/12/2019

Site & Developer/Agent Details

Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes
Reference	GT20
Location	White House Farm (North East)
Planning Status	Allocation (Hybrid Planning Application Submitted, 20191370).
Description of Development	Erection of 516 dwellings, including associated infrastructure.

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

Allocation site GT20 is under an option agreement to the same development consortium (Persimmon Homes, Hopkins Homes & Taylor Wimpey Homes) who are currently building out the 1,233 home White House Farm development site (district reference 20080367), that lies adjacent to this site.

The consortium have confirmed that infrastructure installed as part of the current development has been sized to facilitate the development of GT20 and that their intention to move onto this site promptly once the construction of the adjacent White House Farm site is complete. To enable this an application (District Reference: 20191370) was submitted on 29/08/2019 that seeks outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the highway access. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission.

Due to consultation responses received in the determination of the outline planning application the masterplan has been updated reducing the number of dwellings to 456 (152 per developer). The expectation is that the planning application will be determined at March 2020 planning committee with reserved matters applications submitted soon afterwards.

The site is under option to the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	70	122	146

Commentary on Delivery Forecast

Persimmon Homes expect that they will have completed construction on their first White House Farm site (district reference 20080367) and moved onto GT20 by Q2 2021. They forecast that they will continue to build-out at a rate of approximately 70dpa. Hopkins Homes expect to have moved onto GT21 by Q1 2023, building out at a rate of approximately 54-60dpa. Taylor Wimpey expect to have moved onto GT21 by Q3 2022, building out at a rate of approximately 60dpa.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Developer/Agent: Persimmon Homes

Name: Paul Harris

Name: Laura Townes

Job Title: Principal Planning Officer (Spatial Planning)

Job Title: Head of Land and Planning

Date: 02/12/2019

Date: 17 December 2019

Site & Developer/Agent Details

Developer/Agent	Socially Conscious Capital Ltd (SCC) / Strutt & Parker
Reference	20161896
Location	Racecourse Plantation, Plumstead Road
Planning Status	Outline Planning Permission.
Description of Development	Erection of up to 300 New Homes and the Creation of a New Community Woodland Park (Outline)

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

An outline application for the development of the site was submitted on 01/11/2016. The application was refused on 14/06/2017. The decision to refuse the application was subsequently appealed. The appeal was allowed and outline planning permission was granted for the development on 30/01/2019.

Following the planning permission becoming immune from challenge, SCC has been preparing to market the development site for sale to a developer and consulting on the options for the new Community Woodland Park.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	15	50	75	75

Commentary on Delivery Forecast

The marketing campaign will be launched in February 2020 and we expect to have completed the sale to a developer by summer 2020. The developer will then prepare and submit an application for reserved matters and will discharge the pre-commencement conditions during the second half of 2020 and beginning of 2021. Therefore, we currently anticipate the development commencing in the year 2021. There are 201 new market homes and 99 new affordable homes; we expect the developer to build out at a rate of 35 - 50 market homes per annum, while the affordable homes will likely be built out more quickly than that, so it will take approximately 4 - 5 years for the development to be completed.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council	Developer/Agent: Socially Conscious Capital
Name: Paul Harris	Name: Rock Feilding-Mellen
Job Title: Principal Planning Officer (Spatial Planning)	Job Title: Director
Date: 13/12/2019	Date: 02/12/2019

Site & Developer/Agent Details				
Developer/Agent	Kier Living			
Reference	20160498 & 20190758			
Location	Land South of Salhouse Road, Sprowston			
Planning Status	Outline Planning Permission at 1 April 2019. Reserve Matters Permission granted on 25 October 2019.			
Description of Development	Reserved Matters following grant of Outline Planning Permission 20160498 for the Phase 1 Residential Development comprising 251 Houses			
Site Progress				
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p>The outline application for the site was submitted on 05/04/2016, slightly in advance of the confirmation of the sites allocations through the Growth Triangle Area Action plan in July 2016. A Council resolution to grant planning permission was given on 01/11/2017. Permission was granted on 07/03/19. The delay to the grant of planning permission was principally due to complicated negotiations that resulted from their being the two separate but inherently interrelated applications that were submitted on the GT7 allocation site.</p> <p>The 1st phase of the site has been purchased by Kier Living. A Reserve Matter Application (20190758) for phase 1 was submitted on 07/05/2019. Reserved Matters Permission was issued on 25/10/2019.</p> <p>There are no known viability, ownership or infrastructure constraints that will prevent the development of the site.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	20	45	45
.				
Commentary on Delivery Forecast				
<p>Kier Living have met their programme expectations of achieving Reserve Matters consent by Autumn 2019, this will enable a start on site in early 2020.</p> <p>Kier anticipates the following delivery programme 20/21 = 20 completions, 21/22 = 45, 22/23 = 45, 23/24 = 43, 24/25 = 45, 2025/26 = 45, 2026/27 = 8. This rate is consistent with their experience of the local market.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p>				

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 27/11/2019

Developer/Agent: Kier Living

Name: James Griffiths

Job Title: Head of Planning

Date: 30/01/2020

**Greater Norwich Area Housing Land Supply
Assessment at 1st April 2019**

Joint Delivery Statements

Norwich City

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	R38				
Location	Threescore				
Planning Status	Allocation / consent				
Description of Development	Urban extension				
Site Progress					
Total Homes Completed at 1 st April 2019	54	Homes Under Construction at 1 st April 2019	18		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	2	59
Commentary on Site Progress					
<p>Outline consent 12/0703/O was granted in 2013 for redevelopment of site with up to 1000 homes including affordable housing, care home, a new open space and associated roads and infrastructure.</p> <p>Phase 1 – a care village comprising dementia care and housing with care units – is now complete (planning ref 13/02031/RM)</p> <p>Norwich Regeneration Limited (NRL), a private limited company wholly owned by Norwich City Council, is currently delivering phase 2.</p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	18 (now complete)	48	26	100	100
Commentary on Delivery Forecast					
<p>The site is owned by Norwich City Council.</p> <p>Phase 2 has planning consent (15/00298/RM) for erection of 172 dwellings and associated works in association with 13/02809/VC. This development began in May 2017 and is expected to be completed by 2021/22. The Rayne Park part of the development (section 1) is now complete (79 units). Future elements of phase 2 are expected to be completed within the next couple of years: 26 units on section 2 in 2021/22, and 48 units on sections 3 and 4 in 2020/21. It is anticipated that phase 2 will deliver approximately 153 units of housing overall, rather than the 172 envisaged by the consent.</p> <p>Remainder of the allocation: NRL's business plan envisages development of 100 units on Phase 3 in 2022/23 (no current consent). Beyond that, it is envisaged that the site will be developed out by 2 operators averaging approximately 100 units per annum going forward.</p>					
Developer's Declaration					
I confirm that:					

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

<p>Local Authority: NORWICH CITY COUNCIL</p> <p>Name: C. HULLIBELL</p> <p>Job Title: PLANNER</p> <p>Date: 9/1/20</p>	<p>Developer/Agent:</p> <p>Name: Graham Nelson</p> <p>Job Title: Director of Regeneration and Development</p> <p>Date: 11 December 2019</p>
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Site & Developer/Agent Details			
Developer/Agent	CAM Architects		
Reference	18/00917/O		
Location	Constitution Motors, Constitution Hill		
Planning Status	Permission.		
Description of Development	Outline application with all matters reserved for the erection of up to 12 dwellings.		
Site Progress			
Total Homes Completed at 1st April 2019	zero	Homes Under Construction at 1st April 2019	zero
Number of Homes Completed by Year			
2014/15	2015/16	2016/17	2017/18
Commentary on Site Progress			
<i>Reserved matters application awaiting decision ref: 19/01031/RM</i>			
Delivery Forecast			
2019/20	2020/21	2021/22	2022/23
6	6		
Commentary on Delivery Forecast			
<i>Developer looking to start work on-site as soon as possible pending reserved matters application outcome and mostly, pending agreement on viability assessment submitted with the reserved matters application.</i>			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 			
and,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority: NORWICH CITY COUNCIL		Developer/Agent:	
Name: C. HOLLISSE		Name: CAM Architects (Norwich) Ltd	
Job Title: PLANNER		Job Title: Agent	
Date: 17/12/19		Date: 18/11/19	

Site & Developer/Agent Details

Developer/Agent	Nigel Handley
Reference	16/00456/F
Location	BT Exchange Westwick Street
Planning Status	Permission
Description of Development	42 UNIT RESIDENTIAL FLAT SCHEME

Site Progress

Total Homes Completed at 1st April 2019	NONE	Homes Under Construction at 1st April 2019	NONE
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
—	—	—	—	—

Commentary on Site Progress

(Please see guidance in email) SITE HAS A DETAILED PLANNING PERMISSION. FINANCE IN PLACE.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
		42		

Commentary on Delivery Forecast

(Please see guidance in email) PROFESSIONALS ARE INSTRUCTED TO DISCHARGE ALL PLANNING CONDITIONS BY END OF MARCH 2020. WORK TO SITE WILL COMMENCE IN FEB 2021. BUILD PERIOD 50 WEEKS. FINANCE IN PLACE

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: NORWICH CITY COUNCIL	Developer/Agent: WINSUM DEVELOPMENTS LTD
Name: C. HUNSELL	Name: NIGEL HANDLEY
Job Title: PLANNER	Job Title: DIRECTOR
Date: 17/12/19.	Date: 12/12/2019

* NOTE : WINSUM DEVELOPMENTS LTD IS A SPV COMPANY FOR THIS SITE ONLY. AS SUCH THIS DEVELOPER/OWNER IN THIS COMPANY HAS NO OTHER HOMES COMPLETED. ULTIMATE PARENT COMPANY IS R. G. CARTER GROUP LTD.

Site & Developer/Agent Details			
Developer/Agent	Developer - Boudica Developments		
Reference	R18 18/01772/F		
Location	Mousehold Lane Start Rite Factory site		
Planning Status	Allocation		
Description of Development	79 bed care home and 42 unit supported living comprising of 36 one bed units and 6 two bed units.		
Site Progress			
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
Number of Homes Completed by Year			
2014/15	2015/16	2016/17	2017/18
Commentary on Site Progress			
<p><i>The site has achieved the above planning consent. We are expecting to commence on site for the care home 2nd quarter 2020. The scheme for the supported living is being re designed currently- we would expect a revised application Q3 2020 and a most likely start on site (assuming planning permission being achieved) Q1 2021. Discharge of the planning conditions will commence Q1 2020 in parallel with the agreement to alter the phasing of the care home first rather than the supported living. Phase 1 would remain unaltered as it is required for both phase 2 or 3</i></p>			
Delivery Forecast			
2019/20	2020/21	2021/22	2022/23
	79 beds	42 units	
Commentary on Delivery Forecast			
<p><i>Care home 12 month build, 42 units also a 12 month build</i></p>			
Developer's Declaration			
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority: NORWICH CITY COUNCIL		Developer/Agent: Boudica Developments	
Name: ALAN C. HAINSWELL		Name: Marcus Allington	
Job Title: PLANNER		Job Title: Director	

Date: 17/12/19

Date: 27.11.19

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	R36				
Location	Mile Cross depot				
Planning Status	Allocation				
Description of Development	Mixed use development including housing				
Site Progress					
Total Homes Completed at 1 st April 2019	0		Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
<p>The site was the former council depot comprising industrial units and open storage. Norwich City Council owns the site and it is anticipated that it will be developed for residential/housing. Demolition of structures on the site was undertaken from January to June 2019 and successful demolition and site clearance has been achieved.</p> <p>A range of studies have been completed including ground investigations, structural surveys, ecology and arboriculture surveys. A number of reports have been completed that aim to unlock this site and allow the council to mobilise the site and obtain a master planning application for a housing-led scheme that will highlight the potential for a small to medium size health and well-being hub to be located on the plan. Detailed planning for the residential element of the site as well as a comprehensive and best practice approach to remediation of the brownfield site is expected to be achieved in 2020.</p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
			30	90	30
Commentary on Delivery Forecast					
Start dates are to be finalised but it is hoped to seek planning approval during 2020 and start development in 2021-22.					
Developer's Declaration					
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered as highlighted in the delivery forecast and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority: Norwich city council			Developer/Agent: Norwich city council		
Name: C. HOUNSELL			Name: Bob Cronk		

Job Title: PLANWER

Date: 17/12/19.

Job Title: Director of people and neighbourhoods

Date: 4 December 2019

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	CC3				
Location	10-14 Ber Street				
Planning Status	Allocation				
Description of Development	Mixed use development				
Site Progress					
Total Homes Completed at 1 st April 2019	0		Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
Allocation CC3 expects a minimum of 10 dwellings to be constructed on the site along with retail use.					
Norwich City Council owns this site and is currently considering options for its development. The site is expected to be delivered within a 5 year period.					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	0	0	10
Commentary on Delivery Forecast					
A planning application is expected to be submitted by 2021 and delivery of 10 units is anticipated in 2023/24.					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority: NORWICH CITY COUNCIL			Developer/Agent:		
Name: C. HOLLNSELL			Name: Graham Nelson		
Job Title: PLANNER			Job Title: Director of Regeneration and Development		
Date: 17/12/19.			Date: 11 December 2019		

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	CC11				
Location	Argyle Street				
Planning Status	Allocation				
Description of Development	Residential				
Site Progress					
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
<p>Norwich City Council owns this site. Significant work has been undertaken by the council to investigate feasibility and constraints.</p> <p>19 existing dwellings on this site were granted approval for demolition under application reference 14/01574/NF3. These buildings were subsequently demolished, and the site has been cleared and hoarding erected.</p> <p>Site investigations have shown that the site has difficult ground conditions, requiring future development to be constructed using lightweight superstructures.</p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	9	0	0
Commentary on Delivery Forecast					
<p>Planning application anticipated mid- late 2021 Site commencement anticipated early 2022 Estimated delivery: 9 units, anticipated by end of March 2023</p>					
Developer's Declaration					
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority: NORWICH CITY COUNCIL		Developer/Agent:			
Name: C. HOLLNSELL		Name: Graham Nelson			
Job Title: PLANNER.					

Date: 17/12/19

Job Title: Director of Regeneration and Development

Date: 11 December 2019

Site & Developer/Agent Details				
Developer/Agent	Andy Scales , Norfolk Property Consultants Ltd			
Reference	R2			
Location	Norfolk Learning Difficulties Centre, Ispwich Road			
Planning Status	Allocation			
Description of Development	Housing with care and/or community facilities, or housing development (30 dwellings)			
Site Progress				
Total Homes Completed at 1 st April 2019	0			
Homes Under Construction at 1 st April 2019	0			
Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0
.				
Commentary on Site Progress				
<p><i>The site has been in operational use to deliver the NCC Adult Services function. There are on-going discussion to relocate the current Adult Services functions / facilities from this site in the next 2 -3 years that would enable development to take place</i></p>				
Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
0	0	0	0	10
.				
Commentary on Delivery Forecast				
<p><i>Once vacant and surplus, NCC would seek to realise a receipt from this asset at the earlier opportunity and once a clear timetable is identified, an early planning consent would be secured and site purchaser / developer identified. However, this would be unlikely to secure any development on site until 2022 / 23 or later.</i></p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> • the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> • that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority: <i>NORWICH CITY COUNCIL</i>		Developer/Agent:		
Name: <i>C. HAINSELL</i>		Name: Andy Scales (Agent)		
Job Title: <i>PLANNER</i>		Job Title: Head of Planning Consultancy (NPS)		
Date: <i>17 / 12 / 19.</i>		Date: 20 November 2019		

**Greater Norwich Area Housing Land Supply
Assessment at 1st April 2019**

Joint Delivery Statements

South Norfolk Council

Site & Developer/Agent Details				
Developer/Agent	Clayland Architects (on behalf of Tas Valley Developments Ltd)			
Reference	2006/0171/O Allocation ASL1			
Location	Aslacton: Coopers Scrap Yard			
Planning Status	Outline Permission			
Description of Development	Proposed erection of 15 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
2019/0460/D – Reserved Matters application submitted.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: Clayland Architects			
Print Name: Daisy Sutcliffe	Print Name: Steven Swaby			
Job Title: Spatial Planning Monitoring Officer	Job Title: Principal Architect			
Date: 25th October 2019	Date:10/12/2019			

Site & Developer/Agent Details

Developer/Agent	Margaret Shelley at Lanpro (on behalf of Mr & Mrs Keable, site owners)
Reference	2017/2131
Location	Bracon Ash: West of Long Lane
Planning Status	Outline Permission plus Reserved matters for 7 plots
Description of Development	15 self/custom-build units

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	3
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

(Please give any reasons why delivery has exceeded expected rates, or otherwise. Where relevant, please include details on progress towards the submission of a planning application(s), progress with site assessment and details of any known viability, ownership or infrastructure constraints).

Progress is a little faster than anticipated – the plot sales went very well and owners are keen to move ahead quickly.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
4	8	3	-	-

Commentary on Delivery Forecast

(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).

Progress is a little faster than anticipated – the plot sales went very well and owners are keen to move ahead quickly.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent: LONG FOUR ACRES LTD

Print Name: K. KEABLE

Job Title: DIRECTOR

Date: 5th December 2019

Site & Developer/Agent Details				
Developer/Agent	Kerry Smith c/o Bennett Homes			
Reference	2014/1440			
Location	Costessey: Townhouse Road			
Planning Status	Detailed Permission			
Description of Development	62 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	48			
Homes Under Construction at 1st April 2019	14			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	17	31
.				
Commentary on Site Progress				
<i>5 units completed in 2019/2020 and site almost complete (as seen on site visit in October 2019).</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
14	-	-	-	-
.				
Commentary on Delivery Forecast				
<i>Site to completed by end of March 2020.</i>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
<p>Local Authority:</p> <p>Print Name: Daisy Sutcliffe</p> <p>Job Title: Spatial Planning Monitoring Officer</p> <p>Date: 25th October 2019</p>	<p>Developer/Agent:</p> <p>Print Name: Kerry Smith</p> <p>Job Title: Development Surveyor</p> <p>Date: 21 November 2019</p>			

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey East Anglia			
Reference	2013/0567 & 2016/0402 COS1			
Location	Costessey: West of Lodge Farm			
Planning Status	Full Permission			
Description of Development	509 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	230	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	25	82	75	48
.				
Commentary on Site Progress				
<i>Site under construction. 34 of 279 remaining plots already completed in 2019/2020. Build rates in line with developers forecast.</i>				
.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
15	54	60	60	39
.				
Commentary on Delivery Forecast				
<i>Expected to continue at around past development rates until complete.</i>				
.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Jordan Last		
Job Title: Spatial Planning Monitoring Officer		Job Title: Senior Planner		
Date: 25th October 2019		Date: 21st November 2019		

Site & Developer/Agent Details				
Developer/Agent	John Dale c/o Bovis Homes			
Reference	2008/2347 (part)			
Location	Cringleford: North of the A11, Roundhouse Park (part)			
Planning Status	Full Application submitted			
Description of Development	50 dwellings as part of a Full application for residential development associated infrastructure			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p><i>Following applications submitted:</i> 2018/0280/F – Full permission (refused) for construction of 35 dwellings (including 2 affordable dwellings) 2018/0281/F – Full permission (pending decision) for 16 apartments & 2 houses</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	2	38	10	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: John Dale		
Job Title: Spatial Planning Monitoring Officer		Job Title: Design & Planning Manager		
Date: 25th October 2019		Date: 29th November 2019		

Site & Developer/Agent Details					
Developer/Agent	Spencer Burrell (on behalf of Big Sky Developments)				
Reference	2013/1494/O (part) Cringleford NP HOU1 (part)				
Location	Cringleford: Land South of the A11 & East of the A47				
Planning Status	Outline & some detailed permissions				
Description of Development	350 dwellings & 2,500 sq.m of commercial floorspace within 650 dwelling scheme				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	-
.					
Commentary on Site Progress					
<p><i>Following applications approved/pending consideration:</i></p> <p>2018/2303 - Discharge of Condition for Design Code</p> <p>2018/2783 – RM for 67 dwellings</p> <p>2018/2784 – RM for 79 dwellings</p> <p>2018/2785 – RM for 62 dwellings</p> <p>2018/2786 – RM for 56 dwellings</p> <p>2018/2787 – RM for 23 dwellings</p> <p>2018/2788 – RM for 21 dwellings</p> <p>2018/2789 – RM for 42 dwellings & 500 sq.m of commercial floorspace</p> <p>2018/2790 – RM for 765 sq.m of commercial floorspace</p> <p>2018/2791 – RM for strategic landscape</p> <p>Site has central government Accelerated Construction funding and infrastructure construction is underway.</p>					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	60	86	62	51
.					
Commentary on Delivery Forecast					
<p><i>Following the planning process, the site will be delivered in phases. The first reserved matters application has been approved. The site access off Roundhouse Roundabout has been constructed. Final 90 units by April 2025.</i></p>					
Developer's Declaration					
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority:			Developer/Agent:		

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019


Print Name: Spencer Burrell

Job Title: Development Director

Date: 02/12/19

Site & Developer/Agent Details				
Developer/Agent	Simon Bryan c/o Hopkins & Moore (Developments) Limited			
Reference	2016/0482/F Allocation DIC1			
Location	Dickleburgh: Langmere Road			
Planning Status	Full Permission			
Description of Development	Residential development of land to provide 22 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	8	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	8
.				
Commentary on Site Progress				
<i>Under construction.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
14	-	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: DEVELOPER			
Print Name: Daisy Sutcliffe	Print Name: SIMON BRYAN			
Job Title: Spatial Planning Monitoring Officer	Job Title: DEVELOPMENT DIRECTOR			
Date: 25th October 2019	Date: 25/11/19			

Site & Developer/Agent Details					
Developer/Agent	Nicole Wright c/o La Ronde Wright				
Reference	2018/0980/O				
Location	Dickleburgh: Land West of Norwich Rd				
Planning Status	Outline Permission				
Description of Development	22 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	-
.					
Commentary on Site Progress					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	-	-	-	-
.					
Commentary on Delivery Forecast					
All dwellings to be delivered by 1 July 2022					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority:	Developer/Agent:				
Print Name: Daisy Sutcliffe	Print Name: Nicole Wright MRTPI				
Job Title: Spatial Planning Monitoring Officer	Job Title: Director				
Date: 25th October 2019	Date: 19th November 2019				

Site & Developer/Agent Details				
Developer/Agent	Bounty Holdings Ltd c/o Chapman Chartered Surveyors			
Reference	Part of Allocation DIS1			
Location	Diss: Land North of Vinces Road			
Planning Status	Land Allocation			
Description of Development	A residential development of 35 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>We are having discussions with the neighbouring landowner about bringing this site forward earlier within the current five-year window as part of the overall DIS1 allocation.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	15	20
.				
Commentary on Delivery Forecast				
<i>This will depend on the outcome of our discussions but our client remains committed to delivery by a housing developer as soon as possible.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: 			
Print Name: Daisy Sutcliffe	Print Name: Oliver Chapman MRICS			
Job Title: Spatial Planning Monitoring Officer	Job Title: Director			
Date: 25th October 2019	Date: 29.11.2019			

Site & Developer/Agent Details

Developer/Agent	Michael Goldney c/o Cripps Developments
Reference	2018/1317 Allocation EAR1
Location	Earsham: Lodge Field, School Lane
Planning Status	Full Permission
Description of Development	16 dwellings

Site Progress

Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
13	3	-	-	-

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent: CRIPPS DEVELOPMENTS LTD

Print Name: MIKE GOLDNEY

Job Title: COMMERCIAL DIRECTOR.

Date: 19th NOVEMBER 2019

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2014/2611 Allocation EAS1		
Location	Easton: South and East of village		
Planning Status	Outline Permission		
Description of Development	890 dwellings and village centre, south and east of the village		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
<i>Indicated commencement of site planned for 2020.</i>			
<i>Design Code submitted.</i>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
-	15	55	55
.			
Commentary on Delivery Forecast			
<i>Commence on site Q3 2020, first completions Q1 2021.</i>			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 			
and,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Laura Townes		
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning		
Date: 25th October 2019	Date: 4th December 2019		

Site & Developer/Agent Details			
Developer/Agent	Chris Smith c/o Hopkins & Moore Developments Ltd		
Reference	2019/1013/F Allocation GIL1		
Location	Gillingham: Norwich Road		
Planning Status	Full Permission		
Description of Development	Residential development of 22 dwellings, together with associated public open space, access roads, garaging and car parking.		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
Authorisation to Grant Planning permission was given by the LPA Planning Committee of 16 th October 2019.			
The issue of Planning Permission is now awaiting the completion of the necessary S106 Agreement.			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
-	- 9	- 13	-
.			
Commentary on Delivery Forecast			
The above delivery figures are based upon the issue of a Planning Permission by February 2020.			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 			
and,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Chris Smith		
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Planner		
Date: 25th October 2019	Date: 21st November 2019		

Site & Developer/Agent Details				
Developer/Agent	Edward Gilder c/o Badger Building			
Reference	2011/0026 & 2018/0079			
Location	Hales: Former Workshop, Yarmouth Road			
Planning Status	Full Permission			
Description of Development	10 dwellings under extant 2011 permission, plus 3 additional dwellings under 2018 permission			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	10	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
12		-	-	-
.				
Commentary on Delivery Forecast				
The above properties will all be complete by April 2010				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: Badger Building			
Print Name: Daisy Sutcliffe	Print Name: Edward Gilder			
Job Title: Spatial Planning Monitoring Officer	Job Title: Land and Planning Manager			
Date: 25th October 2019	Date: 2 December 2019			

Site & Developer/Agent Details

Developer/Agent	Mark Nolan c/o Chaplin Farrant
Reference	2018/1934/O (PDE) Allocation HAL1
Location	Hales: North of Yarmouth Road
Planning Status	Land Allocation
Description of Development	10 dwellings

Site Progress

Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

Outline application 2018/1934/O pending decision

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	- 20	-	-	-

Commentary on Delivery Forecast

SITE TO BE SOLD WITH T.P. APPROVAL.
DEVELOPMENT UNDER WAY

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:	Developer/Agent: <i>ASG&J Chaplin Farrant Ltd</i>
Print Name: Daisy Sutcliffe	Print Name: <i>M.J. Nolan</i>
Job Title: Spatial Planning Monitoring Officer	Job Title: <i>Director</i>
Date: 25 th October 2019	Date: <i>21 Nov 2019</i>

Site & Developer/Agent Details				
Developer/Agent	Mr & Mrs Gibbons, Wilderness Farmhouse			
Reference	1998/1119			
Location	Harleston: Land at Cranes Meadow			
Planning Status	Full Permission			
Description of Development	Erection of 27 dwellings and associated works			
Site Progress				
Total Homes Completed at 1st April 2019	18	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-		-
.				
Commentary on Site Progress				
<p><i>Initial 18 dwellings completed prior to 2013.</i></p> <p><i>2016/1161/DC – Discharge of conditions approved for plots 50-58 (remaining 9 plots)</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
4	4	1	-	-
.				
Commentary on Delivery Forecast				
<p><i>Build initially delayed due to expected delivery of approved brick types (between April – July 2019).</i></p> <p>Foundations and oversites completed to 4no dwellings, the remaining 5 number dwellings are now roofed in.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Stephen Gibbons		
Job Title: Spatial Planning Monitoring Officer		Job Title: Owner		
Date: 25th October 2019		Date: 29th November 2019		

Site & Developer/Agent Details

Developer/Agent	Julian Wells c/o FW Properties
Reference	HEM1
Location	Hempnall: off Bungay Road
Planning Status	Allocated Site
Description of Development	20 dwellings

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

2019/0864/F – Full permission (pending decision) for proposed erection of 23 dwellings with associated landscaping, drainage and highways works.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	23	-	-

Commentary on Delivery Forecast

We hope to be starting the construction of these new homes in Spring 2020 with practical completion in Autumn 2021.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:	Developer/Agent: FW Properties
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 25 th October 2019	Date: 19/11/2019

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	2011/1804 – Outline, 2015/1681 – RM (phase B1-A), 2017/1104 – RM (phase B1-B), 2018/2500 – RM (phase B2) Allocation HET1 (part)			
Location	Hethersett: North Village			
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase B1-A = 126 dwellings Phase B1-B = 107 dwellings Phase B2 = 191 dwellings			
Description of Development	1,196 dwellings with primary school and local services			
Site Progress				
Total Homes Completed at 1st April 2019	Phase B1-A = 126 dwellings Phase B1-B = 0 dwellings Phase B2 = 0 dwellings	Homes Under Construction at 1st April 2019	107	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase B1-A = 26	Phase B1-A = 46	Phase B1-A = 54 (phase complete)
.				
Commentary on Site Progress				
<p>Phase B1-A = complete (126 dwellings)</p> <p>Phase B1-B = 18 units of 107 complete (as seen on site visit in October 2019). 6 further units under construction.</p> <p>2018/2500/D - Detailed permission for Phase B2 (191 dwellings) now approved.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase B1-B = 70	Phase B1-B = 37 (phase complete)	-	-	-
-	Phase B2 = 23	Phase B2 = 80	Phase B2 = 80	Phase B2 = 8 (phase complete) Phase B3 = 73
.				
Commentary on Delivery Forecast				
<p>Phase B2 included in delivery forecast as reserved matters has now been approved. Delivery expected from 2020/21 as a continuation from Phase B1-B.</p>				

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 4th December 2019

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey			
Reference	2011/1804 – Outline, 2015/1594 – RM (phase A1-A), 2017/0151 – RM (phase A1-B), 2018/2326 – RM (phase A2) Allocation HET1 (part)			
Location	Hethersett: North Village			
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase A1-A = 95 dwellings Phase A1-B = 91 dwellings Phase A2 = 181 dwellings			
Description of Development	1,196 dwellings with primary school and local services			
Site Progress				
Total Homes Completed at 1st April 2019	Phase A1-A = 95 dwellings Phase A1-B = 0 dwellings Phase A2 = 0 dwellings	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase A1-A – 7	Phase A1-A – 49	Phase A1-A – 39 Phase A1-B - 3
.				
Commentary on Site Progress				
<p>Phase A1-A = complete (95 dwellings)</p> <p>Phase A1-B = 40 units of remaining 88 complete (as seen on site visit in October 2019). 7 further units under construction.</p> <p>2018/2326/D - Detailed permission for Phase A2 (181 dwellings) approved.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase A1-B – 49	Phase A1-B – 39 Phase A2 - 17	Phase A2 - 57	Phase A2 - 55	Phase A2 - 49
.				
Commentary on Delivery Forecast				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent:

Print Name: Jordan Last

Job Title: Senior Planner

Date: 21st November 2019

Site & Developer/Agent Details				
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd			
Reference	Allocation LNGS1 (part)			
Location	Long Stratton: North west of the village			
Planning Status	Allocated site with hybrid application under consideration			
Description of Development	600 dwellings, link road and employment land			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
Commentary on Site Progress				
2018/0112/O – Outline permission (pending consideration)				
Recent DfT announcement of Major Roads Network funding to complete the bypass business case linked to this application.				
Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	15	20	20
Commentary on Delivery Forecast				
Completions based on documentation supporting the current hybrid planning application.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Norfolk Homes Ltd		
Job Title: Spatial Planning Monitoring Officer		Print Name:		
Date: 25th October 2019		James Nicholls		
		Job Title:		
		Development Manager		
		Date: 19.11.19		

Site & Developer/Agent Details				
Developer/Agent	Chris Webber c/o Barratt/David Wilson Homes			
Reference	Phase 1 - 2014/0732 & Phase 2 - 2016/2388 Allocation POR1			
Location	Poringland: Heath Farm			
Planning Status	Detailed Permission			
Description of Development	270 dwellings (150 under Phase 1 - 2014/0732 & 120 under Phase 2 - 2016/2388)			
Site Progress				
Total Homes Completed at 1st April 2019	Phase 1 = 150 (complete) Phase 2 = 68	Homes Under Construction at 1st April 2019	52	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	Phase 1 - 3	Phase 1 - 76	Phase 1 - 63 Phase 2 - 17	Phase 1 - 8 Phase 2 - 51
.				
Commentary on Site Progress				
Phase 1 complete. Phase 2 under construction.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase 2 - 36	Phase 2 - 16	-	-	-
.				
Commentary on Delivery Forecast				
.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: David Wilson Homes			
Print Name: Daisy Sutcliffe	Print Name: Chris Webber			
Job Title: Spatial Planning Monitoring Officer	Job Title: Assistant Planner			
Date: 25th October 2019	Date: 28 November 2019			

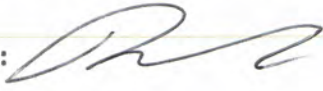
Site & Developer/Agent Details				
Developer/Agent	Kerry Smith c/o Bennett Homes			
Reference	2015/2326/D			
Location	Bixley: West of Octagon Barn, Bungay Road			
Planning Status	Detailed Permission			
Description of Development	60 dwellings and 2 commercial units			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	39	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
2 of 60 plots completed in September 2019.				
15 plots commenced between May – September 2019.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
19	32	9	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Kerry Smith			
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Surveyor			
Date: 25th October 2019	Date: 21 November 2019			

Site & Developer/Agent Details				
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd			
Reference	2014/0319 Allocation POR6 (part)			
Location	Poringland, West of The Street/ North of Shotesham Road			
Planning Status	Detailed Permission			
Description of Development	221 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	76			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	13	27	36	0
.				
Commentary on Site Progress				
<i>Badger Building element of the site complete (76 dwellings). Remainder of site (Norfolk Homes) due to commence 2019/20.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	25	25	25	25
.				
Commentary on Delivery Forecast				
.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Norfolk Homes Ltd		
Job Title: Spatial Planning Monitoring Officer		Print Name: James Nicholls		
Date: 25 th October 2019		Job Title: Development Manager		
		Date: 19.11.19		

Site & Developer/Agent Details					
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd				
Reference	2010/1332 Allocation POR4 (part)				
Location	Poringland, West of The Street/South of Stoke Road				
Planning Status	Detailed Permission				
Description of Development	232 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	187	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	42	9	41	26	13
.					
Commentary on Site Progress					
56 completed prior to 1 April 2014					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	30	19	-	-	-
.					
Commentary on Delivery Forecast					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 					
and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority:			Developer/Agent: Norfolk Homes Ltd		
Print Name: Daisy Sutcliffe			Print Name: James Nicholls		
Job Title: Spatial Planning Monitoring Officer			Job Title: Development Manager		
Date: 25th October 2019			Date: 25/11/2019		

Site & Developer/Agent Details				
Developer/Agent	Neil Binks c/o Orchard Developments			
Reference	2015/2491 & 2018/0598 Allocation PUL1			
Location	Pulham Market: Sycamore Farm			
Planning Status	Full Permission			
Description of Development	Erection of 10 new dwellings and garages			
Site Progress				
Total Homes Completed at 1 st April 2019	0			
Homes Under Construction at 1 st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
Site under construction.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
10 S	- S	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: ORCHARD HOMES			
Print Name: Daisy Sutcliffe	Print Name: C.T. BINKS			
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR			
Date: 25 th October 2019	Date: 19/11/19			

Site & Developer/Agent Details				
Developer/Agent	Julian Wells c/o FW Properties			
Reference	2017/1649 Allocation ROC1			
Location	Rockland St Mary: off Bee Orchid Way			
Planning Status	Full Permission			
Description of Development	Construction of 21 residential dwellings			
Site Progress				
Total Homes Completed at 1 st April 2019	0			
Homes Under Construction at 1 st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Under construction</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
11 (21)	10	-	-	-
.				
Commentary on Delivery Forecast				
<i>Development will be completed in February 2020.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent:	<i>FW PROPERTIES.</i>		
Print Name: Daisy Sutcliffe	Print Name:	<i>JULIAN WELLS</i>		
Job Title: Spatial Planning Monitoring Officer	Job Title:	<i>DIRECTOR</i>		
Date: 25 th October 2019	Date:	<i>21/11/2019.</i>		

Site & Developer/Agent Details					
Developer/Agent	Rachel Rackham c/o Rackhams Builders				
Reference	Allocation DIS3				
Location	Roydon: Land off Denmark Lane				
Planning Status	Allocated Site				
Description of Development	42 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	-
Commentary on Site Progress					
<i>Commissioning various consultants for specific reports.</i>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	21	21	-	-
Commentary on Delivery Forecast					
<i>Expected to apply for full planning permission in 2019 and to commence works on site thereafter.</i>					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 					
and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Local Authority:			Developer/Agent:		
Print Name: Daisy Sutcliffe			Print Name:	R S RACKHAM	
Job Title: Spatial Planning Monitoring Officer			Job Title:	DIRECTOR	
Date: 25th October 2019			Date:	19/11/19.	

Site & Developer/Agent Details				
Developer/Agent	Max Wiseman c/o Broadleaf Developments			
Reference	2016/0165/O & 2019/0956/D			
Location	Scole: West of Norwich Road			
Planning Status	Detailed Permission			
Description of Development	18 dwellings, access road and open space wildlife area.			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Reserved matters application recently approved.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-18	-	-	
.				
Commentary on Delivery Forecast				
<p>We anticipate to start construction immediately after completion of the acquisition of the site. The build period is circa 14 months and sales is circa 10 months, thus 24 month project. Broadleaf is a new, SME developer, focusing on resi sites with planning of between 10 – 30 houses. The director Max Wiseman is Chartered Surveyor and business partner has developed sites over the past 10 years.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent: Broadleaf Homes		
Print Name: Daisy Sutcliffe		Print Name: Max Wiseman MRICS		
Job Title: Spatial Planning Monitoring Officer		Job Title: Director		
Date: 25th October 2019		Date: 29th Nov 2019		

Site & Developer/Agent Details				
Developer/Agent	Simon Bryan c/o Hopkins Homes			
Reference	2016/2153 Allocation STO1 (part)			
Location	Stoke Holy Cross: South of Long Lane			
Planning Status	Detailed permission			
Description of Development	Proposed erection of 53 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	43	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	9	34
.				
Commentary on Site Progress				
<i>Site under construction.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
10	-	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: DEVELOPER			
Print Name: Daisy Sutcliffe	Print Name: SIMON BRYAN			
Job Title: Spatial Planning Monitoring Officer	Job Title: DEVELOPMENT DIRECTOR			
Date: 25th October 2019	Date: 25/11/19			

Site & Developer/Agent Details				
Developer/Agent	Kerry Smith c/o Bennett Homes			
Reference	2014/1642 & 2017/2247			
Location	Swardeston: land off Bobbins Way			
Planning Status	Detailed Permission			
Description of Development	38 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>2017/2247/D - Reserved matters application approved for 38 dwellings</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
0	6	24	8	-
.				
Commentary on Delivery Forecast				
Due to commence on site March/April 2020				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Kerry Smith		
Job Title: Spatial Planning Monitoring Officer		Job Title: Development Surveyor		
Date: 25th October 2019		Date: 21 November 2019		

Site & Developer/Agent Details				
Developer/Agent	Nick Dawes c/o Brown & Co.			
Reference	SWA1			
Location	Swardeston: Main Road			
Planning Status	Allocated Site			
Description of Development	Allocated for approx. 30 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p>No applications submitted to date. This site is currently available for sale. It is hoped that a preferred developer will be agreed in the early part of 2020 followed by a full planning application by the summer 2020 and the commencement development by the end of 2020 bleak the beginning of 2021</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	15	15	-
.				
Commentary on Delivery Forecast				
<p>Swardeston popular location for development. With evidence from this rates of house sales from phase 1 Whitehouse farm Sprowston that subject to build rates sales rates could be between 30 to 35 dwellings per annum</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
<p>Local Authority:</p> <p>Print Name: Daisy Sutcliffe</p> <p>Job Title: Spatial Planning Monitoring Officer</p> <p>Date: 25th October 2019</p>		<p>Agent: Nick Dawes for a number half of the land owners</p> <p>Print Name: NICK DAWES</p> <p>Job Title: Partner</p> <p>Date:28/11/2019</p>		



Site & Developer/Agent Details

Developer/Agent	William Easton c/o F.H. Easton Ltd
Reference	2017/0225 Allocation TAC1
Location	Tacolneston: Land adj The Fields
Planning Status	Outline Permission
Description of Development	21 dwellings

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
10	11	-	-	-

Commentary on Delivery Forecast

Land is now being marketed for sale.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:

Developer/Agent: *F.H. Easton Ltd*

Print Name: Daisy Sutcliffe

Print Name: *William Easton*

Job Title: Spatial Planning Monitoring Officer

Job Title: *Director*

Date: 25th October 2019

Date: *06/12/19*

Site & Developer/Agent Details				
Developer/Agent	Andrew Lansdell c/o Aldridge Lansdell			
Reference	TAS1			
Location	Tasburgh: Church Road			
Planning Status	Allocated site			
Description of Development	Allocated for approx. 20 sites			
Site Progress				
Total Homes Completed at 1 st April 2019	0			
Homes Under Construction at 1 st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0
.				
Commentary on Site Progress				
<p><i>The site remains on the market for sale as an allocated site within the Local Plan. There has been good interest over the period the site has been available and a sale had been agreed to Bennett Homes, on a conditional contract, subject to planning, but fell through twelve months ago, due to the requirements of the Open Space SPD adopted in September 2018. Currently, one developer is working up a possible scheme in conjunction with a Housing Association, with a view to submitting a formal offer which it is hoped will be forthcoming early in 2020.</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
0	0	12	12 - 15	-
.				
Commentary on Delivery Forecast				
<p>Once a sale has been agreed on the site, the legal process to exchange of conditional contracts is likely to take 3 – 6 months. A planning application will then be submitted by the developer purchaser within 3 months. Assuming it takes 6 months to gain an approval, it is likely to be mid 2021 before construction commences on site.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority: South Norfolk Council	Agent: Aldridge Lansdell			
Print Name: Daisy Sutcliffe	Print Name: Andrew Lansdell			

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Job Title: Principal

Date: 29th November 2019

Site & Developer/Agent Details				
Developer/Agent	Daniel Cripps c/o Cripps Developments			
Reference	2017/2302 Allocation THL1			
Location	Thurlton: Beccles Road, College Rd			
Planning Status	Full Permission			
Description of Development	30 dwellings			
Site Progress				
Total Homes Completed at 1 st April 2019	5	Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	5
.				
Commentary on Site Progress				
<i>Under construction.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
25	-	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: Cripps Developments LB			
Print Name: Daisy Sutcliffe	Print Name: Paul Lach			
Job Title: Spatial Planning Monitoring Officer	Job Title: Finance Director			
Date: 25 th October 2019	Date: 29/10/19			

Site & Developer/Agent Details				
Developer/Agent	Nicky Parsons c/o Pegasus Group & James Nicholls c/o Norfolk Homes			
Reference	2014/0981 Allocation TROW1 (part)			
Location	Trowse: Devon Way/Hudson Avenue			
Planning Status	Outline permission, reserved matters pending consideration			
Description of Development	75 dwellings and part of primary school site			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p>Following applications submitted: 2017/2670/D – RM (pending consideration) Outline planning permission for residential development, associated external works and amenity areas (with an area of land set aside for future primary school use). <i>Detailed application submitted 21st November 2019 – Erection of 83 no. dwellings, vehicular access, landscaping, open space and associated infrastructure Phase 2 Land Off White Horse Lane Trowse Norfolk</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	15	30
.				
Commentary on Delivery Forecast				
.				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent: Norfolk Homes Ltd		
Print Name: Daisy Sutcliffe		Print Name: Jack Pointer		
Job Title: Spatial Planning Monitoring Officer		Job Title: Land and Planning		
Date: 25th October 2019		Date: 12/12/2019		
.				

Site & Developer/Agent Details			
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd		
Reference	2016/0803 & 2016/0805 Allocation TROW1 (part)		
Location	Trowse: White Horse Lane		
Planning Status	Detailed Permission		
Description of Development	98 dwellings and new primary school site (part)		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
<i>2 plots commenced in August 2019.</i>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
28	25	25	20
.			
Commentary on Delivery Forecast			
<i>Delay originally due to gas main diversion but site now under construction.</i>			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 			
and,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority:	Developer/Agent: Norfolk Homes		
Print Name: Daisy Sutcliffe	Print Name: Jack Pointer		
Job Title: Spatial Planning Monitoring Officer	Job Title: Land and Planning Coordinator		
Date: 25th October 2019	Date: 04/12/19		

Site & Developer/Agent Details			
Developer/Agent	Julian Wells c/o FW Properties		
Reference	W001		
Location	Woodton: Rear of Georges House		
Planning Status	Outline Permission		
Description of Development	23 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
Number of Homes Completed by Year			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
2018/19			
-			
Commentary on Site Progress			
Previous outline permission (2016/0466/O) lapsed in August 2019.			
Delivery Forecast			
2019/20	2020/21	2021/22	2022/23
-	-	22	-
2023/24			
-			
Commentary on Delivery Forecast			
We are aiming to submit the detailed planning application for the scheme during the first quarter 2020. The construction work could then commence in the last quarter 2020 with practical completion during the second quarter 2022.			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 			
and,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority:	Developer/Agent: FW Properties		
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS		
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR		
Date: 25 th October 2019	Date: 19/11/2019		

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	Phase 1 – 2014/1969 & Phase 2 - 2015/1405			
Location	Wymondham: Carpenters Barn			
Planning Status	Detailed permission			
Description of Development	Phase 1 = 217 dwellings Phase 2 - 133 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	Phase 1 = 217 dwellings (all complete) Phase 2 = 9	Homes Under Construction at 1st April 2019	124	
Number of Homes Completed by Year				
.				
	2014/15	2015/16	2016/17	2017/18
	-	-	Phase 1 = 86	Phase 1 = 82
				Phase 1 = 49 Phase 2 = 9
.				
Commentary on Site Progress				
<p><i>Phase 1 complete.</i></p> <p><i>Phase 2 under construction.</i></p> <p><i>22 units of remaining 124 completed (phase 2), as seen on site visit in October 2019.</i></p>				
Delivery Forecast				
.				
	2019/20	2020/21	2021/22	2022/23
	75	49	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:			Developer/Agent:	
Print Name: Daisy Sutcliffe			Print Name: Laura Townes	
Job Title: Spatial Planning Monitoring Officer			Job Title: Head of Land & Planning	
Date: 25th October 2019			Date: 4th December 2019	

Site & Developer/Agent Details				
Developer/Agent	Geoff Armstrong c/o Armstrong Rigg Planning			
Reference	2016/2668 Allocation WYM2			
Location	Wymondham: Former Sale Ground, Cemetery Lane			
Planning Status	Outline Permission			
Description of Development	Allocated for 64 dwellings and commercial use, outline permission does not specify numbers, but supporting evidence is based on 61 dwellings only			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p><i>Allocated brownfield site, with a history of previous permissions. Reserved Matters application expect to be submitted sometime in 2019.</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	20	21	20	3
.				
Commentary on Delivery Forecast				
<p><i>Allowing time to secure Reserved Matters consent, delivery is expected to commence on the site in 2020/21 with a delivery rate of approximately 20 dpa expected.</i></p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: Armstrong Rigg Planning			
Print Name: Daisy Sutcliffe	Print Name: Geoff Armstrong			
Job Title: Spatial Planning Monitoring Officer	Job Title: Director			
Date: 25th October 2019	Date: 2nd December 2019			

Site & Developer/Agent Details				
Developer/Agent	Spencer Burrell c/o Big Sky Developments			
Reference	Allocation WYM1			
Location	Wymondham: Friarscroft Lane			
Planning Status	Allocated site			
Description of Development	14 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Currently developing a layout following pre application advice and further site investigations on ground conditions and flood zone modelling, impact on viability and space have been a huge issue with the pace of this project.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	14	-	-
.				
Commentary on Delivery Forecast				
<i>If the further investigations come back favourable in February, works have the potential (subject to planning process) to commence late 2020.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Spencer Burrell			
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Director			
Date: 25th October 2019	Date: 02/12/19			

Site & Developer/Agent Details				
Developer/Agent	Sam Sinclair c/o Lovell Construction			
Reference	2014/2495/O, 2018/2758/D & 2019/1804/D (PCO)			
Location	Wymondham: London Road/Suton Lane			
Planning Status	Outline Permission & some detailed permission			
Description of Development	335 dwellings, neighbourhood centre and cemetery			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
2018/2758/D – Reserved matters approval for 89 dwellings				
2019/1804/D – Reserved matters (pending consideration) for 246 dwellings				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	50	50	50	50
.				
Commentary on Delivery Forecast				
Works started on site - 2018/2758/D				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Sam Sinclair			
Job Title: Spatial Planning Monitoring Officer	Job Title: Regional Technical Manager			
Date: 25th October 2019	Date: 02/12/2019			

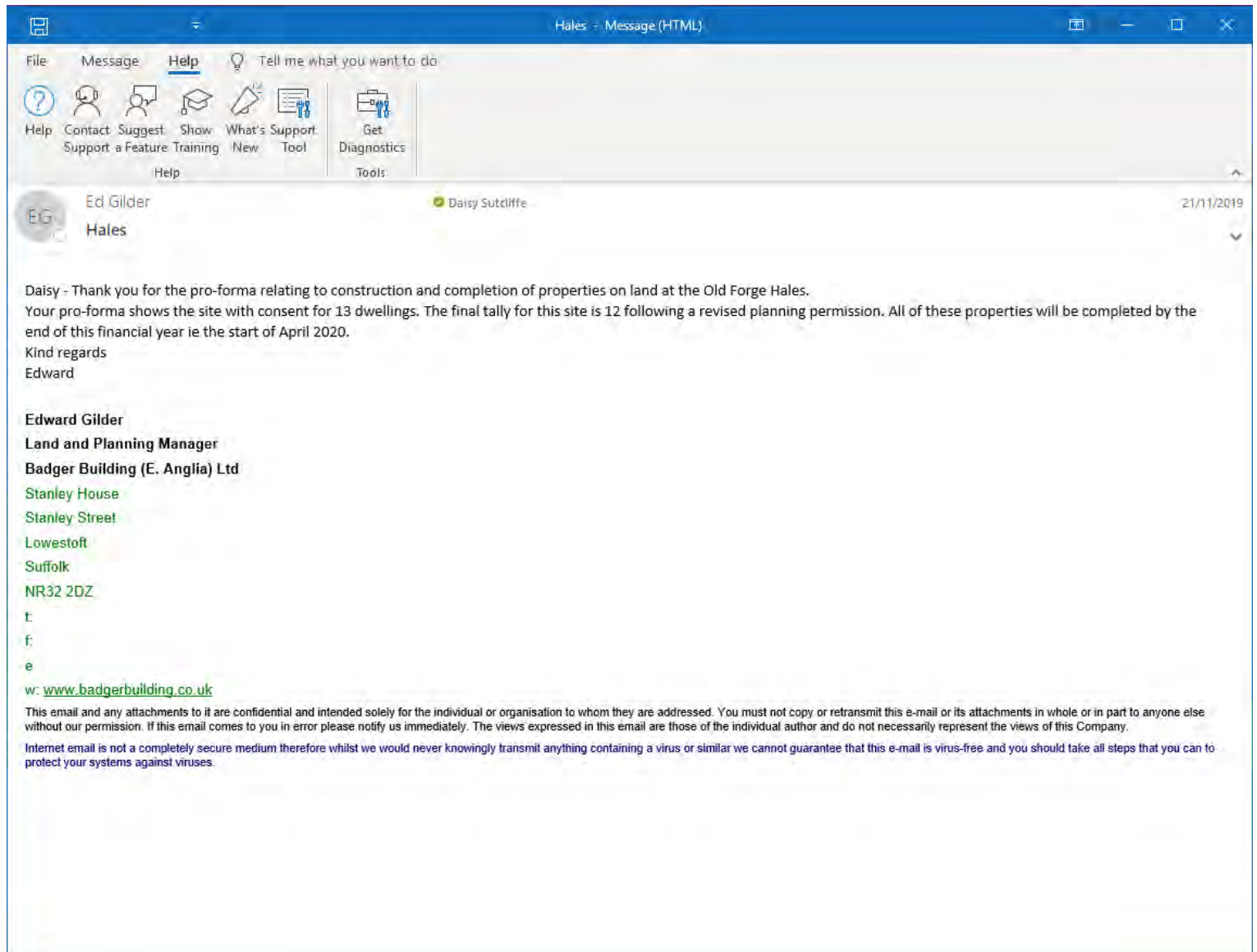
Site & Developer/Agent Details				
Developer/Agent	Simon Bryan c/o Hopkins Homes			
Reference	2015/2168 WYM3 (part)			
Location	Wymondham: South, Rightup Lane			
Planning Status	Detailed permission			
Description of Development	153 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	50 dwellings	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	4	46
.				
Commentary on Site Progress				
<p><i>Site under construction.</i> <i>19 units out of remaining 103 complete, as seen on site visit in October 2019.</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
54	36	13	-	-
.				
Commentary on Delivery Forecast				
<p> </p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:	Developer/Agent: DEVELOPER			
Print Name: Daisy Sutcliffe	Print Name: SIMON BRYAN			
Job Title: Spatial Planning Monitoring Officer	Job Title: DEVELOPMENT DIRECTOR			
Date: 25th October 2019	Date: 25/11/19			

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey			
Reference	Phase 1 - 2015/1649, Phase 2 - 2016/2586 WYM3 (part)			
Location	Wymondham: South, Silfield Road			
Planning Status	Detailed permission			
Description of Development	Phase 1 - 129 dwellings Phase 2 - 121 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	Phase 1 = 98 dwellings	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase 1 - 8	Phase 1 – 32	Phase 1 – 58
.				
Commentary on Site Progress				
Phase 1 under construction – 12 units of remaining 31 completed, as seen on site visit in October 2019. Phase 2 not yet started.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase 1 – 31 (complete) Phase 2 - 19	Phase 2 - 48	Phase 2 - 47	7	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that: <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Jordan Last		
Job Title: Spatial Planning Monitoring Officer		Job Title: Senior Planner		
Date: 25th October 2019		Date: 21st November 2019		

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	2014/2042			
Location	Wymondham: Spinks Lane/Norwich Road			
Planning Status	Detailed permission			
Description of Development	259 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	167	Homes Under Construction at 1st April 2019	92	
Number of Homes Completed by Year				
.				
	2014/15	2015/16	2016/17	2017/18
	-	-	53	39
				2018/19
				75
.				
Commentary on Site Progress				
<i>37 units out of remaining 85, seen as complete on site visit in October 2019.</i>				
Delivery Forecast				
.				
	2019/20	2020/21	2021/22	2022/23
	92	-	-	-
				2023/24
				-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:			Developer/Agent:	
Print Name: Daisy Sutcliffe			Print Name: Laura Townes	
Job Title: Spatial Planning Monitoring Officer			Job Title: Head of Land & Planning	
Date: 25th October 2019			Date: 4th December 2019	

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2019/0536		
Location	Wymondham: Elm Farm, Norwich Common		
Planning Status	Detailed Permission		
Description of Development	300 dwellings at Norwich Common		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
Commencement of development early 2020. Delayed commencement from 2018 estimate due to longer than anticipated reserved matters determination period.			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
	35	80	80
.			
Commentary on Delivery Forecast			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 			
and,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Laura Townes		
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning		
Date: 25th October 2019	Date: 4th December 2019		

Hales: Former Workshop, Yarmouth Road
Reference: 2011/0026 & 2018/0079



The screenshot shows an Outlook email window titled "Hales - Message (HTML)". The interface includes a ribbon with "File", "Message", and "Help" tabs. The "Help" tab is active, showing options like "Tell me what you want to do", "Help", "Contact Support", "Suggest a Feature", "Show Training", "What's New", "Support Tool", and "Get Diagnostics". The email header shows the sender as "Daisy Sutcliffe" and the recipient as "Ed Gilder" with the name "Hales" below it. The date is "21/11/2019".

Daisy - Thank you for the pro-forma relating to construction and completion of properties on land at the Old Forge Hales. Your pro-forma shows the site with consent for 13 dwellings. The final tally for this site is 12 following a revised planning permission. All of these properties will be completed by the end of this financial year ie the start of April 2020.
Kind regards
Edward

Edward Gilder
Land and Planning Manager
Badger Building (E. Anglia) Ltd
Stanley House
Stanley Street
Lowestoft
Suffolk
NR32 2DZ
t:
f:
e
w: www.badgerbuilding.co.uk

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Tharston: Chequers Road
Reference: 2014/0843

The screenshot shows an Outlook window titled "RE: SYLS Statements of Common Ground - Message (HTML)". The ribbon includes "File", "Message", and "Help". The "Message" ribbon has groups for "Delete" (Ignore, Delete, Archive, Junk), "Respond" (Reply, Reply All, Forward, Meeting, IM, More), "Move" (Move, OneNote, Actions), "Tags" (Mark Unread, Categorize, Follow Up), "Editing" (Translate, Related, Select), "Speech" (Read Aloud), and "Zoom" (Zoom). The email header shows the sender as "Jordan Last - TW East Anglia" and the recipient as "Daisy Sutcliffe" on "21/11/2019". The subject is "RE: SYLS Statements of Common Ground". A blue notification bar states "You replied to this message on 21/11/2019 11:13." The email body contains the following text: "Hi Daisy,", "This site is now complete", "Kind Regards,", "Jordan", "Jordan Last", "Senior Planning Co-ordinator", "Taylor Wimpey East Anglia", "T:", "Think before you print!". At the bottom, there are four logos: Taylor Wimpey, HBF 2019 (5 Star Home Builder Customer Satisfaction), Glassdoor 2019 Best Places to Work, and Housing Design Awards Shortlist 2019.

APPENDIX D1 – WINDFALL ASSESSMENT SUMMARY

SOUTH NORFOLK – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	19	15	32	32	25	8	61	50	45	35	322	32
Barn conversions & other agricultural buildings	25	46	37	44	38	15	42	19	30	13	309	31
Conversions shops, offices, schools (including PD)	24	24	15	13	20	4	22	38	14	1	175	18
Other brownfield re-development	41	20	28	13	43	23	1	14	12	8	203	20
Affordable housing exceptions	21	36	33	26	13	21	13	2	0	0	165	17
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	6	13	17	9	0	5	5	15	4	0	74	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc. (<i>pre-14/15 included as other brownfield re-development</i>)							22	11	15	10	58	15
TOTAL	136	154	162	137	139	76	166	149	120	67	1306	131
TOTAL excluding garden plots	117	139	130	105	114	68	105	99	75	32	984	98

BROADLAND – Sites of 9 or fewer

Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden Plots	41	29	23	23	22	35	51	39	15		278	31
Barn conversions & other agricultural buildings	21	6	14	14	18	15	33	17	4		142	16
Conversions shops, offices, schools (including PD)	29	1	4	17	4	12	9	16	8		100	11
Brownfield Redevelopment	17	4	13	2	8	3	19	34	4		104	12
Affordable Housing exceptions	0	8	12	11	0	24	27	3	0		85	9
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	2	4	9	12	7	12	8	4		60	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	2	5	4	13	2	7	3	20	2		58	6
TOTAL	112	55	74	89	66	103	154	137	37		827	92
TOTAL excluding garden plots	71	26	51	66	44	68	103	98	22		549	61

NORWICH – Major and Minor Sites

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	10	1	5	5	5	8	11	6	14	16	81	8
Barn conversions & other agricultural buildings	0	0	0	0	0	0	0	0	0	0	0	0
Conversions shops, offices, schools (including PD)	121	52	12	25	46	23	40	34	210	88	651	65
Brownfield Redevelopment	121	96	81	185	162	76	45	71	117	83	1,037	104
Affordable Housing exceptions	0	0	0	0	0	0	0	0	0	0	0	0
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	3	0	0	0	1	7	1	40	33	87	9
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	11	0	12	10	9	3	3	3	16	10	77	8
TOTAL	265	152	110	225	222	111	106	115	397	230	1,933	193
TOTAL excluding garden plots	255	151	105	220	217	103	95	109	383	214	1,852	185

APPENDIX D2 – LAPSE RATE STUDY SUMMARY

Sites of 9 or fewer	Completed within 5 years	Started but not completed within 5 years	Lapsed or renewed/replaced	Notes
Broadland	77.0%	1.5%	21.5%	Sample: 478 units permitted 1 April 2011 to 31 March 2015
Norwich	73.3%	4.9%	21.7%	Sample: 469 units permitted 1 April 2007 to 31 March 2012
South Norfolk	73.6%	10.7%	15.7%	Sample: 610 units permitted 1 April 2012 to 31 March 2016

The above analysis indicates that on average sites of 9 or fewer are not completed within 5 years in 23% of cases in Broadland, 26.6% in Norwich and 26.4% in South Norfolk.

To account for this the delivery forecast of sites of 9 or fewer has been discounted by 27%, which represents the highest end of the range.

Appendix B – CIL receipts

Greater Norwich Infrastructure Investment Fund Reporting Year 2018-19

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

Reporting information as required by the Community Infrastructure Levy Regulation 62 (4) for the year 2018 to 2019, for the element of CIL which is pooled across the authorities of Broadland District Council, Norwich City Council and South Norfolk Council.

Through the City Deals it was agreed that the Councils, in their reporting requirements for the use of CIL, do not have to comply with the requirement to report at individual district and project level the amount of CIL which they have individually utilised. Instead the authorities can jointly state the amount of CIL they have used as a total and list those projects which CIL has funded.

The Total CIL receipts owed to the Infrastructure Investment Fund to 31 March 2019: **£15,654,753.07**. CIL receipts received by 31 March 2019: **£12,936,359.10** (Q3-4 receipts arrive in Q1-2 of the following year).

The below table shows the annual CIL received by each Greater Norwich district.

	2017/18	2018/19
Broadland	£1,345,002.25	£1,910,239.90
Norwich	£635,043.65	£713,093.25
South Norfolk	£1,353,525.23	£3,086,343.31
TOTAL	£3,333,571.13	£5,709,676.46
Cumulative Total	£9,945,076.61	£15,654,753.07

The Infrastructure Investment Fund is used to support the delivery of a capital programme of projects which is approved annually by the Greater Norwich Growth Board. The list of projects approved by the Board to receive funding from the IIF is called the Growth Programme. The latest Growth Programme is available to view here:

<http://www.greaternorwichgrowth.org.uk/delivery/growth-programme/>

The total CIL expenditure and the items of infrastructure to which CIL has been applied to date is **£9,353,902** as shown in the table below:

Project	Total Drawdown to 018/19
GP1 Harrisons' Wood	£39,156
GP2 Danby Wood *	£25,862
GP3 Marston Marsh *	£24,445
GP4 Earlham Millennium Green - Phase 1 *	£3,160
GP5 Riverside Walk *	£48,361
GP6 Marriott's Way - Phase 1 *	£60,000
GP7 Norwich Health Walks *	£37,852
GP8 Earlham Millennium Green - Phase 2 *	£52,121
GP9 Marriott's Way - Phase 2 *	£245,406
GP10-GP19 NATS Programme *	£1,256,000
GP22 Pink Pedalway - Heathgate *	£150,000
GP23 Carrow Bridge to Deal Ground riverside path	£29,424
GP24 Colney River Crossing (NRP to Threescore)	£78,006
GP29 Barn Road Gateway	£3,640

GP30 Sloughbottom Park - Andersons Meadow	£3,828
GP31 Riverside Walk accessibility improvements	£4,592
GP39 Hales cricket and bowls clubhouse improvements	£4,500
GP40 Wymondham: new sports improvements*	£250,000
GP44 Education 17-18	£2,000,000
GP51 GI Access for All	£27,445
GP52 Thorpe Marriott Greenway	£5,038
GP53 Marriotts Way Surfacing Drayton	£5,366
GP55 Community Sports Hub- The Nest Horsford	£327,101.58
GP25 NDR Loan Repayments	£4,672,598.42

* Projects completed as at end 2018/19

CIL to end of March 2019

Total income to date	£12,936,359.10
Total spend to date	£9,353,902
Compound Interest**	£58,353.95
Balance of CIL receipts to date	£3,640,811.05

**Interest earned on unspent cash reserves till end March 2019



Broadland District Council

CIL Annual Report for 1 April 2018 to 31 March 2019

The Community Infrastructure Regulations 2010 (as amended) requires a “charging authority” (Broadland) to prepare a report for any financial year for which it collects CIL.

*** See Greater Norwich Infrastructure Investment Fund below for CIL expenditure in the Greater Norwich Area**

Regulation	Description	Amount
62		
4(a)	Total CIL receipts	£2,559,752.98
(b)	Total CIL expenditure	£2,535,945.95 * See Tables below
(c)(i)	The items of infrastructure to which CIL has been applied	* See Tables below
(ii)	Amount of CIL expenditure on each item	* See Tables below
(iii)	Amount of CIL applied to repay money borrowed	Nil
(iv)	Amount of CIL applied to administrative expenses	£126,797.36 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 18 & Apr 19)	£498,908.69
(ii)	Amount of CIL passed to any individual (reg 59(4))	Nil
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	See Parish Tables
(i)	The total CIL receipts that regulations 59A or 59B applied to	£498,908.69
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	N/A
(iii)	The amount of expenditure on each item	See Parish Table
4(cc)	Summary details of any notices served in accordance with regulation 59E	None
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	£23,807.03
(ii)	CIL receipts from previous years retained at the end of 2016/17 other than those to which regulation 59E or 59F applied	£51,652.75
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	None
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	N/A
4(e)	Infrastructure payments	None

CIL funds collected and distributed by BDC for Financial Year 1 April 2018 to 31 March 2019

Parish	Development	Planning No	date received	Gross amount	Admin 5%	Parish / Town		Retain surcharge	GNGB	Total to Parishes
						15%	25%		balance	
Aylsham	Aylsham Watermill	20150899	10.04.18	365.66	18.28	54.85			292.53	
Aylsham	Starbucks, Burgh Road	20170493	17.05.18	7,499.37	312.73	938.18		1,244.86	5,003.60	
Aylsham	Plot 1, Hungate Lodge, Hungate Street	20170952	29.11.10	10,000.00	500.00	1,500.00			8,000.00	
Aylsham	Plot 1, Hungate Lodge, Hungate Street	20170952	30.11.18	476.72	23.84	71.51			381.37	
Aylsham										2,564.54
Beighton	The Old Post Office, Moulton St Mary	20180117	18.04.18	5,659.15	282.96	848.87			4,527.32	848.87
Blofield	Land North of Bullacebush Lane	20171716	05.05.18	9,805.41	490.27		2,451.35		6,863.79	
Blofield	Garden Farm (plots 17A-17E to 20)	20171053	09.07.18	22,604.64	1,130.23		5,651.16		15,823.25	
Blofield	Land North of Bullacebush Lane	20171716	17.08.18	29,416.24	1,470.81		7,354.06		20,591.37	
Blofield	Plot 2, Land off Woodbastwick Road	20170207	28.08.18	3,792.05	189.60		948.01		2,654.44	
Blofield	Land adj. The Manse, Globe Lane	20171081	31.12.18	17,369.71	868.49		4,342.43		12,158.79	
Blofield	Plot 4, Land of Woodbastwick Road	20170207	09.01.19	11,376.16	568.81		2,844.04		7,963.31	
Blofield	Land North Yarmouth Road	20172131	18.01.19	321,974.72	16,098.74		80,493.68		225,382.30	
Blofield										104,084.73
Cawston	Valley Farm, Booton Road	20180283	23.10.18	3,143.97	157.20	471.60			2,515.17	
Cawston	Perrys Lane Farm	20130598	26.02.19	750.00	37.50	112.50			600.00	
Cawston	Wood Farm, Brandiston Road	20151358	28.02.19	13,147.33	657.37	1,972.10			10,517.86	
Cawston										2,556.20
Coltishall	Westbourne House, 6 Westbourne Road	20181120	29.12.18	7,364.58	368.23	1,104.69			5,891.66	
Coltishall	Westbourne House, 6 Westbourne Road	20181120	29.03.19	22,093.75	1,104.69	3,314.06			17,675.00	
Coltishall										4,418.75
Drayton	Plot 5, 35 School Road	20180448	20.07.18	23,894.20	1,194.71		5,973.55		16,725.94	
Drayton	Plot 6, 35 School Road	20161832	20.07.18	20,683.93	1,034.20		5,170.98		14,478.75	
Drayton	16 Station Road	20170889	28.11.18	1,567.57	78.38		391.89		1,097.30	
Drayton	16 Station Road	20181693	04.01.19	207.50	10.38		51.88		145.24	
Drayton										11,588.30

Felthorpe	Valley Farm, Holt Road	20141319	07.12.18	21,830.75	1,091.54	3,274.61			17,464.60	3,274.61
Foulsham	Bates Moor Farm	20180951	06.08.18	1,537.05	76.85	230.56			1,229.64	
Foulsham	18 High Street	20160336	28.08.18	3,607.26	180.36	541.09			2,885.81	
Foulsham	Wakefield Farm, Guestwick Road	20170882	06.12.18	52,494.15	2,624.71	7,874.12			41,995.32	
Foulsham										8,645.77
Frettenham	Land Rear 17/19 Mayton Avenue	20142022	23.10.18	7,802.56	390.13	1,170.38			6,242.05	1,170.38
Great Plumstead	Plots 2, 3, 4, 8, 9, 10 & 11 Land NE Church Road	20161151	28.09.18	22,363.72	1,118.19			5,590.93	15,654.60	
Great Plumstead	Plot 1, Land NE of Church Road	20180309	28.09.18	5,905.96	295.30			1,476.49	4,134.17	
Great Plumstead	Land off Rosebery Road	20171999	11.01.19	48,298.50	2,414.93			12,074.63	33,808.94	
Great Plumstead										19,142.05
Guestwick	The White House, Old School Road	20171483	23.08.18	2,351.20	117.56	352.68			1,880.96	352.68
Hellesdon	Royal Norwich Golf Club, Drayton High Road	20171514	03.09.18	108,857.45	5,442.87			27,214.36	76,200.22	
Hellesdon	63 Woodland Road	20180483	27.12.18	17,865.10	893.26			4,466.28	12,505.56	
Hellesdon										31,680.64
Heydon	Dairy Farm Barns, Heydon Lane	20151208	05.10.18	18,675.80	933.79	2,801.37			14,940.64	
Heydon	Church Farm Barns	20180892	07.03.19	5,868.75	293.44	880.31			4,695.00	
Heydon										3,681.68
Horsford	Land East of Holt Road	20161770	17.07.18	391,528.10	19,576.41	58,729.22			313,222.47	
Horsford	181 Holt Road	20172140	06.08.18	17,920.65	896.03	2,688.10			14,336.52	
Horsford	246 Holt Road	20161957	15.08.18	9,574.71	478.74	1,436.21			7,659.76	
Horsford	Plot 1, Land East of Holt Road	20181061	24.09.18	1,423.17	71.16			355.80	996.21	
Horsford	The Nest, Manor Park, Holt Road	20171154	24.10.18	3,681.29	184.06	552.19			2,945.04	
Horsford	Glebe Farm, Holt Road	20180414	10.01.19	3,109.04	155.45	466.36			2,487.23	
Horsford	181 Holt Road	20172140	29.01.19	53,761.94	2,688.10	8,064.29			43,009.55	
Horsford	Land East of Holt Road	20161770	11.02.19	391,528.10	19,576.41	58,729.22			313,222.47	
Horsford										131,021.39
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.04.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.05.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.06.18	250.00	12.50	37.50			200.00	

Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.07.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.08.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.09.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.10.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.11.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.12.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.01.19	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.02.19	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.03.19	250.00	12.50	37.50			200.00	
Horsham St Faith										450.00
Horstead with Stanninghall	Cedars, 16 Green Lane	20181635	01.02.19	5,729.02	286.45	859.35			4,583.22	859.35
Marsham	26 Old Norwich Road	20180442	30.07.18	6,383.66	319.18	957.55			5,106.93	
Marsham	Field Opp 19 Allison Street	20172051	24.08.18	1,851.45	92.57	277.72			1,481.16	
Marsham										1,235.27
Postwick	10 Oaks Lane	20170134	29.06.18	19,019.58	825.98	2,477.94		2,500.00	13,215.66	2,477.94
Rackheath	Land off Salhouse Road (off Sam Smith Way)	20180707	24.10.18	10,437.99	434.92		2,174.58	1,739.66	6,088.83	
Rackheath	Sports Pavilion, Green Lane West	20162059	20.02.19	4,671.76	233.59	700.76			3,737.41	
Rackheath										2,875.34
Reedham	Land at Station Road, Plots 1, 22 - 24	20171054	04.05.18	39,739.96	1,987.00	5,961.00			31,791.96	5,961.00
Reepham	Rays Hall	20131806	15.04.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.05.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.06.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.07.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.08.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.09.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.10.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.11.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.12.18	100.00	5.00	15.00			80.00	

Reepham	Rays Hall	20131806	15.01.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.02.19	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.03.19	100.00	5.00	15.00			80.00	
Reepham	32 School Road	20161817	18.03.19	7,580.92	379.05	1,137.14			6,064.73	
Reepham										1,317.14
Salhouse	Salhouse Hall	20172210	04.10.18	9,112.28	455.61		2,278.07		6,378.60	
Salhouse	Salhouse Hall	20172210	24.10.18	6,639.02	331.95		1,659.76		4,647.31	
Salhouse										3,937.83
Sprowston	51 Cozens Hardy Road	20152062	01.05.18	509.89	25.49		127.47		356.93	
Sprowston	51 Cozens Hardy Road	20152062	01.06.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.07.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.08.18	500.00	25.00		125.00		350.00	
Sprowston	Lidl North Blue Boar Lane	20161382	22.08.18	366,450.27	18,322.51		91,612.57		256,515.19	
Sprowston	51 Cozens Hardy Road	20152062	01.09.18	500.00	25.00		125.00		350.00	
Sprowston	Lidl North Blue Boar Lane	20161382	21.09.18	19,469.55	57.35		286.76	18,322.51	802.93	
Sprowston	51 Cozens Hardy Road	20152062	01.10.18	500.00	25.00		125.00		350.00	
Sprowston	45 Tills Road	20180789	18.10.18	4,768.36	238.42		1192.09		3,337.85	
Sprowston	51 Cozens Hardy Road	20152062	01.11.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.12.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.01.19	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.02.19	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.03.19	500.00	25.00		125.00		350.00	
Sprowston										94,468.89
Strumpshaw	31 Norwich Road (Former Hamper People)	20140426	21.11.18	1,493.75	74.69	224.06			1,195.00	
Strumpshaw	Land at Mill Road (10 Units)	20171622	21.02.19	90,000.00	4,500.00		22,500.00		63,000.00	
Strumpshaw	Land at Mill Road (10 Units)	20171622	22.02.19	25,436.22	1,271.81		6,359.06		17,805.35	
Strumpshaw										29,083.12
Swannington	Swannington Manor	20181131	07.09.18	1,124.77	56.24	168.72			899.81	168.72
Taverham	Wensum Valley Golf Course	20171676	02.05.18	20,806.94	1,040.35	3,121.04			16,645.55	
Taverham	Wensum Valley Golf Course	20171676	03.05.18	22,000.00	1,100.00	3,300.00			17,600.00	
Taverham	248 Fakenham Road	20180388	10.08.18	1,067.90	53.40	160.19			854.31	
Taverham	52 Laburnum Avenue	20181204	09.11.18	6,843.38	342.17	1,026.51			5,474.70	
Taverham	248B Fakenham Road	20171958	23.11.18	2,922.56	146.13	438.38			2,338.05	
Taverham										8,046.12

Thorpe St Andrew	27 Yarmouth Road	20170811	11.07.18	30,051.15	1,502.56	4,507.67			24,040.92	
Thorpe St Andrew	Plot 14, Peachman Way	20181376	22.03.19	26,164.84	1,308.24	3,924.73			20,931.87	
Thorpe St Andrew										8,432.40
Weston Longville	Weston Park Golf Club	20151771	13.04.18	19,242.69	962.13	2,886.40			15,394.16	
Weston Longville	Norfolk Dinosaur Park	20180160	15.06.18	14,855.27	742.76	2,228.29			11,884.22	
Weston Longville	Clubhouse, Weston Park Golf Club	20171962	22.08.18	17,428.12	871.41	2,614.22			13,942.49	
Weston Longville	Norfolk Dinosaur Park	20180160	19.12.18	44,565.82	2,228.29	6,684.87			35,652.66	
Weston Longville										14,413.78
Woodbastwick	Pedham Lodge	20182058	26.03.19	1,007.95	50.40	151.20			806.35	151.20

Totals				2,559,752.98	126,797.36	202,616.81	296,291.88	23,807.03	1,910,239.90	498,908.69
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Total CIL receipts received by Broadland District Council	£2,559,752.98
Total amount distributed to Parish/Town Councils	£498,908.69
Total passed to Greater Norwich Investment Fund	£1,910,239.90
Total kept by BDC for administration	£126,797.36
Total retained by Broadland District Council	£23,807.03

Funds were distributed to parishes in October 2018 and April 2019

Funds were passed to the Greater Norwich Infrastructure Investment Fund in April 2019

Broadland District Council Parish CIL Expenditure 1 April 2018 to 31 March 2019

Parish/Town	Project	Date Paid	Expenditure
Acle	New Litter Bin and Bin Collection	18/19	178.30
Aylsham	World War One Seat	18/10/18	829.50
Great & Little	Andrew Golland – Feasibility Report	12/04/18	4,620.00
Great & Little	Defibrillators and Cabinets	13/05/18	2,500.00
Great & Little	Gt Plumstead Carpark	29/11/18	8,520.00
Gt & Lt Plumstead			15,640.00
Haveringland	Haveringland road signs (NCC Parish Partnership)	08/05/18	490.00
Haveringland	Purchase of road salt bins x2	15/10/18	209.04
Haveringland	Purchase and siting of new parish/church	31/03/19	200.00
Haveringland Total			899.04
Horsford	High-Viz vests for primary school children	06/09/18	1,080.00
Horsford	Mill Lane lighting upgrade to LED	01/10/18	1,303.20
Horsford	CCTV to cover play equipment and hall	07/12/18	9,811.60
Horsford	Fencing for Pre-school outdoor play	04/03/19	1,300.00
Horsford Total			13,494.80
Horsham & Newton St Faith	Replace and upgrade to LED two street lighting columns	16/07/18	2,300.00
Reepham	Picnic Table at Play Area	02/07/18	595.00
Reepham	Town Noticeboard	26/10/18	1,353.43
Reepham	Three Picnic Tables at Recreation Ground	30/11/18	630.00
Reepham Total			2,578.43
South Walsham	Wicksteed leisure - play equipment (part)	14/05/18	1,264.01
Sprowston	Sprowston Diamond Centre redevelopment costs	Jan 19	92,526.80
Strumpshaw	Contribution to road improvements on Mill Road	18/19	9,619.69
Swannington with Alderford & Lt Witchingham	Donation to Swannington Play Area Ltd	21/11/18	168.72
Taverham	CCTV Upgrade - Hinks Meadow	18/19	3,428.00
Taverham	Felling of trees in relation to CCTV upgrade	18/19	420.00
Taverham	Replacement Noticeboards - Hinks Meadow and Fakenham Road	18/19	1,550.45
Taverham Total			5,398.45
Thorpe St Andrew	Materials for pathways - Fitzmaurice Park	30/04/18	1,575.00
	Total reported parish/town council CIL		146,472.74

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



NORWICH
City Council

**Norwich City Council Community Infrastructure
Levy (CIL)**

Regulation 62
Monitoring Report 2018/2019

1 Introduction

- 1.1. The Norwich City Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 25th June 2013 and came into effect on the 15th July 2013. Planning applications determined on or after the 15th July 2013 may therefore be subject to CIL.
- 1.2. The City Council is party to a Joint Working Agreement entered into with the Local Authorities and the LEP participating in the Greater Norwich Growth Board (GNGB). (Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council are the Local Authorities for the Greater Norwich area. New Anglia LEP is the Local Enterprise Partnership for Norfolk and Suffolk).
- 1.3. The GNGB is the body responsible for delivering the strategic infrastructure identified as being required to support the planned growth in the Greater Norwich area. In accordance with the Community Infrastructure Regulations 2010 (as amended) regulation 123 a list of infrastructure identified has been published and can be viewed at https://www.norwich.gov.uk/downloads/file/1539/13_regulation_123_listpdf.
- 1.4. The Joint Working Agreement agreed between the participating members of the GNGB confirms that Norwich City Council have agreed to transfer 80% of the CIL revenues collected by the authority to an Infrastructure Investment Fund to be administered by the Greater Norwich Growth Board. Norfolk County Council has been appointed as the Accountable Body.
- 1.5. The parties to the Joint Working Agreement will agree an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded via the Infrastructure Investment Fund. Further details about the delivery of Greater Norwich Growth Programme are available via the following link <http://www.greaternorwichgrowth.org.uk/growth-board/>
- 1.6. The CIL regulations require that 15% of CIL revenues received by the City Council (or 25% where there is a neighbourhood plan) are retained as neighbourhood funding to be spent on local infrastructure projects or anything else that is concerned with addressing the demands that development places on an area. The City Council will be obliged to use existing community consultation and engagement processes in deciding how the neighbourhood funding element will be spent. This is to help communities to accommodate the impact of new development and encourage local people to support development by providing direct financial incentives to be spent on local priorities.
- 1.7. The Community Infrastructure Regulations 2010 (as amended) require a Charging Authority to prepare a report for any financial year in which-:
 - a) It collects CIL, or CIL is collected on its behalf; or
 - b) An amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.

The financial year to which this document relates is 2018/19

2 Reporting

Table 1 below sets out the CIL Reporting information as required by CIL Regulation 62 (4).

Regulation 62 reference	Description	Amount
4.(a)	Total value of CIL Demand Notices raised in 2018/19	£788,244
	Total CIL receipts for 2018/19	£891,367
	Total CIL payable in 2019/20 from Demand Notices issued in 2018/19.	£362,382
4.(b)	Total CIL expenditure in 2018/19 (From CIL receipts retained for neighbourhood funding)	£6,684
4.(c) (i) & (ii)	The items of infrastructure to which CIL receipts retained for neighbourhood funding have been applied and amount of CIL funded expenditure on each item -:	
	1. Community Infrastructure	£515
	2. Transportation	£138
	3. Green Infrastructure	£6,031
4.(c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	Not Applicable
4.(c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL Demand Notices issued in that year in accordance with regulation 61.	£39,412 (5%)
4.(ca) (i)	Amount of CIL paid to any local council under regulation 59A or 59B	Not Applicable
4.(ca) (ii)	Amount of CIL paid to the Greater Norwich Growth Board Infrastructure Investment Fund under regulation 59(4) (See Note 1)	£713,093
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£401,947

Note 1-: Details of the Greater Norwich Growth Programme approved for 2018/19 and the infrastructure expenditure funded from the Greater Norwich Growth Board's Infrastructure Investment Fund can be accessed via the following link-:

<http://www.greaternorwichgrowth.org.uk/growth-board/meetings/>

Note 2:- Details of expenditure funded by the Greater Norwich Growth Board's Infrastructure Investment Fund in Norwich City Council statutory area-:

Project	CIL Funded Expenditure 2016/17	CIL Funded Expenditure 2017/18	CIL Funded Expenditure 2018/19
Earlham Millennium Green – Access Improvements.	£38,876	£939	£3,750
Marriott's Way – Path resurfacing, lighting, landscaping works.	£828	£0	£0
Riverside Walk – Extension of riverside walk by NCFC.	£29,424	£0	£0
Golden Ball Street/Westlegate - Public Realm Improvements	£0	£724,000	£0
Finkelgate Junction Improvements	£0	£299,000	£0
Bowthorpe Crossing – Construction of new footbridge over River Yare.	£47,593	£30,414	£89,771
Marriott's Way –Barn Road Gateway	£0	£4,680	£35,320
Riverside Walk Accessibility & Signage	£0	£4,592	£1,976
Marriott's Way – Andersons Meadow to Sloughbottom Park	£0	£5,970	£44,591
Norwich Push The Pedalways – Eaton Project	£0	£0	£100,000
Norwich Push The Pedalways – Chartwell Road Project	£0	£0	£113,000
Total	£116,721	£1,069,595	£388,408

3 Further Information

3.1 For further information about the Norwich City Council Community Infrastructure Levy including the Charging Schedule, Instalment Policy, and Regulation 123 list can be obtained from-:

https://www.norwich.gov.uk/info/20017/planning_applications/1142/community_infrastructure_levy_cil

3.2 Further general information about the Community Infrastructure Levy can be obtained from the following sources:-

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

<http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

South Norfolk Community Infrastructure Levy (CIL) report for 1st April 2018 to 31st March 2019

Regulation 62 of The Community Infrastructure Regulations 2010 (as amended) requires a “charging authority” (South Norfolk) to prepare a report for any financial year for which it collects CIL.

* See Greater Norwich Infrastructure Investment Fund for the whole Greater Norwich Area

Reporting Information as required by the Community Infrastructure Levy Regulation 62(4) for the year 2018 to 2019 for South Norfolk Council

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£3,857,929.23
(b)	Total CIL expenditure	*
(c)(i)	The items of infrastructure to which CIL has been applied	*
(ii)	Amount of CIL expenditure on each item	*
(iii)	Amount of CIL applied to repay money borrowed	*
(iv)	Amount of CIL applied to administrative expenses	£192,896.46
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 18 & Apr 19)	£574,781.33
(ii)	Amount of CIL passed to any individual (reg 59(4))	NONE
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59E or 59F applied.	See Parish Table
(i)	The total CIL receipts that regulations 59E or 59F applied to	£26,053.29
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	NONE
(iii)	The amount of expenditure on each item	NONE
4(cc)	Summary details of any notices served in accordance with regulation 59E	NONE
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	NONE
(ii)	CIL receipts from previous years retained at the end of 2017/18 other than those to which regulation 59E or 59F applied	NONE
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£3908.00
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£2492.55
4(e)	Infrastructure payments	None

CIL Payments made to Parishes for Financial Year 2018/2019

Parish	Gross Amount received	15% to Parish	25% to Parish	Retained by SNC
Aldeby	£765.33	£114.80		
Alpington	£2,410.23	£361.53		

Ashby St Mary	£8,166.45	£1224.97		
Ashwellthorpe	£24,255.70	£3638.36		
Aslacton	£3,172.73	£475.82		
Barford	£12,860.76	£1929.11		
Bawburgh	£9,970.68	1495.60		
Bergh Apton	£63,470.89	£9520.63		
Bracon Ash & Hethel	£17,265.12	£2589.76		
Bressingham	£40,351.26	£6052.70		
Brockdish	£3,169.62	£475.44		
Brooke	£81,186.61	£12,178.00		
Broome	£36,744.64	£5,511.70		
Bunwell	£11,455.24	£1718.29		
Burston & Shimpling	£22,925.02	£3438.75		
Carleton Rode	£5,705.32	£855.80		
Colney	£22,036.37			£3305.46
Costessey	£114,420.57	£17,163.09		
Dickleburgh	£122,477.79	£18,371.68		
Diss	£484,797.37	£72,719.62		
Earsham	£633.92	£95.09		
Framingham Pigot	£3000			£450.00
Geldeston	£122,210.25	£18,331.54		
Gissing	£12938.52	£1,940.78		
Great Moulton	£23,871.52	£3,580.72		
Hales	£15,583.97	£2,337.60		
Hempnall	£4,053.60	£608.04		
Hingham	£8057.44	£1,208.62		
Ketteringham	£4,355.59	£653.33		
Kirby Cane	£6347.09	£952.06		
Little Melton	£137,602.62	£20,640.40		
Loddon	£2,938.44	£440.77		
Marlingford & Colton	£33,450.03	£5,017.50		
Morningthorpe & Fritton	£2,637.39	£395.61		
Poringland	£1,063,739.85	£159,560.98		
Pulham Market	£1,426.33	£213.95		
Pulham St Mary	£91,818.22	£13,772.73		
Redenhall with Harleston	£45,680.56	£6,852.09		
Rockland St Mary	£61,832.36	£9,274.85		
Runhall	£1,347.09	£202.06		
Seething	£15,006.17	£2,250.93		
Spooner Row	£175,989.55	£26,398.43		
Starston	£2132.89	£319.93		
Stockton	£1016.92			£152.54
Stoke Holy	£553,131.25	£82,969.68		

Cross				
Surlingham	£75,628.52	£11,344.28		
Swainsthorpe	£24,365.02	£3,654.76		
Thurlton	£32,736.24	£4,910.44		
Thurton	£686.75	£103.01		
Tibenham	£508.46	£76.27		
Tivetshall St Margaret	£9,108.02	£1366.20		
Wortwell	£3,895.99	£584.40		
Wreningham	£2,377.22	£356.58		
Wymondham	£230,213.74	£34,532.05		
Total	£3,857,929.23	£574,781.33		£3908.00

Total receipts received by SNC	£3,857,929.23
Total amount to parish/town Councils	£574,781.33
Total for administration	£192,896.59
Total passed to GNIIF	£3,086,343.31
Total retained by SNC	£3,908.00

South Norfolk Council Parish CIL Expenditure 1 April 2018 to 31 March 2019

Parish	Project	Expenditure
Aldeby	Grounds maintenance	£114.80
Bressingham	Speed signs	£853.60
	Litter bins	£670.00
	3 new notice boards	£565.00
	No litter signs	£1,066.20
	Village hall lighting	£1,063.05
Bunwell	Playground equipment repair and renew	£1,260.00
	New parish noticeboard	£495.00
	Commemorative bench	£722.00
	Cabinet for defibrillator	£720.00
Caistor St Edmund		£850.00
	SAM2 machine	£1,060.83
	Grounds care equipment	£149.75
	Personal protective equipment	£266.24
	Bulbs for raking pit	
Cringleford	Street light replacement	£24,044.00
Dickleburgh & Rushall	Refurbishment of VC Ladies toilets	£9,633.98
Gillingham	Enhancement of outside seating area of village hall	£450.00
Hales	Provision of play equipment	£3,466.21
Heckingham	Provision of play equipment	£2,896.84
Hellington	Purchase of bench	£227.44
Hethersett	Refurbishment & installation of seating for bus shelter	£1,629.42
Loddon	Skate park	£5,405.51
Long Stratton	Pavillion project	£5,101.09
Norton Subcourse	Parish Council notice board	£409.00
Pulham St Mary	Contribution towards playground	£1,567.08

	equipment	
Rockland St Mary	Fencing to develop area at Black Horse dyke car park	£323.46
Saxlingham Nethergate	Maintenance of railings around war memorial	£439.61
Surlingham	Repairs to Parish hall	£13,869.97
Swardeston	50% cost of speed awareness machine	£1,672.50
	Additional waste bin on Swardeston Common	£246.00
Tasburgh	Grit bin for top of Church Hill	£99.45
Tharston & Hapton	Bus shelter	£736.16
	Waste bins	£152.96
Tibenham	Boardwalk installed on footpath	£132.56
Tivetshall St Margaret	CCTV over playing field and play equipment	£1,500.00
	Speed awareness monitoring equipment	£859.75
Wreningham	New windows at village hall	£3,480.00
	Contribution to SAM2 machine	£1,675.00
	Contributions to community projects	£1,507.50
Wymondham	Becketswell -footpath construction	£11,899.00
	Ketts Park – new office build	£48,053.13

Nb. Based on information supplied by Town and Parish Council's at time of production of report

CIL receipts retained by South Norfolk Council Expenditure 1 April 2018 to 31 March 2019

No Expenditure in this period

Appendix C – Duty to Cooperate

2018/19 Duty to Cooperate Update

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

Organisation

The formal establishment of the **Greater Norwich Growth Broad (GNGB)**, with a stronger focus on delivery is led by Member level board including the Chair of the New Anglia LEP. The board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers. It over sees the implementation of the infrastructure investment programme across Greater Norwich. Through the provision of the Greater Norwich **City Deal** and efforts from the GNGB programme delivery has been successful. Infrastructure constraints on future development have eased considerably in recent years. The Greater Norwich Growth Programme is developed and approved by Broadland Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the New Anglia Local Enterprise Partnership, working as the Greater Norwich Growth Board. The programme is drawn together from the Joint five year Infrastructure Investment Plan and identifies schemes to be prioritised for delivery within each financial year.

The Growth Programme is assessed annually and sets out the financial implications for income and expenditure for the forthcoming year and the cumulative financial impact of funding decisions. The Greater Norwich Growth Programme for 18/19 was endorsed by the GNGB at its meeting on 12th March 2018.

This arrangement replaced the **Greater Norwich Development Partnership (GNDP)** which oversaw the development of the JCS (Adopted) (2011) (2014). However, the GNDP has been re-established to provide political guidance to the joint planning team during the plan-making process for the Greater Norwich Local Plan (GNLP), scheduled for adoption in 2022. The partnership consists of representatives from the three Greater Norwich authorities, Norfolk County Council and the Broads Authority. At senior officer level, the **Greater Norwich Infrastructure Delivery and Planning Board (GNIDPB)** serves both the GNDP and GNDB. Membership of this Director's Board consist of representatives of all four councils, the LEP and the Broads Authority.

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

The Forum's overall purpose is to ensure that the requirements of Duty to Cooperate when preparing development plans is discharged in a way which enhances the planning and strategic matters and minimises the risk of unsound plans. It will provide the political input and steerage necessary to discharge the duty.

The Forum has agreed to meet for the purposes set out in the terms of reference to provide a vehicle for cooperation and joint working between local authorities and other parties within Norfolk and across any other area over which the duty may be applied. They will act together in accordance with their powers under sections 13,14 and 33A of the Planning and Compulsory Purchase Act and Section 1 of the Localism Act 2011 for this purpose. The Forum is not a decision-making body and will recommend actions to partner authorities. It will aim to reach a consensus where possible. Its recommendations are not binding on the actions of any of the partners.

The Forum is currently overseeing the preparation of the Norfolk Strategic Planning Framework (NSPF) which considers and seek agreement in relation to the strategically important cross boundary issues affecting the delivery of growth in Norfolk. This framework is intended to inform the preparation of statutory development plans.

The NSPF has been formally endorsed by all Norfolk authorities and published on the Norfolk County Council website in 2018. The framework contains high level agreements on how to work together constructively on strategic planning matters across the county. The framework is a live document that will be updated to reflect the latest change in government legislation. As such, following the requirement set out in Government's new National Planning Policy Framework (NPPF), the second iteration of the framework has been produced reflecting the impacts of the new housing methodology and the ability of each authority to meet its own housing needs as well as meeting the requirement having a Statement of Common Ground. This revised second iteration was formally endorsed by all stakeholder authorities in October 2019.

The Norfolk Strategic Planning Officers Group (NSPG) is a monthly meeting of senior planning policy officers from all the local planning authorities in Norfolk plus the County Council and Environment Agency. Representatives of other disciplines and agencies attend as appropriate. The NSPG supports the Member Forum. A representative of the NSPG sit on the regional Strategic Spatial Planning Officer Liaison Group (SSPOLG) which supports planning cooperation across the wider South East (East of England, Greater London and South of East of England).

Joint Evidence Base

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

Strategic Housing Market Assessment (SHMA) (2017)

The updated SHMA (2017) built on the work of the Central Norfolk SHMA 2015 to produce new estimates for OAN and affordable housing needs and types of dwellings across Central Norfolk. In summary this SHMA provides new OAN for Central Norfolk to consider. Revisions to the NPPF in 2019 now mean that the quantity of homes needed are calculated in accordance with the standard methodology in national guidance. This currently applies a fixed uplift to household projections based on the relationship between local incomes and house prices for each local authority area with the result being capped to ensure that resulting figures are no more than 40% above existing requirements. The standard methodology is scheduled to be revised in 2020.

The types and tenures of dwelling required are still currently determined by SHMA 2017, until updates emerge from the new housing needs study due to be commissioned in 2020.

The SHMA produced in 2015 by Opinion Research Services (ORS) was jointly commissioned by the Central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk, together with the Broads Authority Executive Area) to identify the functional Housing Market Areas (HMAs) covered by five local authorities, in particular to establish the extent of the Central Norfolk HMA. Subsequently, ORS prepared a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need (OAN) for housing across the Central Norfolk area. Norfolk County Council is also a non-commissioner partner.

Norfolk Housing and Economic Land Availability Assessment (HELAA)

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

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

The preparation of HELAAAs has been underway following consultation on the approach taken and the adoption of a consistent Norfolk-wide methodology taking account any feedback arising from the consultation.

The methodology is considered to have been prepared in accordance with national guidance but would use an alternative size threshold for sites in certain rural locations and would seek to capture all potentially suitable sites within the Broads Authority area, where development potential is significantly constrained.

East of England Forecasting Model (EEFM)

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

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

In January 2017, five Norfolk local authorities (Broadland District Council, Great Yarmouth Borough Council, North Norfolk District Council, Norwich City Council and South Norfolk District Council), alongside the Broads Authority and Norfolk County Council, commissioned RRR Consultancy LTD to undertake a Caravans and Houseboats Needs Accommodation Assessment (ANA) for the period 2017-2036. The report was completed in October 2017.

Sustainability Appraisal

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

In order to identify the scope and level of detail of the information to be included in the SA a scoping report was produced for the GNLP, agreed by Broadland District Council, Norwich City Council and South Norfolk Council between January and March 2017.

An Interim SA Report of the emerging policy alternatives within the GNLP: Growth Options consultation document was completed and published as part of that consultation and a further iteration supports the consultation from January to March 2020.

Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy

Consultants have been commissioned to produce a county wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). The expected output will include a review of strategically significant opportunities for the provision of new and enhanced Green Infrastructure; understand the current management measures for visitors to the European sites and evidence for recreational disturbance “hotspots” or particular concerns with locations proposed for housing growth; develop the mitigation necessary to avoid the significant adverse effects from “in-combination” impacts from residential development and identify a detailed programme of strategic mitigation measures which will be recommended to be funded by developer contributions from residential development schemes.

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

A consortium of Norfolk LPAs, comprising Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King’s Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority, commissioned a Level 1 SFRA to inform strategic planning decisions, the preparation of local plans and to inform development management decisions. Strategic Flood Risk Assessments (SFRAs) form part of the evidence base of the local plan and can be used to inform the Sustainability Appraisal. This report, produced by JBA Consulting, is available on the Greater Norwich Local Plan (GNLP) website [here](#).

The Greater Norwich authorities are in the process of commissioning as stage 2 SFRA to further assist in the process of site selection and to meet national planning requirements for allocating sites in areas with some flood risk. This is most likely to affect a limited number of sites in the city centre.

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

GVA Consultancy was commissioned to undertake an Employment, Retail and Town Centre Study on behalf of the three local authorities (Norwich City Council, Broadland District Council and South Norfolk Council) and Norfolk County Council that form the Greater Norwich area. This report was completed in 2017.

Greater Norwich Viability Assessment (draft)

The (draft) study firstly assesses the viability of types of sites submitted through the Call for Sites for the GNLP. Secondly, this study assesses whether policies in the local Plan will adversely affect the viability of development proposed through the GNLP. As proposed by the Harman Guidance on this issue, this is a high lever study which seeks to assess general development viability rather than site specific issues. An interim report was completed in 2019.

Health Protocol – An Engagement Protocol between Local Planning Authorities, Public Health Sector Organisations in Norfolk (December 2018)

The engagement protocol for planning health in Norfolk has come about in recognition of a need for greater collaboration between local planning authorities, health service organisations and public health agencies to plan for future growth and to promote health. It reflects a change in national planning policy and the need for health service organisations to deliver on the commitments within the 5 year forward view. The 2017 version has been updated to take into account of the emergence of the NHS Sustainability and Transformation Partnership (STP). Working with STP colleagues affords an opportunity for long term planning and growth to be considered alongside health infrastructure needs.

Greater Norwich Local Plan Habitats Regulation Assessment (HRA)

The Landscape Partnership was commissioned by the Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of the GNLP. A screening report focussing on the assessment of twenty two strategic growth locations for the emerging plan, was completed in July 2017. Subsequently an Interim HRA was completed which assessed the emerging policy alternatives within the GNLP: Growth Options consultation document.. Further updates support the consultation from January to March 2020.

Neighbourhood Plans

The **Localism Act (2011)** brought a range of new powers to communities across the country to enable them to play a greater part in planning their future. One of these powers introduced was **Neighbourhood Plans** produced by parish and town councils²⁰ and subsequently adopted by the respective local planning authority. As a result, each respective authority supports parish and town councils as well as neighbourhood forums in the case of Norwich which are in the process of developing a Neighbourhood Plan.

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

²⁰ And in areas without parishes such as Norwich by appropriately constituted neighbourhood forums

Appendix D – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	Source		14/15	15/16	16/17	17/18	18/19	
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	decrease increase increase increase	census	Greater Norwich Broadland Norwich South Norfolk	See table in Objective 7					
% of river length assessed as good or better: a) overall status b) ecological status c) biological status d) general physio chem status e) chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	Broadland Rivers	No data	a) 4% b)4% c)17% d)23% e)100%	a) 4% b)4% c)17% d)23% e)100%	a) 4% b)4% c)17% d)23% e)100%	a) 4% b)4% c)17% d)23% e)100%	
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich area	0	0	0	0	0	
			Broadland	0	0	0	0	0	
			Norwich	0	0	0	0	0	
			South Norfolk	0	0	0	0	0	
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area	1	1	1	1	1	
			Broadland	0	0	0	0	0	
			Norwich	1	1	1	1	1	
			South Norfolk	0	0	0	0	0	
Concentrations of selected air pollutants (micrograms per litre) a) annual average concentrations of Nitrogen Dioxide b) annual average Particulate Matter	Decrease	LPA	Broadland	a) No data b) No data	a) below 40µg/m3 b) below 40µg/m3	a) below 40µg/m3 b) below 40µg/m3	a) below 40µg/m3 b) below 40µg/m3	a) below 40µg/m3 a) below 40µg/m3	
			Norwich	a)15 b)15	a) 14 (LF); 66 (CM) b) 16 (LF); 21 (CM)		a) 13 (LF); 51 (CM) b) 16 (LF); 23 (CM)	a) 12 (LF); 54 (CM) b) 16 (LF); 27 (CM)	
			South Norfolk	a) 29 b) No data	a)18.6µg/m3 b) No data	a) 25.9 ug/m3 b) No data	a) 25 ug/m3 b) No data	a) 25 ug/m3 b) No data	
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	94%	94.00%	94.00%	94.00%		
			Norwich	100%	100%	100%	100%	No data	
			South Norfolk	93%	93%	93%	93%		
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	Increase		Greater Norwich area Broadland Norwich South Norfolk	Options for other indicators are being explored with Norfolk Diversity Partnership					

Indicator	Target	Source	Districts	14/15	15/16	16/17	17/18	18/19
Net change in Local Sites in “Positive Conservation Management” – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich area	73%	No data	73%	73%	74%
			Broadland	75%	No data	75%	77%	76%
			Norwich	93%	No data	90%	90%	87%
			South Norfolk	70%	No data	71%	69%	71%
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area		a)99 b)24			
			Broadland	a) 36 (3.7%) b) 22 (9%)	a) 30 (3%) b) 23 (13.6%)	a) 34(3.4%) b) 23(17.3%)	a) 35(3%) b) 23(17%)	a) 28(2%) b)23(17%)
			Norwich	a) 31 (2.1%) b) 2 (8.3%)	a) 28 (1.8%) b) 1 (4.1%)	a) 27 (1.0%) b) 1(4.1%)	a) 29 (2.8%) b) 2 (8%)	a) 25 (1.7%) b) 2 (8%)
			South Norfolk	a) 41 b) 0	a) 24 b) 0	a) 24 b) 0	a) 19 b) 0	a) 20 b) 5
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a result of development	LPA	Broadland	No data	No data	No data	No data	No data
			Norwich	5	9		No data	No data
			South Norfolk	No data	No data	No data	No data	No data
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	6.6	6.2	6	5.5	No data
			Norwich	4.5	4.3	3.8	3.8	No data
			South Norfolk	7.2	6.6	6.3	6.2	No data
Renewable energy generating capacity permitted by type	Increase	LPA	Greater Norwich area	See table 3.9				
			Broadland					
			Norwich					
			South Norfolk					
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area		0	0	0	0
			Broadland	Data not yet released	0	0	0	0
			Norwich	0	0	0	0	0
			South Norfolk	0	0	1	0	0
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	Data not yet released	0	0	0	0
			Norwich	No data	414	300	128	315
			South Norfolk	0	0	2	0	0
Daily domestic water use – per capita consumption	Decrease	LPA	Norwich and Broads Water Resource Zone	No data	No data	No data	No data	No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland	54%	44%	46%	33%	36%
			Norwich	88%	68%	93%	81%	86%
			South Norfolk	28%	27%	9%	7%	9%

Environment

Indicator	Target	Source	Districts	14/15	15/16	16/17	17/18	18/19
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland	a)100% b)0% C)0%	a) 91% b) 9% c) 0%	a) 86% b)14% c) 0%	a) 66% b) 34% c) 0%	a) 54% b) 33% c) 13%
			Norwich	a)4% b)15% c)81%	a) 2% b) 15% c) 83%	a) 3% b) 18% c) 79%	a) 10% b) 24% c) 66%	a)10% b) 11% c) 79%
			South Norfolk	a) 53% b)45% C)2%	a)58% b)26% c)16%	a)74% b)17% c)8%	78% 13% 9%	a) 78% b) 15% c) 7%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland	a) 390 b) +4%	a) 383 b) - 0.99%	a)399.01 b)4.5%	a)378.84 b)4.64%	a)383.02 b)4.18%
			Norwich	a)326 b)0%	a) 308 b) -5.8%	a) 325.8 b) +5.5%	a) 322.43 b) -1%	a)386.5 b)-8.2%
			South Norfolk	a)364 b)4.6%	a)369 b)1.4%	a)378 b)2.4%	A)383 B)1.3	a) 374.71kg b) -2.2%
Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland	a) 25% b) 22%	a) 26% b) 25%	a) 24.88% b) 26.02%	a) 23.60% b) 26.34%	a) 21.45% b) 26.79
			Norwich	a) 29% b) 9%	a) 32% b) 9%	a) 27.3% b) 12.8%	a) 24.86% b) 12.7%	a) 22.9% b) 16.1%
			South Norfolk	a) 42% b) 18%	a) 44% b) 18%	a) 44% b) 19%	a) 42.34 b)18.4%	a) 22.15% b) 19.20%

Social

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich area	No data	No data	No data	No data	0.133
			Broadland					0.084
			Norwich					0.218
			South Norfolk					0.098
	DCLG	Decrease	Greater Norwich area	0.12	No data	No data	No data	0.105
			Broadland	0.08			0.071	
			Norwich	0.19			0.165	
			South Norfolk	0.09			0.079	
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich area	17.8	No data	No data	No data	17.8
			Broadland	11.04				11.77
			Norwich	29.07				28.08
			South Norfolk	13.24				13.64
Total benefit claimants - percentage of working age population claiming benefits	Working age client group Key benefit claimant	Decrease	Broadland	8.4	8.10%	Data discontinued	Data discontinued	Data discontinued
			Norwich	14.4	13.20%			
			South Norfolk	8.4	7.80%			
Percentage of working age population receiving ESA and incapacity benefit	Working age client group Key benefit claimant	Decrease	Broadland	4.5	4.60%	Data discontinued	Data discontinued	Data discontinued
			Norwich	7.7	7.80%			
			South Norfolk	4.3	4.20%			
Life expectancy of residents (at birth) a) males b) females	ONS	Increase	Broadland	Data not yet released	Data not yet released	a)81.1	Data not yet released	Data not yet released
			Norwich			b)84.5		
			South Norfolk			a)78.3 b)82.8		
						a)81.3 b)84.8		
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich area	33.80%	34.00%	36.80%	37.10%	38.40%
			Broadland	29.30%	31.40%	28.60%	30.50%	39.70%
			Norwich	35.90%	39.30%	38.80%	36.80%	38.50%
			South Norfolk	35.70%	30.80%	42.00%	43.70%	36.90%

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
Affordable housing stock provision: a) percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable	LPA	Increase	Broadland	a) 9.9% b) 98 c) 24%	a) 10.02% b) 107 c) 18%	a)10.3% b)237 c)36.8%	a)10.5% b)177 c)26.1%	a)10.7% b)195 c)30.4%
			Norwich	a)33% b)50 c)20%	a) Data not available b) 25 c) 6.8%	a)Data not available b)44 c)10%	a) Data not available b) 56 c)23.6%	a) data not available b) 137 c) 14.8
			South Norfolk	a)13% b)95% C)9%	a) 13% b) 93 c) 12.2%	a) 13% b) 175 c) 15.1%	a) 13% b) 298 c) 26.6%	a) 13.14% b) 392 c) 32.34%
Total dwellings with Category 1 hazards	LPA	Decrease	Broadland	No data	No data	No data	No data	No data
			Norwich	No data	10246	10246	10246	No data
			South Norfolk	16737	16737	16737	16737	
Incidences of total crime committed: a) domestic burglaries b) violent offences against the person (with/without injury) c) offences against a vehicle	Norfolk Constabulary	Decrease	Greater Norwich area	A-595 B- 5457 C-964	A-666 B- 6554 C-1137	A-667 B-7373 C-1126	A-1243 B-7135 C-1299	A-1112 B-8211 C-1347
			Broadland	A - 112 B- 1218 C - 185	A - 104 B- 1425 C - 216	A-95 B-1631 C-168	A-232 B-1514 C-230	A-219 B-1652 C-266
			Norwich	A-322 B- 3188 C-538	A-410 B- 3803 C-670	A-408 B-4328 C-675	A-686 B-4340 C-757	A-629 B-5063 C-785
			South Norfolk	A-161 B-1051 c-241	A-152 B-1326 c-251	A-144 B-1414 C-283	A-325 B-1281 C-312	A-264 B-1496 C-296
Percentage of the economically active population who are unemployed	Annual Population Survey	Decrease	Greater Norwich area	4.70%	3.00%	3.50%	4.40%	4.40%
			Broadland	3.70%	2.30%	2.80%	2.40%	5.30%
			Norwich	4.10%	4.00%	5.00%	7.80%	4.60%
			South Norfolk	6.40%	2.50%	2.40%	2.50%	3.50%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years	Claimant Count	Decrease	Greater Norwich area	a) 0.3% b) 0.2%	a)0.3% b)0.2%	a)0.2% b)0.1%	a)0.2% b)0.1%	a)0.2% b)0.1%
			Broadland	a) 0.2% b) 0.1%	a)0.1% b)0.1%	a) 0.1% b) 0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%
			Norwich	a) 0.6% b) 0.4%	a)0.4% b)0.3%	a)0.3% b)0.2%	a)0.3% b)0.2%	a)0.4% b)0.2%
			South Norfolk	a) 0.2% b) 0.1%	a)0.2% b)0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'	LPA	Decrease	Broadland	No data	No data	No data	No data	No data
			Norwich	No data	No data	No data	No data	No data
			South Norfolk	No data	No data	No data	No data	No data

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes	LPA	All new affordable homes should be built to C4SH level 4	Broadland	No data No data	No data No data	No data No data	No data No data	No data
			Norwich	76% - 3 24% -4	76% - 3 24% -4	92% - 3 24% -4	No data No data	No data No data
			South Norfolk	No data	No data	No data	No data	No data
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	Census	decrease	Greater Norwich	a) 67% b) 7% c) 18% d) 6%				
		increase	Broadland	a) 75% b) 6% c) 10% d) 6%				
		increase	Norwich	a) 52% b) 9% c) 33% d) 4%				
		increase	South Norfolk	a) 73% b) 6% c) 10% d) 7%				

Economy

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area	3.40%	6.70%	5.80%	Data not yet released	Data not yet released
			Broadland	1.40%	11.60%	4.00%		
			Norwich	5.50%	3.40%	9.90%		
			South Norfolk	3.00%	5.60%	3.40%		
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland	a) £12.37	a) £12.42	a) £13.03	a)12.81	a)14.49
				b) £512	b) £491.00	b)496	b)481.70	b)527.6
				c) £ 25,697	c)26,531	c)27,190	c)27,418	c)30,396
			Norwich	a) £ 10.95	a) £11.41	a)11.77	a)12.41	a)12.83
				b) £ 432	b) £447.50	b)433.60	b)463.60	b)481.50
				c) £ 22,377	c)23,817	c)26,107	c)no data	c)26,813
South Norfolk	a) £ 13.09	a) £12.99	a)13.94	a)13.17	a)15.59			
	b) £ 525	b)499.6	b)520.60	b)499.10	b)574.00			
	c) £ 26,817	c)29,386	c)30,135	c)27, 292	c)30,396			
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	Census	decrease	Greater Norwich	a) 67% b) 7% c) 18% d) 6%				
		increase	Broadland	a) 75% b) 6% c) 10% d) 6%				
		increase	Norwich	a) 52% b) 9% c) 33% d) 4%				
		increase	South Norfolk	a) 73% b) 6% c) 10% d) 7%				
Percentage of people employed who travel: c) 5 to 10km d) 10 to 20km e) More than 20km	Census	Decrease in distance travelled	Greater Norwich area	a) 21% b) 22% c) 18% d) 15% e) 11%				
			Broadland	a) 14% b) 21% c) 24% d) 17% e) 9%				
			Norwich	a) 34% b) 33% c) 9% d) 5% e) 9%				
			South Norfolk	a) 15% b) 11% c) 21% d) 22% e) 14%				
Amount of various employment developed on previously developed land or conversions	LPA	60%	Broadland	70%	75.30%	70.80%	61.00%	60.78%
			Norwich	100%	100%	77%	100%	100%
			South Norfolk	No data	51%	12%	88%	78%
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Claimant Count	Decrease	Greater Norwich area	a)1.9%	a)0.9%	a)0.7%	No data	No data
				b)1.5%	b)1.1%	b)0.9%		
				c)1.0%	c)0.9%	c)0.8%		
			Broadland	a) 1.4%	a)0.8%	a)0.6%		
				b) 0.8%	b)0.6%	b)0.6%		
				c) 0.5%	c)0.5%	c)0.5%		
			Norwich	a)2.3%	a)1.1%	a)0.7%		
				b)2.4%	b)1.7%	b)1.3%		
				c)2.1%	c)1.9%	c)1.6%		
			South Norfolk	a)1.6%	a)0.7%	a)0.5%		
b)1.0%	b)0.7%	b)0.5%						
c)0.7%	c)0.6%	c)0.6%						

Appendix E - Broadland 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 Broadland Local Plans: Development Management DPD; Site Allocations DPD and Growth Triangle Area Action Plan.

This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2018/19 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the

- GNDP 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).

Introduction

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

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

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

The GNDP is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council and the Broads Authority, to plan for and deliver growth in the Greater Norwich area. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) sets out the long-term vision and objectives for the area. The JCS was adopted by Broadland, Norwich and South Norfolk in March 2011. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan was sound. The plan was adopted in January 2014. For the sake of brevity, this report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report where relevant.

This Annual Monitoring Report produced by Broadland District Council covers the period from 1 April 2018 to 31 March 2019; where appropriate, more up to date information has been included.

This report is based on the objectives and targets set out in the Broadland District Development Management DPD, Site Allocations DPD, and Growth Triangle Area Action Plan together with the Joint Core Strategy, which make up Broadland District Council's local plan. The monitoring

targets apply to the objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.

Overview of Broadland District

Area and Population

Following the first release of the 2011 Census data, the population of Broadland was estimated to be 124,700. Recent data from 2018 estimates the population to be 129,464. This equates to a 3.82% increase in population in the period between 2011 and 2018.

The land area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Therefore, the population density is 2.3 persons per hectare.

The 2011 census shows Broadland population has a relatively elderly age profile. Compared with England and Wales, Broadland has higher proportions of people aged 45 and over, and lower proportions in the younger age groups, particularly 20-29 year olds.

As of 2016, around 49% of the district's population live in the urban fringe of Norwich. 5% of the population live in Aylsham. Of the remaining parishes around 44% percent live in parishes of over 300 people and 2% in parishes with less than 300 people.

According to the Rural and Urban Area Classification 2011, Broadland is classified as Code 3 - Urban with Significant Rural (rural including hub towns 26-49%) with 48.5% of the population living in rural areas including hub towns.

Source: Norfolk Insight

1. Local Development Scheme

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

Local Plan Work

- 1.2. Work is ongoing on the proposed Greater Norwich Local Plan that is being produced by Broadland, Norwich and South Norfolk councils. The current proposed timetable is for a draft plan to be consulted on in January – March 2020, with a view to the publication of the proposed submission version in January – February 2021 followed by submission to the Secretary of State in June 2021, a public examination in late 2021 and adoption of the local plan around August / September 2022.
- 1.3. The Greater Norwich Local Plan will contain strategic planning policies and when adopted will replace the existing Joint Core Strategy. It will also contain policies allocating land to meet the identified needs for development. The process of identifying these allocations includes the consideration of the allocations already included in existing "site allocation" local plans. Many of these existing allocations have already been developed and others have planning permission and may be in the course of being developed. The Greater Norwich Local Plan will consider these existing allocations and take forward the undeveloped ones as allocations in the new local plan if appropriate. Also, very large-scale development is identified in specific existing local plans known as "area action plans"; these being for the major developments in the Growth Triangle in Broadland, and at Long Stratton and Wymondham in South Norfolk. These major development areas are progressing but are still in the early stages of a process that will

take several years to be completed. The area action plans will continue to guide this process.

- 1.4. The other type of existing local plans is those that contain specific “development management” policies. These will need to be reviewed and updated as necessary in the future.
- 1.5. Under the National Planning Policy Framework and Regulations, there is a requirement for local plans to be reviewed at least every five years. The updating of the Joint Core Strategy is already underway through the Greater Norwich Local Plan, as are the site allocation local plans. The remaining local plans (the area action plans and development management policies) will be five years old in 2020/2021, and so reviews will be timetabled for these in the coming year.
- 1.6. Amendments will need to be made, as required, to the Council’s Local Development Scheme to take account of the above matters.

2. Adopted Local Plans

Joint Core Strategy

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

Development Management DPD

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

Site Allocations DPD

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

Growth Triangle Area Action Plan

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

3. Community Infrastructure Levy (CIL)

- 3.1. The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on most built development.
- 3.2. The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is the document that sets out key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.
- 3.3. Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 with implementation on 1 July 2013.
- 3.4. The Town and Country Planning Regulations 2012 state that reports produced in relation to regulation 62 of The Community Infrastructure Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report. As CIL is co-ordinated across the greater Norwich area, this information is contained in the main section of the GNDP Annual Monitoring Report.

4. Neighbourhood Development Plans

- 4.1. During 2018/19, there were nine Neighbourhood Plans being developed in Broadland. The nine communities developing Plans were Aylsham, Buxton with Lamas, Guestwick, Horsford, Horstead with Stanninghall, Spixworth, Taverham, Thorpe St. Andrew and Wroxham.
- 4.2. The District Council has been supporting each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Some of the parish/town councils have also appointed external consultants to assist them in the process.
- 4.3. Two of the nine communities (Buxton w. Lamas; Guestwick) designated Neighbourhood Areas within this period, for the purpose of their Neighbourhood Plan. In each case, the Neighbourhood Area proposed or designated has followed the parish boundary.
- 4.4. Within this period, two of the nine Neighbourhood Plans (Wroxham and Aylsham) were submitted to the local planning authority, following the Reg. 14 pre-submission consultation
- 4.5. During 2018/2019, there were two further Neighbourhood Plans 'made' (or adopted) in the District (Horsford; Wroxham), taking the total number to fourteen. These Plans all form part of the statutory Development Plan and they were made on the following dates:

Acle	- 17th February 2015
Blofield	- 26th July 2016
Brundall	- 22nd March 2016
Drayton	- 26th July 2016
Great & Little Plumstead	- 16th July 2015
Hellesdon	- 19th December 2017
Horsford	- 12 th July 2018
Old Catton	- 26th July 2016
Rackheath	- 20th July 2017

Salhouse	- 20th July 2017
Sprowston	- 8th May 2014
Strumpshaw	- 10th July 2014
Wroxham	- 28 th March 2019

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

5. Monitoring Framework

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

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

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

a. Development Management DPD Monitoring Framework

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
GC1: Presumption in favour of sustainable development	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC3, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	No specific indicator	Not applicable	See indicators for JCS objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 in the main section of the GNDP Annual Monitoring Report.
GC2: Location of new development	1, 2, 3	ENV1, ENV9, SOC4, SOC7	Number of planning permissions granted contrary to GC2	None	<p>Seven new residential developments have been granted contrary to policy GC2. Five sites are within the NPA and applications refer to the acknowledged shortfall in 5 year housing land supply within this policy area. Therefore, they contribute to increasing the NPA land supply.</p> <p>Two of the sites have been identified within a Neighbourhood Plan as a possible housing site.</p> <p>All of the sites are adjacent to existing residential developments.</p>
GC3: Conversion of buildings outside settlement limits	2, 3, 4	ENV5, ENV9, SOC 7, EC1, EC2, EC4	No specific indicator	Not applicable	See indicators for JCS objectives 2, 3, 4 in the main section of the GNDP Annual Monitoring Report.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
GC4: Design	1, 7, 8, 9, 10, 11	ENV1, ENV5, ENV6, ENV9, SOC5	No specific indicator		See indicators for JCS objectives 1, 7, 8, 9, 10, 11 in the main section of the GNDP Annual Monitoring Report.
GC5: Renewable energy	1	ENV6	Renewable energy capacity installed by type per annum	Year on year increase	This indicator is monitored as part of the JCS objectives. See Objective 1 in the GNDP AMR.
EN1: Biodiversity and Habitats	9	ENV2, ENV4, ENV5	Number of planning applications granted contrary to the advice of Natural England on the grounds of recreational impact on N2K sites	None	None within monitoring year.
EN2: Landscape	8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	N/A	See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report.
EN3: Green infrastructure	8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	N/A	See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report. See also indicator for recreational open space (RL1).
EN4: Pollution	1, 7, 9	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9	Number of permissions granted contrary to the advice of the Environment Agency (on pollution grounds)	None	None within monitoring year.
H1: Dwellings connected with rural enterprises	2, 3	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	No specific indicator	N/A	See indicators for JCS objectives 2, 3 in the main section of the GNDP Annual Monitoring Report.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
H2: Removal of occupancy conditions	2	ENV9, SOC4, SOC7	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H3: Replacement dwellings outside settlement limits	2, 9	ENV9, SOC4, SOC7	Number of units granted planning permission for replacement dwellings outside of settlement limits	No target	In the monitoring year one site outside of settlement limits was granted planning permission for a replacement dwelling. The unit was considered acceptable as the use as a dwelling has not been abandoned Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.
H4: Change of use of a dwelling	2	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	Number of dwellings lost through change of use.	No target	In the monitoring one dwelling was lost through change of use. The change of use from C3 to C2 was considered acceptable as it would provide residential care for eight residents Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.
H5: Residential institutions	2	SOC1, SOC2	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H6: Sites for Gypsies and Travellers	2	ENV1, SOC1, SOC3, SOC8	No. of net new pitches permitted	Maintenance of at least a 5 year supply	This indicator is monitored as part of the JCS objectives. See Objective 2 in the GNDP AMR

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
E1: Existing strategic employment sites	3	EC1, EC2, EC3, EC4	Amount of floor space (m ²) granted planning permission for non-employment uses on strategic employment sites	None	One unit comprising of 1500sqm of floor space in total was granted permission for non-employment use. The unit was small and changed to D2 use. The decision notice included a condition for the premises to return to employment use upon cessation of the business.
E2: Retention of employment sites	3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None	Nine permissions were granted contrary to policy E2. All the sites were supported by the Economic Development department as they will increase the provision of local services and support small business. Two sites included a condition for the premises to return to employment use upon cessation of the businesses.
E3: Tourist accommodation	3, 8	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E3	None	Three permissions were granted contrary to policy E3. All applications presented a viable proposal and were associated with an established enterprise.
R1: District, Commercial and Local centres		ENV9, SOC8, EC1, EC2, EC3, EC4,	% of ground floor A1 units in the defined district and commercial centres	Minimum of 50% of number of ground floor non-residential units in A1 use	In the monitoring year, two permissions were granted which resulted in the loss of A1 use. In both these approvals the Economic Development department has stated that the proposed uses would support the viability of the town centre and increase the footfall to nearby businesses, which could be beneficial to the local economy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
R2: Sprowston and Sweetbriar retail parks		ENV9, SOC8, EC1, EC2, EC3, EC4,	No. of permissions granted contrary to Policy R2	None	None within the monitoring year.
RL1: Provision of formal recreational space	8, 9, 11	SOC1, SOC2, SOC8	Net gain of recreational open space delivered through developments (Ha)	Net Increase	There has been no net increase or decrease in formal recreational space within the monitoring year.
TS1: Protection of land for transport improvements	7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.
TS2: Travel Plans and Transport Assessments	1, 7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objectives 1, 7 in the main section of the GNDP Annual Monitoring Report.
TS3: Highway safety	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS3	None	Applications proposed for approval, contrary to Highway Authority comments, are referred to the planning committee for determination.
TS4: Parking guidelines	7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.
TS5: Airport development	3, 7	ENV1, ENV3, ENV6, SOC8, EC1	No specific indicator	N/A	See indicators for JCS objectives 3, 7 in the main section of the GNDP Annual Monitoring Report.
TS6: Public safety zones	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS6	None	None within monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
CSU1: Additional community facilities	6, 8	SOC1, SOC2, SOC8	No. of permissions granted in accordance with Policy CSU1	Net increase	In the monitoring year there have been 15 permissions granted relating to community facilities. Of these, five were for new community facilities. A further five were for increasing the floorspace of existing facilities. Overall, these approvals gave a net increase on the previous amenity.
CSU2: Loss of community facilities or local services	6, 8	SOC1, SOC2, SOC8	No specific indicator	N/A	See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).
CSU3: Provision of community facilities or local services within large-scale residential development	6, 8	SOC1, SOC2, SOC8	No specific indicator	N/A	See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).
CSU4: Provision of waste collection and recycling facilities within major development	6, 8	ENV9, SOC1, SOC8	No. of waste collection and recycling facilities approved	No target	No waste collection or recycling facilities were approved in the monitoring period. Kerbside bin collection points and bin stores in residential developments are generally a requirement of obtaining approval. Policy to continue to be monitored as major developments progress.
CSU5: Surface water drainage	1	ENV2, ENV7	No. of planning permissions granted contrary to the advice of the Environment Agency or Lead Local Flood Authority	None	See indicators for JCS objective 1 in the main section of the GNDP Annual Monitoring Report.

b. Site Allocations DPD Monitoring Framework

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
ACL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Outline application 20172189 for 140 dwellings was granted in May 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
ACL 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20141392 for mixed use development granted June 2015. Reserved matters 20180941 for 30 dwellings was granted in October 2018
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
ACL 3	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No activity during this monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
ACL 4	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Hybrid planning application 20140787 for 24 open market dwellings (outline) and 12 affordable dwellings (full) granted May 2015. Reserved matters 20152044 for 24 market dwellings granted Mar 2016. Both phases are expected to be completed by Oct 2019
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2021	Reserved matters application 20130680 granted Oct 2013. Site was completed Mar 2019.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2022	Reserved matters application 20140298 granted May 2014. 85% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
AYL 3	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No activity during this monitoring year.
AYL 4	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No activity during this monitoring year. The north-west corner of the site has been developed under reserved matters application 20111439 for B8 storage warehouse.
BLO 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, ENV, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix & achievement of employment uses providing jobs.	To commence by Mar 2017 To complete by Mar 2020	Reserved matters 20140757 has been superseded by Hybrid application 20160497, granted Nov 2016, consisting of full approval for 1500m2 B1 use and outline for 1000m2 B1 use. Full approval 20140758 for supermarket and restaurant was granted July 2014. This permission lapsed July 2017. Outline planning application 20160488 for 175 dwellings granted June 2017. Reserved matters 20172131 for a reduction in dwellings to 163 was approved in October 2018. Works have commenced on the site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
BLO 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full approval 20141710 granted for 20 open market and 10 affordable dwellings. 80% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 3	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Reserved matters 20130296 granted for 64 dwellings granted Jan 2014. Site was completed in Mar 2019.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 4	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Reserved matters application 20150700 for 75 dwellings granted Oct 2015. Full approval 20171053 to replace 4 dwellings with 8 dwellings was approved shortly after the monitoring year. 75% of Phase I has been completed. Reserved matters 20150794 granted Oct 2015 to expand site by 30 dwellings. 33% of Phase II has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
BLO 5	1,2,4,6,7,9,10,11,12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline permission 20140968 granted for 36 dwellings Feb 2015. Reserved matters application 20162199 granted Oct 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD		Provision within the permission in accordance with policy.
BRU 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2018	Site was completed in Mar 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BRU 2	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Site has been incorporated into outline application 20161483 for 155 dwellings, a supermarket and open space. The application was approved in March 2018.
BRU 3	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Site has been incorporated into outline application 20171386 for 170 dwellings and community recreational facilities. The application was registered Aug 2017.
BUX 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20150082 for 21 dwellings granted Oct 2016.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
CAW 1	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	N/A	N/A	Allocated for extension to burial ground.
CAW 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	There is a current call for sites proposal for an enlarged area, which includes this site, under the Greater Norwich Local Plan.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
COL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline application 20170075 for 30 dwellings was granted Nov 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
COL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
DRA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2021	Outline planning permission 2013088 for 200 dwellings granted Aug 2014. Revised outline application 20161066 for 250 dwellings was registered Jun 2016. There is a Resolution to Grant permission subject to S106 negotiation.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
DRA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix, job creation and or retail provision.	To commence by Mar 2017 To complete by Mar 2018	No activity during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
FOU 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Site was completed in Mar 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
FOU 2	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	The western end of the site has been developed. No activity on rest of site during this monitoring year.
FRE 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Apr 2016 To complete by Mar 2017	Full planning application 20181845 for 9 dwellings was submitted Nov 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
GLP 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2015	Site was completed in March 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
GWI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Site was completed in Mar 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
HEL 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2021	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
HEL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2025	Hybrid application 20151770 granted Dec 2016. This includes outline approval for up to 1000 dwellings; 108 of these had reserved matters granted. Full planning 20171514 granted Jun 2018 reduces the 108 dwellings to 95. Work has commenced on the site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
HEL 3	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	Allocated for extension to burial ground.
HEL 4	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	There is a current call for sites proposal, which includes this site, under the Greater Norwich Local Plan.
HEL 5	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	Outline approval 20141134 for 72 dwellings granted Oct 2015. Reserved matters 20152077 granted April 2016. The site was completed Mar 2019.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD		Provision within the permission in accordance with policy.
HOR 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2014	Site was completed in March 2014.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
HOR 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2019	Site was completed Mar in 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy
HNF 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	Full application 20182043 for 69 dwellings was submitted Dec 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
HNF 2	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	Application 20190681 requesting an EIA Screening Opinion was submitted shortly after the monitoring year.
HNF 3	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No activity during this monitoring year.
LIN 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Site was completed in March 2016
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
RED 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Hybrid permission 20151061 for 20 dwellings (full approval) and 4 dwellings (outline) granted Feb 2017. Reserved matters 20171054 on the 4 dwellings granted Sep 2017. 5 dwellings were completed in the monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
REP 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
REP 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Full planning 20180963 for a food store, offices, a 60 bedroom care home, 20 assisted flats, 15 assisted bungalows and a club house was granted in March 2019.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
SAL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2017	Site was completed in Mar 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
SWA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline application 20161643 for 21 dwellings was granted Dec 2017. No works have commenced on site.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
SPI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Site was completed in Aug 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy
TAV 1	1, 3, 6, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	To commence by Mar 2021	Hybrid permission 20171782 for A1, A3 and A5 uses granted Feb 2018. This includes full planning for a supermarket.
TSA 1	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To complete by Mar 2026	Allocation is part of Broadland Business Park. There are a few plots that still need to be developed. Expansion to north under Growth Triangle Area Action Plan. See section 5c below. Full planning 20181376 for an office and workshop on Plot 14 was granted Dec 2018. Works have commenced on the site.
TSA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2022	Outline permission 20130649 granted. Reserved matters permission 20160425 for 231 dwellings granted Sept 2016. No works have commenced on site.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
TSA 3	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline permission 20130650 granted. Reserved matters 20160423 for 71 dwellings granted Aug 2016. No works have commenced on the site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
WRO 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Site was completed in Mar 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

c. Growth Triangle Area Action Plan Monitoring Framework

Policy	Target	Milestone	Progress	Comments
GT1: Form of Development	1m ² of community, retail, business floorspace for every 30m ² of residential floorspace on Mixed Use Allocations	N/A	<p>Planning permission 20161058 for North Sprowston & Old Catton (GT12) includes a 1:20 ratio of employment floorspace to residential floorspace.</p> <p>Planning Permissions 20160498 and 20170104 for South of Salhouse Road (GT7) does not meet the target</p> <p>Planning Permission 20180193 for land east of Broadland Business Park (GT11) is likely to meet the target.</p>	Whilst permissions 20160498 and 20170104 (GT7) do not meet the standard provision is made for an onsite primary school and an offsite contribution to a community facility.
GT2: Green Infrastructure	Delivery of Public Parks at Harrison's Plantation, Beeston Park and North Rackheath Buffer	Public Access to Harrison's Woodland Park by 2015/16	Public Access to Harrison's Woodland Secured in April 2016.	

Policy	Target	Milestone	Progress	Comments
		Public Access to Beeston Park by 2016/17	Milestone not achieved.	S.73 application to vary phasing of scheme approved 22/12/2017. Beeston Park now to be delivered as part of Phase II. Milestone to be reviewed.
		Public Access to North Rackheath Buffer by 2020/21	Participative process to produce renewed masterplanning completed in accordance with Policy GT16.	Revised North Rackheath Masterplan endorsed March 2018. Milestone to be reviewed on receipt of phasing plan with future planning application.
	4ha of informal open space per 1,000 population	N/A	Target achieved.	As of 1 April 2019 all planning approvals (or Council resolutions to approve) on allocated sites included on site or off-site contributions to achieve target standard.
	Indicator: Number of Area Action Plan Allocations granted planning permission contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites. Target: Zero	N/a	Target achieved.	No planning permissions granted contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites.
GT3: Transport	Completion of Orbital Road & Cycle Links by 2026	Cranley Road to Plumstead Road 2016/17	Planning Permission Granted 28/06/2013. Milestone not achieved.	Link road has not been completed in accordance with milestone. Link Road Junction with Plumstead Road expected to commence 2020/21.

Policy	Target	Milestone	Progress	Comments
		Plumstead Road to Salhouse Road Cycle and Pedestrian Links 2019/2020	Planning Permission for majority of link granted through application 20170104 on 06/12/2018. Council resolution to grant permission for Plumstead Road junction and remaining link road through application 20161873 made on 12/07/17.	
		Wroxham Road to Salhouse Road 2019/20	Completed. Milestone achieved.	
		Wroxham Road to North Walsham Road 2019/20	Planning Permission Granted 17/02/2016. Milestone not achieved.	Delivery of link is currently subject to the successful outcome to Norfolk's Housing Infrastructure Fund: Forward Fund application.
		North Walsham Road to Spixworth/Buxton Road 2022/23	Outline Planning Permission Granted 17/02/2016. Reserved Matters application (20180708) for Strategic Infrastructure, including Link Road submitted 30/04/18.	Expected to be completed in accordance with or ahead of Milestone in accordance with revised phasing of Beeston Park scheme.
		Buxton Road to St Faiths Road 2025/26	Outline Planning Permission Granted 17/02/2016. Reserved Matters application (20180708) for Strategic Infrastructure, including Link Road submitted 30/04/18.	Expected to be completed ahead of milestone in 2019/20, in accordance with revised phasing of Beeston Park scheme.

Policy	Target	Milestone	Progress	Comments
		St Faiths Road to Airport	Planning Permission Granted (for Repton Avenue to St Faiths Lane Section) 18/05/2016. Under Construction.	Initial Feasibility Assessment for connection to Hurricane Way completed. Land dedicated as part of permission 20180920 to enable upgrade of link road commensurate with full link road Airport. Pooled CIL funding for Repton Avenue to Hurricane Way Link rescinded due to delays in scheme delivery.
		Full Cycle and Pedestrian Links 2026		
	Delivery of Salhouse Road BRT and Cycle Improvements	Cycle Link to be delivered by 2019/20	Phase I Harrison Plantation Cycle Link & Connection to Norwich Cycle Network delivered 2015. Completion of Blue Boar Lane to WHF Junction Cycle Link 2021/22.	Salhouse Road Walking and Cycling Feasibility Study Completed October 2010. Extension of Phase I link to Atlantic Way / Salhouse Road Junction, and Blue Boar Lane link expected to be completed in 2019/20. Blue Boar Lane link is ahead of milestone.

Policy	Target	Milestone	Progress	Comments
		Phase I BRT Improvements 2019/20	Milestone will not be achieved.	<p>Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT.</p> <p>Land dedicated to enable road widening and improvements through permission on GT7 (20160498 & 20170104)</p> <p>Norwich Transforming Cities Bid seeking funding to deliver substantial transport improvements along Salhouse Road Corridor</p>
	Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath /Stonehouse Road	BBP to Rackheath 2019/20	Milestone will not be achieved.	<p>Walking / Cycle Link Plumstead Road to Green Lane East delivered.</p> <p>£150k of pooled CIL agreed to support construction of link Plumstead Road to Green Lane.</p> <p>Improvement scheme being promoted through Transforming Cities DfT Bid.</p>

Policy	Target	Milestone	Progress	Comments
GT4: Home Farm	290 Homes Total.	N/A	120 Homes (Phases II & III) completed June 2014.	Reduction in number of homes on Phase 4 will mean that only 284 homes of the 290 homes target will be delivered.
	Phase 5 89 Homes	Phase 5 - Commencement 2014/15	Milestone achieved.	Phase V is 95% complete.
	Phase 4 81 Homes	Phase 4 - Commencement 2018/19	Milestone achieved.	Reserved Matters Planning Permission Granted for 75 homes 04/11/2015. Site Commenced 04/10/2017.
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase I - Commencement 2014/15	Milestone achieved.	Cumulatively 673 dwellings completed by end of monitoring year. RM Permission now exists across whole of phases 1 and 2.
		Phase II - Commencement 2019/20	Milestone achieved.	First of phase II RM applications commenced 31/03/2018.
		Public Access to Woodland Park - 2018/19	Milestone achieved.	Public Access to Harrison's Woodland Park achieved in April 2016.
		Primary School - 2018/19	Design stage and land transfer underway in 2018/19. Milestone not achieved.	Norfolk County Council now expects the school to open in September 2020.

Policy	Target	Milestone	Progress	Comments
GT6: Brook Farm	600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. S.73 application (20170421) approved 08/09/2017. S.73 permits 1st phase (270 homes) ahead of completion of link road. Milestone not achieved.	It is expected to enable commencement now expected 2020/21.
GT7: Land South of Salhouse Road	1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space	Commencement 2017/18	Outline Planning Permission 20160498 for 803 dwellings and 20170104 for 380 dwellings granted 11/01/2017 & 06/12/2018 respectively. Reserved Matters consent for 243 of the 803 dwellings granted on 25/09/19. Reserve matters consent for 365 dwellings on the outline for 380 granted on 18/07/2019. Milestone not achieved.	Allocation site is now expected to delivery 1,168 homes. This is less than the target of 1,400 homes. Commencement is now forecast behind milestone in 2019/20.
GT8: Land north of Plumstead Road	45 Homes, vehicular connection to Salhouse Road, formal recreation, and landscaping	Commencement 2016/17	Committee Resolution to Grant Planning Permission Granted for Roundabout and Access Road to site (20161873) 12/07/2017. Milestone not achieved.	Commencement is now forecast behind milestone.

Policy	Target	Milestone	Progress	Comments
GT9: Broadland Business Park (North Site)	7,800 sqm B1 Office 49,700 sqm B2 / B8	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. Milestone not achieved.	
GT10: Broadland Gate	42,000sqm B1/B8 4,500sqm A1, A2, A3 & A4 7,500sqm C2, C3 (excluding residential) and D1 7,000sqm Hotel 2,100sqm C1, A3, A4, D2 1,200sqm Car Showroom	Commencement 2019/20	Milestone achieved.	Planning Application for Car Show Room (20171352) approved 15/02/2018. Serviced Roads on northern section, adj. Poppy Way are under construction.
GT11: Land East of Broadland Business Park	850 Homes, Primary School, Nursery, Community Building, Police Deployment Base, Cycle Links and Landscaping.	Commencement 2018/19	Outline permission for 283 homes across part of the allocation (20180193 & 20180194) granted. Milestone not achieved.	Hybrid allocation (20181601) for 550 homes submitted 02/10/18. This application has not year been determined. Commencement is now forecast behind milestone in 2020/21

Policy	Target	Milestone	Progress	Comments
GT12: North Sprowston & Old Catton	3,520 Homes & 16,000sqm of employment floorspace, Road and Cycle Links, 2 New Primary Schools, Sports Pitches & Children's Play Space, Community Building, Library and Health Facilities & Country Park - Possible Secondary School	Commencement 2016/17	Outline planning permission (20121516) granted 17/02/2016. S.73 application (20161058) to re-phase scheme approved 22/12/2017. Milestone not achieved.	Commencement is now forecast behind milestone in 2020/21.
GT13: Norwich RFU	250 Homes	Commencement 2018/19	Permission granted for the relocation of Norwich RFU by South Norfolk Council. Milestone not achieved.	Commencement is now forecast behind milestone.
GT14: Land East of Buxton Road	300 Homes	Commencement 2017/18	Outline Planning Permission (20141725) granted 21/05/2015. RM Application Submitted 19/03/2018. Milestone not achieved.	Allocation site is now expected to delivery 225 homes. This is less than the target of 300 homes. Commencement is now forecast behind milestone in 2020/21.

Policy	Target	Milestone	Progress	Comments
GT15: Land North of Repton Avenue	300 Homes and land for employment	Commencement 2016/17	<p>Outline Planning Permission (20141955) granted 18/05/2016.</p> <p>Self-Build element of the site, 12 homes, commenced in 17/18.</p> <p>RM application (20180920) for 328 homes approved on 18/01/19. Now under construction.</p> <p>Milestone not achieved.</p>	Allocation site is now expected to delivery 340 homes. This is more than the target of 300 homes.
GT16: North Rackheath	3,000 Homes & 25ha land for employment, Road and Cycle Links, 2 New Primary Schools, Local Centre Sports Pitches & Children's Play Space, Community Building, Home Waste Recycling Centre & Significant Informal Open Space - Possible Secondary School	Commencement 2019/20	Revised masterplan endorsed March 2018.	Commencement is now forecast behind milestone.
		Provision of Rackheath Buffer 2021/22		To be phased in accordance with plan to be submitted with planning application.
GT17: Land Adj. Salhouse Road, Rackheath	80 Homes (79 Net)	Commencement 2016/17	Milestone achieved.	<p>Site expected to be completed by then end of 2019/20.</p> <p>Total housing is expected to exceed target by 10 homes as a result of additional permission (20171906) granted 10/09/2018.</p>

Policy	Target	Milestone	Progress	Comments
GT18: Land South of Green Lane West	300 Homes, cycle links, landscaping	Commencement 2016/17	Full Planning Application (20171464) submitted 13/10/2017 for 322. Milestone not achieved.	Total housing is expected to exceed target by 22 homes. Commencement is now forecast behind milestone in 2020/21.
GT19: Land South of Green Lane East	150 Homes, cycle links, landscaping	Commencement 2022/23	Outline planning application (20160395) approved 31/01/2019. RM application (20191032) submitted 01/07/19.	Total housing is expected to exceed target by 7 homes. Commencement is now forecast in 2020/21.
GT20: White House Farm (North-East)	460 Homes, formal recreation, landscaping	Commencement 2020/21	Outline Planning Application (20191370) for 516 homes submitted 29/08/2019.	Total housing expected to exceed target by 56 homes. Commencement is expected in accordance with milestone.
GT21: Land east of Broadland Business Park (North Site)	300 Homes, formal recreation, landscaping	Commencement 2018/19		Commencement is now forecast behind milestone.

6. Glossary of Terms and Acronyms

Term	Description
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopted	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Affordable Housing Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.
Allocated	Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.
Amenity	Those qualities of life enjoyed by people that can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Annual Monitoring Report (AMR)	Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December Annual Monitoring Report (AMR) with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.
Area Action Plan (AAP)	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.
Broadland Business Park	First allocated in the 2001 Broadland Local Plan for 78 hectares of employment, it is an established location for jobs, and of key strategic importance to the Growth Triangle.
Brownfield Land, Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.
County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development).
Development Brief	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
Development Plan	Development Plan Documents: These are planning documents forming part of the local

Document (DPD)	development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.
Exception Site (rural)	A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Greater Norwich Development Partnership (GNDP)	To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).
Greater Norwich Local Plan (GNLP)	Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.
Listed Building Consent (LBC)	Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a 60 Development Management DPD (2015) Appendix 1 – Glossary Term Description listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.
Local Development	Local Development Document: Planning documents which collectively make up the Local Plan

Document (LDD)	(previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.
Local Development Framework (LDF)	Local Development Framework: A 'portfolio' of Local Development Documents which collectively delivers the spatial planning strategy for the LPA area. This is now referred to as the Local Plan as defined in the NPPF.
Local Development Scheme (LDS)	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area.
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.
Norwich Policy Area (NPA)	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework is the Government's national planning policy document setting out the key principles for sustainable development.
National Planning Practice Guidance (NPPG)	National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.
Northern Distributor Road (NDR)	A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.
Outline Planning Permission (OPP)	Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Planning Obligations	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called Section 106 obligations. The term legal agreements may embrace S106. Planning obligations are also collected through Community Infrastructure Levy (CIL).
Previously Developed Land (PDL)	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built up areas

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

Sustainable (Urban) Drainage System (SUDS)	Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Travel Assessment	An assessment which may be required in connection with major development proposals, which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.
Use Classes Order (UCO)	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which Use Class Order (UCO) groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.