

Greater Norwich Local Plan

Document 3 – The Monitoring Framework

(Adoption version for Councils, March 2024)

Monitoring Framework Document

Monitoring of the GNLP is based on the implementation of both the plan's policies and its objectives. It consists of plan and local contextual indicators in table 1, site progress indicators in table 2, and sustainability appraisal indicators in table 3.

Table 1 Plan and Local Contextual Indicators

The "Plan Indicators" relate directly to plan specific requirements such as annual housing delivery to address plan needs. Generally, these indicators will be updated annually using information from:

- Planning applications.
- The Sustainability Statements required to support policy 2.
- Data collected by Greater Norwich officers through site assessments for issues such as housing delivery.

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

The plan and local contextual indicators are ordered by plan policy in table 1. Data sources are identified, and baselines and targets are established for each indicator. Based on these, triggers and actions are identified where possible and appropriate to assess whether there will potentially be a need to review policies.

Annual Monitoring Reports

The GNLP Annual Monitoring Reports (AMRs) will report back on outcomes.

Table 1 Plan and Local Contextual Indicators

Indicator Code, Type and Theme	Data Sources / Frequency of Monitoring	Target (and Baseline where relevant)	Trigger for Action	Action
Policy 1 Sustainable Growth Strategy				
SGS1 Plan Indicator Jobs Growth	Business Register and Employment Survey (BRES) on the ONS nomis website , monitored annually.	To meet or exceed plan target for jobs (33,000 increase 2018 to 2038, also relates to policy 6). The annualised Greater Norwich target is 1,650 (33,000/20). Baseline 2018, total employment (thousands) <ul style="list-style-type: none"> • Broadland 49.0 • Norwich 95.4 • South Norfolk 54.7 • Greater Norwich 199.1 	The 5-year rolling average of growth is less than the 5-year annualised target.	Analysis of the reasons for limited jobs growth will determine whether there is a need to review plan policies or targets.
SGS2 Plan Indicator Employment Land Delivery	Local authority annual monitoring of employment land delivery (under use classes). Data to be divided between allocated and non-allocated sites in policy 6.	There is no target or baseline for this indicator.	There is no specific trigger relating to overall delivery. Site monitoring will determine whether any actions are required.	Analysis of the reasons for employment land not being delivered will inform whether there is a need for any interventions and/or a refresh of the Housing and Economic Land Availability Assessment (HELAA) to identify additional sites to meet employment growth needs.

<p>SGS3</p> <p>Plan Indicator</p> <p>Housing Delivery</p>	<p>Local authority annual monitoring of net housing delivery (including conversions and purpose-built student accommodation and older people's (C2) residential institution bed spaces at a discounted rate to be stated in the AMR – see also indicators H3 and H4).</p>	<p>To meet or exceed plan requirements for 40,541 net new homes over the plan period 2018-2038. The annual requirement for 2018 to 2038 is 2,027.</p> <p>The target of 1,990 homes for this policy is based on the average annual number of homes remaining to be delivered after 2022 to meet the plan's residual requirement.</p> <p>There is no baseline for this indicator.</p>	<ol style="list-style-type: none"> 1. The 5-year rolling average for housing delivery falls below the 5-year annualised plan target for all dwellings. 2. Housing land supply falls below the 5-year requirement in two consecutive years. 	<ol style="list-style-type: none"> 1. Analysis of the reasons for the housing trajectory not being delivered will inform whether there is a need for a full or partial local plan review. 2. If there is not a 5-year housing land supply, the reasons for this will feed into consideration of the need for a full or partial local plan review.
<p>SGS4</p> <p>Plan Indicator</p> <p>Windfall Housing Percentage</p>	<p>Local authority annual monitoring of housing delivery.</p>	<p>To identify the percentage of homes provided on windfall sites.</p>	<p>There is no trigger for the percentage of windfall homes provided.</p>	<p>Analysis of the reasons for the percentage of windfall housing provided will inform whether there is a need for a full or partial local plan review.</p>
<p>SGS5</p> <p>Plan Indicator</p> <p>Settlement Hierarchy</p>	<p>Local authority annual monitoring of housing delivery.</p>	<p>The average annual housing delivery from adoption of the plan is broadly in accordance with the planned distribution in the settlement hierarchy in the plan's strategy.</p> <ul style="list-style-type: none"> • Norwich urban area = 1,398 per annum 	<p>The 5-year rolling average for all completions is within 10% of the target for the distribution at each level of the hierarchy.</p>	<p>Review the housing trajectory and assess reasons for the planned strategic distribution not being delivered. The reasons for this will feed into consideration of the</p>

		<ul style="list-style-type: none"> • Main towns = 334 per annum • Key service centres = 191 per annum • Village clusters = 194 per annum <p>There is no baseline for this indicator.</p>		need for a full or partial local plan review.
SGS6 Plan Indicator Strategic Growth Area	Local authority annual monitoring of housing delivery.	<p>SGS6.1 Housing delivery is broadly in accordance with the planned distribution in the Strategic Growth Area as set out in the GNLP Strategy.</p> <p>Annual Housing target (around 70% of total) = 1,575)</p> <p>SGS 6.2 Employment delivery contributes to the focus on the Strategic Growth Area.</p>	<p>SGS6.1 The 5-year rolling average for housing completions is more than 10% below the target.</p> <p>SGS6.2 The proportion of take up of employment land will be monitored, but with no specific target.</p>	An assessment of the reasons why the growth planned for the Strategic Growth Area is not being achieved will feed into consideration of the need for a full or partial local plan review.
SGS7 Plan Indicator Brownfield land redevelopment	Local authority annual monitoring of housing delivery.	<p>As per GNLP Strategy paragraph 166a, at least 22% of the total housing delivery over the plan period will be on brownfield sites.</p> <p>There is no baseline for this indicator.</p>	The 5-year rolling average for housing completions on brownfield sites is more than 5% below the target.	An assessment of the reasons why the housing growth planned on brownfield sites is not being achieved will feed into consideration of the need for measures to support brownfield site redevelopment or a partial or full local plan review.

<p>SGS8</p> <p>Local Contextual Indicator</p> <p>Per capita carbon emissions</p>	<p>This data will be collected annually. It is published 2 years after the named year. Data is taken from the Local Government Information (LGI) website here. LGI source the data from the Department for Business, Energy and Industrial Strategy.</p>	<p>The target is to reduce per capita carbon dioxide emissions year on year to contribute to meeting the national target to reduce all greenhouse gas emissions by 68% by 2030 and by 78% by 2035 compared to 1990 levels, and to achieve zero carbon development by 2050.</p> <p>Baseline 2020 per capita CO2 emissions (tonnes)</p> <ul style="list-style-type: none"> • Broadland 4.9 • Norwich 2.9 • South Norfolk 5.4 	<p>A rise in carbon emissions in any district or in Greater Norwich in any year.</p>	<p>Analysis of the reasons for carbon emissions not falling annually will inform an assessment of the need to review policies.</p>
Policy 2 Sustainable Communities				
<p>SC1</p> <p>Plan Indicator</p> <p>Housing Density</p>	<p>Local authority annual monitoring of the net density of housing permissions.</p>	<p>Net housing densities are at least 40 dwellings per hectare in Norwich and 25 elsewhere as required by policy 2.</p> <p>There is no baseline for this indicator.</p>	<p>5 year rolling average of the density for all housing permissions is below the targets.</p>	<p>An assessment of the reasons for the minimum densities not being achieved will feed into consideration of the need for a partial or full local plan review.</p>
<p>SC2</p> <p>Plan Indicator</p> <p>Design</p>	<p>Monitored annually through officer assessment of sustainability statements.</p>	<p>Major residential developments perform positively against the Sustainability Statement Supplementary Planning Document (SPD) requirements.</p> <p>There is no baseline for this indicator.</p>	<p>There is no trigger for this indicator.</p>	<p>Low overall performance in comparison with SPD requirements will inform whether to amend implementation processes or undertake a review of the policy/SPD.</p>

<p>SC3</p> <p>Plan Indicator</p> <p>Sustainability Statements</p>	<p>Monitored annually through officer assessment of Sustainability Statements.</p>	<p>All major developments are supported by an SPD compliant Sustainability Statement.</p> <p>There is no baseline for this indicator.</p>	<p>Compliance is below 100%</p>	<p>Investigation of the reasons for non-compliant applications being permitted will inform the need to amend implementation processes or undertake a review of the policy.</p>
<p>SC4</p> <p>Plan Indicator</p> <p>Delivery Plans</p>	<p>Monitored annually through officer assessment of Delivery Plans.</p>	<p>All housing developments of 100 homes plus are supported by a Delivery Plan setting out the timing of the housing delivery.</p> <p>There is no baseline for this indicator.</p>	<p>Compliance is below 100%.</p>	<p>Investigation of the reasons for non-compliant applications being permitted will inform the need to amend implementation processes or undertake a review of the policy.</p>
<p>SC5</p> <p>Plan Indicator</p> <p>Renewable Energy</p>	<p>Monitored annually through officer assessment of planning permissions for renewable energy developments.</p>	<p>To increase renewable energy capacity permitted by type (where not ancillary to other types of development).</p>	<p>There is no trigger for this indicator.</p>	<p>There is no action for this indicator.</p>
<p>SC6</p> <p>Plan Indicator</p> <p>Flood Risk</p>	<p>Monitored annually through officer assessment of planning permissions.</p>	<p>To minimise the number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.</p>	<p>There is no specific trigger relating to flood risk. Site by site monitoring will determine whether any actions are required.</p>	<p>Analysis of the reasons for planning permissions being granted against Environment Agency advice will inform whether there is a need for any intervention.</p>

SC7 Plan Indicator Water Efficiency	Monitored annually through officer assessment of planning permission conditions.	To achieve 100% against the water efficiency policy for new homes requirement of 110 litres per person per day and BREEAM “Very Good” for non-housing development.	Compliance is below 100%.	Investigation of the reasons for non-compliant applications being permitted will inform the need to amend implementation processes or undertake a review of the policy.
Policy 3 Environmental Protection and Enhancement - Built Environment				
EPE1 Plan Indicator Preventing the coalescence of settlements	Monitored annually by officers.	No permissions are granted for major developments in defined strategic gaps.	Compliance is below 100%.	Investigation of the reasons for non-compliant applications being permitted will inform the need to amend implementation processes or undertake a review of the policy.
EPE2 Plan Indicator Number of Conservation Areas with an appraisal	Monitored annually by planning officers.	To increase the number of conservation areas with an appraisal. Baseline 2022 (appraisals compared to number of conservation areas): Greater Norwich total 72/90 (Broadland 15/21, Norwich 13/17, South Norfolk 44/52).	No increase in the number conservation areas with an appraisal.	Investigate why the number of conservation areas with an appraisal is not rising. This will inform the need for any policy review.

<p>EPE3</p> <p>Local Contextual Indicator</p> <p>Condition of Heritage Assets</p>	<p>Monitored annually by Historic England through the Buildings at Risk Register.</p>	<p>To reduce the number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.</p> <p>Baseline 2021 - Greater Norwich total 31 (Broadland 5, Norwich 10, South Norfolk 16).</p>	<p>An increase in the numbers of buildings, conservation areas and scheduled ancient monuments on the buildings at risk register over a 3-year period.</p>	<p>Investigate why the number of protected buildings, conservation areas and scheduled ancient monuments on the buildings at risk register is rising. This will inform the need for any policy review.</p>
<p>EPE4</p> <p>Plan Indicator</p> <p>Landscape</p>	<p>Monitored annually by planning officers.</p>	<p>To minimise the number of planning approvals granted contrary to the advice of the Broads Authority based on adverse impact on the Broads landscape.</p>	<p>One or more relevant major residential approval is granted against the Broads Authority advice.</p>	<p>Analysis of the reasons for permissions being granted against advice will assist in making a decision on the need to review any policies.</p>
<p>Policy 3 Environmental Protection and Enhancement - Natural Environment</p>				
<p>EPE4</p> <p>Plan Indicator</p> <p>Designated Natural Assets</p>	<p>Monitored annually by planning officers.</p>	<p>Development should not reduce the amount of designated natural assets.</p>	<p>Reduction in the size of internationally, nationally and locally designated natural assets as a result of development.</p>	<p>Assess reasons why development has taken place on internationally, nationally and locally designated natural assets. Consider reviewing the policy wording.</p>
<p>EPE5</p> <p>Plan Indicator</p> <p>Biodiversity Net Gain</p>	<p>Monitored annually through officer assessment of Biodiversity Net Gain compliance evidence submitted with planning applications.</p>	<p>Adequate evidence is submitted with all permitted applications to show how biodiversity net gain exceeding 10% will be achieved (either on or off-site).</p>	<p>Compliance falls below 100%.</p>	<p>Investigate why non-compliant applications are being permitted. This will inform the need for any policy review.</p>

<p>EPE6</p> <p>Plan Indicator</p> <p>Green Infrastructure</p>	<p>Monitored annually through officer assessment of green infrastructure evidence submitted with planning applications.</p>	<p>Evidence supporting all permitted applications shows the amount of new green infrastructure being provided (in hectares) on or off-site. There is no specific target for this.</p>	<p>One or more relevant approval is granted without providing adequate green infrastructure.</p>	<p>Investigate why non-compliant applications are being permitted. This will inform the need for any policy review.</p>
<p>EPE7</p> <p>Plan Indicator</p> <p>Visitor Pressure</p>	<p>Monitored annually through officer assessment of visitor pressure mitigation payments and information.</p>	<p>EPE7.1 Contributions (£) collected towards the cost of mitigation measures at the protected sites. There is no specific target.</p> <p>EPE7.2 Adequate evidence is submitted with all permissions to show how informal green infrastructure for residential development will be provided on or off-site to meet the 2 hectares per 1,000 population standard.</p>	<p>One or more relevant residential approval is granted without providing required financial contributions or meeting informal green space requirements.</p>	<p>Investigate why non-compliant applications are being permitted. This will inform the need for any policy or implementation review.</p>
<p>EPE8</p> <p>Local Contextual Indicator</p> <p>Condition of protected habitats (nutrient neutrality)</p>	<p>Monitored periodically by Natural England and the Environment Agency</p>	<p>The target is for a reduction in nutrient loading so that the water quality in internationally protected habitat sites impacted by development in Greater Norwich (the River Wensum SAC for phosphorus and the Broads SAC and Broadland Ramsar for phosphorus and nitrogen) meets water quality targets and the sites are no longer in an “unfavourable condition”. The baseline is that, as of 2022, all three habitat sites are in an “unfavourable condition” due to nutrient pollution.</p>	<p>Monitoring shows that the protected habitat sites are no longer in “unfavourable condition”.</p>	<p>Policy 3 nutrient neutrality requirements will no longer be applied to planning applications.</p>

Policy 4 Strategic Infrastructure				
SI1 Plan Indicator Education Infrastructure	Planning permissions, monitored annually, including liaison with Norfolk County Council.	New and expanded schools required by policy 4 are provided for in co-ordination with housing development. See GNLP appendix 1 along with annual updates in the AMR for an ongoing list of required and completed school developments.	One or more relevant major residential approval is granted without providing for the schools identified to support growth in appendix 1 or in site allocation policies.	Analysis of the reasons for required school developments not being provided will assist in making a decision on the need to review any policies.
SI2 Plan indicator Other Infrastructure	Monitored annually through liaison with other infrastructure providers (transport, water, energy, broadband, health care, police, libraries, sport and leisure and waste management).	See appendix 1 and annual updates in the AMR for the list of other new infrastructure required to support growth.	There is not timely delivery of the other infrastructure set out in appendix 1.	Analysis of the reasons for non-delivery of required infrastructure will inform whether there is a need to review policies.
SI3 Plan Indicator Highways	Planning permissions, monitored annually, including liaison with Norfolk County Council.	Minimise the number of planning approvals granted contrary to the advice of Norfolk County Council Highways department (based upon access or surrounding road network constraints). There is no baseline for this indicator.	One or more relevant major residential approval is granted against county council highways advice.	Analysis of the reasons for permissions being granted against advice will assist in deciding on the need to review any policies.
SI4 Plan Indicator	Planning permissions, monitored annually, including liaison with Norfolk County Council.	Sites of 50+ dwellings connected to the existing or planned cycle network. There is no baseline for this indicator.	One or more residential approval for 50+ dwellings. is granted without cycle network links.	Analysis of the reasons for permissions being granted without cycle network links will assist in

Sustainable Transport				deciding on the need to review any policies.
S15 Plan Indicator Access to rail	Planning permissions, monitored annually.	Percentage of completed located within 8 kilometres of a railway station.	There is no target for this indicator.	Analysis of the proportion of homes within 8 kilometres of a railway station will help to inform future reviews of the strategy.
Site allocation monitoring in table 2 of this appendix includes information on the delivery of site-specific infrastructure.				
Policy 5 Homes				
H1 Plan Indicator Affordable Homes	Local authority annual monitoring of affordable homes permissions.	H1.1 - Number of affordable homes permitted. The initial target is 670 per year from the ORS evidence study. This will be updated in line with the most up-to-date evidence of local housing need. H1.2 Percentage of affordable dwellings permitted per year, taking account of different targets in Norwich City Centre (28%) and elsewhere in the plan area (33%). H1.3 Tenure split of affordable homes permitted, taking account of different tenure targets in Norwich and Broadland/South Norfolk as established in the most up-to-date evidence of local housing need.	The 5-year rolling average for all affordable permissions is at or below the number, percentage and tenure targets.	An assessment of the reasons why the affordable housing number, percentage and/or tenure targets are not being achieved will feed into consideration of the need for a full or partial local plan review.

H2 Plan Indicator Housing Space Standards	Local authority annual monitoring of housing permissions	All new dwellings meet the Government's Nationally Described Space Standards (NDSS).	Compliance of planning permissions falls below 100%.	Investigate why non-compliant applications are being permitted and determine action.
H3 Plan Indicator Specialist housing for older people and others with support needs	Local authority annual monitoring of specialist housing permissions.	There is no specific baseline or target for this indicator.	There is no trigger for the number of homes permitted.	Analysis of the levels of specialist housing delivery will inform whether there is a need to review plan policies, evidence or implementation.
H4 Plan Indicator Accessible and Adaptable Homes	Local authority annual monitoring of housing permissions.	All sites of 10 or more homes provide 20% of dwellings to the accessible and adaptable standard (as defined by Building Regulation M4(2)).	Compliance of planning permissions falls below 100%	Investigate why non-compliant applications are being permitted and determine action.
H5 Plan Indicator Gypsy and Traveller Pitches	Local authority annual monitoring of Gypsy and Traveller pitch permissions and completions.	To meet 52 pitch-target for the completion of Gypsy and Traveller pitches set out in GNLP policy 5. <ul style="list-style-type: none"> • 2022 to 2027 (years 1 to 5) 30 pitches • 2028 to 2032 (years 6 to 10) 10 pitches • 2033 to 2038 (year 11-16) 12 pitches 	Within the first 3 years the number of pitches delivered falls below the annual requirement of the 5-year land supply. By year 8 delivery falls below the annual requirement to meet the needs of years 6 to 10	Analysis of the reasons for this will take place to assess how to accelerate pitch delivery, possibly including a refresh of the plan if required.

		Both permissions granted and completions will be monitored, along with whether Gypsy and Traveller pitches come forward on allocated or windfall sites.		
H6 Plan Indicator Travelling Show People's Plots	Local authority annual monitoring of Travelling Show People's plot permissions and completions.	To meet the 43-plot plan target for Travelling Show People from 2022 to 2038 (2-3 plots per year).	Within the first 5 years the number of plots permitted falls below the annual requirement for the plan period of 2-3 plots per year.	Analysis of the reasons for this will take place to assess how to accelerate plot delivery, possibly including a refresh of the plan if required.
H7 Plan Indicator Residential Caravans	Local authority annual monitoring of residential caravan permissions.	There is no baseline or target for this indicator.	There is no trigger for this indicator.	Analysis of the levels of residential caravan delivery will inform whether there is a need to review plan policies, evidence or implementation.
H8 Plan Indicator Purpose-built student accommodation	Local authority annual monitoring of housing permissions.	There is no specific target or baseline for this indicator.	There is no trigger for the number of bedspaces permitted.	Analysis of the levels of purpose-built student accommodation delivery will inform whether there is a need to review plan policies, targets, evidence or implementation.
H9 Plan Indicator Self and	Local authority annual monitoring of housing permissions.	H6.1 Number of self and custom-build homes permitted (there is no specific target or baseline).	H6.1 There is no trigger for the number of homes permitted.	H6.1 Analysis of the levels of self and custom build housing delivery will inform whether there is a need to review plan

Custom-Build Housing		H6.2 All sites of 40 dwellings or more (excluding flats) provide 5% of plots for self or custom-build homes.	H6.2 Compliance of planning permissions falls below 100%.	policies, targets, evidence or implementation. H6.2 Investigation of why non-compliant applications are being permitted will determine the action taken.
Policy 6 The Economy				
ECON1 Jobs Growth is reported under policy 1, indicator SGS1.				
ECON2 Local Contextual Indicator Business Floorspace	Taken annually from Valuation Office Agency (VOA) data.	There is no specific target for this indicator.	There is no trigger for this indicator.	Analysis of the reasons for business floorspace growth or decline will inform whether there is a need to review plan policies, targets, evidence or implementation.
ECON3 Plan Indicator Employment land on allocated / strategic sites	Local authority annual monitoring of employment development.	To develop out strategic, allocated and permitted employment sites for employment uses: office (E(g)), industrial (B2), and storage / distribution (B8) floorspace (hectares). There is no specific target for this indicator.	There is no trigger for this indicator.	Analysis of the reasons for limited employment growth on allocated / strategic sites will inform whether there is a need to review plan policies, targets, evidence or implementation.
ECON4 Plan Indicator	Local authority annual monitoring of employment development.	To develop out allocated and permitted employment sites for Science Park, hospital expansion and related uses (class E(gii)).	There is no trigger for this indicator.	Analysis of the reasons for limited employment growth on Science Park allocated sites will inform

Research and Development		There is no specific target for this indicator.		whether there is a need to review plan policies, targets, evidence or implementation.
ECON5 Local Contextual Indicator Skills	Labour Market Profile, Employment by occupation, Nomis .	To increase the percentage of the workforce employed in groups 1 to 3 (professionals). Baseline 2022 Broadland 40.6 Norwich 55.8 South Norfolk 53.2 Greater Norwich 50.4	The percentage of the workforce employed in groups 1 to 3 reduces.	Analysis of the reasons for a reduced percentage of the workforce employed in groups 1 to 3 will inform whether there is a need to review plan policies, targets, evidence or implementation.
ECON6 Local contextual indicator Earnings	Labour Market Profile, Earnings by place of residence Nomis .	To increase gross weekly pay (£) for full time employees. Baseline 2022 Broadland 630.5 Norwich 594.0 South Norfolk 619.0 Greater Norwich 614.5 Great Britain 642.2	Earnings reduce in comparison with the national median.	Analysis of the reasons for limited earnings growth in comparison with national changes will inform whether there is a need to review plan policies, targets, evidence or implementation.
Policy 7.1 Norwich Urban Area				
Housing growth in this part of the hierarchy is reported under Policy 1 indicator SGS5.				
NUA1 Plan Indicator	The retail vacancy rate in Norwich City Centre is measured annually by Norwich City Council	NUA1 .1 a. A year-on-year reduction in the vacancy rates	a. A rolling 5-year reduction in vacancies (with a floor of 5%).	Analysis of the reasons for increased vacancy rates will inform whether

Thriving city centre	and nationally by retail analysis companies.	b. To remain below the national average vacancy rate for town centres – baseline to be established in the first AMR	b. Retail vacancy rates are above the national average.	there is a need to review plan policies.
	The footfall in retail areas in Norwich City Centre is measured annually by Norwich Business Improvement District (BID).	NUA1.2 A year on year increase in footfall in the retail area of the city centre. Baseline to be established in the first AMR.	Failure to achieve a rolling 5-year increase in footfall compared to the previous 5 years	Analysis of the reasons for lack of footfall growth will inform whether there is a need to review plan policies
	Loss of office space to residential uses is monitored annually by Norwich City Council.	NUA 1.3 To minimise the loss of office space to residential uses. There is no target for this indicator, baseline to be established in the first AMR.	A loss of high-quality office space to residential uses.	Analysis of the reasons for office losses will inform whether there is a need to review plan policies and the implementation of the Article 4 Direction.
	Employment in Norwich City Centre (using Mancroft, Thorpe Hamlet and Town Close data as the nearest proxy) from Business Register and Employment Survey (BRES) on the ONS nomis website , monitored annually.	NUA1.4 To minimise the loss of employment in the city centre. Baseline 2018, total employment = 53,500.	Annual losses in employment in the city centre.	Analysis of the reasons for jobs losses will determine whether there is a need to review plan policies.
Policies 7.2-7.4 Main Towns, Key Service Centres and Village Clusters				
Housing growth in these parts of the hierarchy is reported under Policy 1 indicator SGS5.				
Policy 7.5 Small scale windfall outside development boundaries				

<p>W1</p> <p>Plan indicator</p> <p>Windfall delivery compliant with Policy 7.5</p>	<p>Broadland and South Norfolk annual monitoring.</p>	<p>Delivery of at least 800 Self or Custom build dwellings outside settlement boundaries over the remainder of the plan period</p>	<p>No trigger for the number of homes permitted.</p>	<p>Analysis of the levels of self and custom build housing delivery on sites outside settlement boundaries will inform whether there is a need to review plan policies, targets, evidence or implementation.</p>
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Table 2 Site Progress Indicators

The AMR will record progress on a site-by-site basis, covering both the granting and the implementation of planning permissions.

STRATEGIC SITES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
STRATEGIC ALLOCATION STR.01	East Norwich Strategic Regeneration Area (ENSRA): incorporating: a) Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk. b) Land at Carrow Works,	Residential led mixed-use development. Housing: 1. At least 3,000 homes (of which 33% are affordable housing). Infrastructure and other requirements (across the site): 1. New Primary School. 2. Neighbourhood Shopping Centre. 3. Health Facilities. 4. Recreational Space. 5. Provision of a riverside walk along the northern and southern banks of the River Wensum. 6. Remediation from contamination. 7. Archaeological assessment. 8. Flood risk assessment. 9. 10% Biodiversity gain. Deal Ground/May Gurney Site	Provide at least 3,000 homes according with the trajectory. Provide around 990 affordable homes. Provision of infrastructure and other requirements as indicated in policy.	Fewer than 3,000 homes are permitted. The site is not delivering in line with the trajectory. Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met. Consider alternative means of delivering affordable housing, infrastructure, and other needs.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
	including Carrow House, Norwich. c) Utilities Site, Norwich. d) Land in front of ATB Laurence Scott, Norwich.	<ol style="list-style-type: none"> 1. Conservation of the listed 'bottle kiln' and Trowse Pumping Station. 2. New/replacement junction near the existing Bracondale entrance to the May Gurney Site. 3. A fixed all modes bridge over the River Yare connecting the May Gurney site to the Deal Ground. 4. A spine road across the Deal Ground. 5. An east-west pedestrian/cycle route to connect railway underpass to Whitlingham Bridge and the city centre. 6. Land safeguarded to enable delivery of a twin track Trowse Rail bridge. 7. An all-modes bridge over the River Wensum to the Utilities site and connected to the spine road. 8. A new high-quality marina. 9. Unconstrained access and services to the moorings downstream of the new Wensum bridge. 10. Continued access (including services) to the existing Carrow Yacht Club. <p>Carrow Works</p>			

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> 1. An east-west pedestrian/cycle route to connect King Street to the railway underpass. 2. A pedestrian/cycle bridge over the River Wensum linking to Carrow Road. 3. Key road infrastructure across the site. 4. Provision of a second point of access to King Street. 5. Pedestrian/ cycle routes to the city centre and Bracondale. 6. Cycle route to connect the Martineau Lane roundabout to King Street. <p>Utilities Site</p> <ol style="list-style-type: none"> 1. An all-modes bridge over the River Wensum connecting to the Deal Ground spine road. 2. A new high-quality marina. 3. A pedestrian/ cycle route along the River Wensum frontage connecting to the adopted riverside walkway to the west of Laurence Scott. 4. A secondary/ emergency vehicular and pedestrian/ cycle access to Hardy Road and/or Cremorne Lane. 			

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>5. Unconstrained access and services to the moorings downstream of the new Wensum bridge.</p> <p>ATB Laurence Scott</p> <p>1. A pedestrian/ cycle route along the River Wensum frontage connecting to the adopted riverside walkway to the west of Laurence Scott.</p>			
<p>STRATEGIC ALLOCATION</p> <p>STR.02</p>	<p>Land at and adjoining Anglia Square, Norwich.</p>	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. In the region of 800 homes. 2. 28% affordable homes. 3. Low-car housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Student Accommodation. 2. Retailing contributing to large district centre. 3. Employment (offices and flexible workspace). 4. Hotel. 5. Leisure and Hospitality. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Removal of long-term vacant buildings (including Sovereign House and the multi-storey car park). 	<p>Provide in the region of 800 homes according with the trajectory.</p> <p>Provide at least 224 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements</p>	<p>Fewer than 800 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Replacement car-parking for the large district centre. 3. Cycle routes (including the north-south scheme ref. 55 in Norwich LCWIP and an east-west route). 4. A Mobility Hub. 5. High quality public realm (including green infrastructure). 6. Heritage Interpretation measures. 7. 10% Biodiversity Net Gain. 	as indicated in policy.		
<p>STRATEGIC ALLOCATION</p> <p>STR.03</p>	Land known as 'Site 4' at Norwich Airport	<p>Aviation related employment, aviation educational uses and general employment.</p> <p>Employment:</p> <ul style="list-style-type: none"> 1. Aviation related uses within E(g)(ii), E(g)(iii), B2, B8 and F1(a). 2. General employment within E(g)(ii), E(g)(iii), B2 and B8. 3. Non-aviation development is limited to no more than 23.16ha of the site and no more than 50% floorspace of the development. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. A Design Concept masterplan 2. An Airport Surface Access Strategy adopted prior to occupation of more than 30,000 sqm (GEA) floor space 3. A Mobility Hub 	<p>At least 50% floorspace of the development to be aviation related uses within the specified use classes.</p> <p>No more than 23.16 ha and 50% floor space of the development for non-aviation development.</p>	<p>Less than 50% floorspace is permitted for aviation related uses.</p> <p>More than 23.16 ha or 50% floorspace is permitted for non-aviation development.</p> <p>Other infrastructure requirements not permitted or delivered</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 4. A bus link and bus gate between the terminal building and Spitfire Road agreed prior to occupation of more than 30,000 m² (GEA) floor space. 5. 10% Biodiversity Net Gain. 	Provision of infrastructure and other requirements as indicated in policy.	in line with policy requirements.	
<p>STRATEGIC ALLOCATION</p> <p>STR.04</p>	Three Score, Bowthorpe, Norwich.	<p>Residential development:</p> <ul style="list-style-type: none"> 1. Approximately 755 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Connections to the existing strategic cycle network. 2. New bus routes. 3. Network of pedestrian routes. 4. Provision for significant areas of recreational and informal open space. 5. 10% Biodiversity Net Gain. 	<p>A minimum of 755 homes according with the trajectory.</p> <p>Provide around 249 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 755 are homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
STRATEGIC ALLOCATION	Land adjacent to Norwich	Science Park development, hospital expansion and ancillary uses.	Provide employment	Other use classes are permitted	Assess why the employment needs are not being met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
STR.05	Research Park (NRP), Colney.	<p>Employment:</p> <ol style="list-style-type: none"> 1. Research and development uses under Class E (gii). 2. Hospital and Hospital related uses. 3. Other uses clearly ancillary to the main functions of the Norwich Research Park (NRP) and/or complementary to the main anchor institutions will also be acceptable. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. B1108 Watton Road junction improvements. 2. Improvements to capacity at the B1108/A47 junction. 3. Public transport access and provision. 4. Pedestrian and cycle links within the wider NRP and to/from significant areas of housing. 5. Parking ratios of approximately 1 space per 60m² of floor area (excluding plant). 6. Flood risk assessment. 7. Archaeological assessment. 8. 10% Biodiversity Net Gain. 	<p>uses within Class E (gii).</p> <p>Provide hospital and hospital related uses.</p> <p>Provide other ancillary uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>which are not in line with policy requirements.</p> <p>Other infrastructure requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
STRATEGIC ALLOCATION STR.06	Longwater Employment Area, Costessey.	Employment development.	Provide employment uses within use classes	Other use classes are permitted which are not	Assess why the employment needs are not being met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Employment:</p> <ol style="list-style-type: none"> 1. Provision of employment principally for E(g), B2 and B8 use class (2020) employment uses. 2. Other employment uses that are not identified as main town centre uses in the NPPF, specifically further car showrooms and petrol filling stations. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Contributions to short, medium and long-term improvements to the A47 Longwater Junction. 2. Contributions to public transport improvements on the Dereham Road corridor and other public transport enhancements. 3. Pedestrian and cycle links to key locations including access to Longwater retail and nearby residential locations at Queen's Hills, New Costessey and Easton. 4. 10% Biodiversity Net Gain. 	<p>E(g), B2 and B8.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>in line with policy requirements.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
<p>STRATEGIC ALLOCATION</p> <p>STR.07</p>	<p>Land north of the A11, Cringleford.</p>	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 1,060 homes. 2. 33% affordable housing. 	<p>Provide a minimum of 1,060 homes according with the trajectory.</p>	<p>Fewer than 1,060 homes are permitted.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		Infrastructure and other requirements: <ol style="list-style-type: none"> 1. Transport assessment. 2. Footpath and cycleway connections to the Roundhouse Way bus interchange. 3. Improvements to Colney Lane. 4. Enhanced pedestrian, cycle and public transport access to NRP and UEA. 5. Enhanced walking routes to nearby schools. 6. New school, or equivalent alternative provision (3 ha). 7. Landscape buffer in accordance with the bypass protection zone. 8. Sustainable drainage system. 9. 10% Biodiversity Net Gain. 	<p>Provide around 350 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
<p>STRATEGIC ALLOCATION</p> <p>EAS 1</p>	Land south and east of Easton.	Residential development. <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 954 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. New village centre, to include village green/focal recreation space and shared parking provision. 2. Expanded primary school provision in agreement with the education authority. 	<p>Provide a minimum of 954 homes according with the trajectory.</p> <p>Provide around 315 Affordable homes.</p> <p>Provision of infrastructure</p>	<p>Fewer than 954 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 3. Heritage assessment of St. Peter's Church. 4. Protection of the existing allotments. 5. Landscape buffer and enhancements to the A47 corridor. 6. Proportionate contributions to access improvements to the Yare Valley and Bawburgh/ Colney Lakes. 7. Proportionate contributions to the A47 Easton and Longwater junctions. 8. Contributions to Dereham Road Bus Rapid Transit. 9. Pedestrian and cycle links to key locations, including Longwater employment and retail, Costessey Medical Centre, Ormiston Victory Academy, Costessey Park and Ride site and Easton College. 10. 10% Biodiversity Net Gain. 	and other requirements. as indicated in policy.	requirements are not permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
<p>STRATEGIC ALLOCATION</p> <p>STR.09</p>	Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon.	<p>Residential development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Approximately 1,000 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Improvements to existing traffic light-controlled junction and a possible 	<p>Provide a minimum of 1,000 homes according with the trajectory.</p> <p>Provide around 333</p>	<p>Fewer than 1,000 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>pedestrian crossing on the A1067 Drayton High Road.</p> <p>2. Education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site (2 ha safeguarded).</p> <p>3. Golf provision equivalent elsewhere.</p> <p>4. 10% Biodiversity Net Gain.</p>	<p>Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated by policy.</p>	<p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
<p>STRATEGIC ALLOCATION</p> <p>STR.10</p>	<p>Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston.</p>	<p>Residential development.</p> <p>Housing:</p> <p>1. Approximately 1,000 to 1,200 homes.</p> <p>2. 33% affordable housing.</p> <p>Infrastructure and other requirements:</p> <p>1. A masterplan to guide development.</p> <p>2. Reserve land for a secondary school* with sports pitches (12 ha) to be made available for community use.</p> <p>3. Informal open space, children’s play space and allotments.</p> <p>4. Vehicular, pedestrian and cycle access via Salhouse Road and Atlantic Avenue.</p>	<p>A minimum of 1,000 homes according with the trajectory.</p> <p>Provide around 330 Affordable homes.</p> <p>Provision of infrastructure and other requirements.</p>	<p>Fewer than 1,000 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes and infrastructure and other requirements are not permitted or delivered in</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing,</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		5. A new link road from Salhouse Road to Atlantic Avenue including foot/cycleway provision. 6. A foot/cycleway along the southern boundary of the site adjacent to Salhouse Road. 7. Green infrastructure connections between Harrisons Woodland Park and Bulmer Coppice/ Rackheath Park. 8. Ecological assessment. 9. Appropriate remediation of any land contamination. 10. A Water Framework Directive compliance assessment and a buffer of 20 metres. 11. 10% Biodiversity Net Gain. * Should a secondary school not be required the land uses shall comprise: 1. Approximately 1,200 dwellings. 2. 33% affordable housing. 3. Reserve land for a primary school (2 ha). 4. Formal and informal open space, including sports pitches. 5. 10% Biodiversity Net Gain.		line with policy requirements.	infrastructure, and other needs.
STRATEGIC ALLOCATION	Land between Fir Covert Road and Reepham	Residential development. Housing:	A minimum of 1,400 homes	Fewer than 1,400 homes are permitted.	Assess why the housing targets are not being met. If there are viability

Policy	Site	Development type and indicators	Target	Trigger for action	Action
STR.11	Road, Taverham.	<ol style="list-style-type: none"> 1. Approximately 1,400 homes. 2. 33% affordable housing. 3. Specialist care housing and older persons housing units. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Masterplan to guide development. 2. A local centre consisting of a small group of shops or services and amenities. 3. On-site recreation. 4. Land safeguarded for a Primary School (2 ha). 5. Land safeguarded for a medical care facility. 6. Access (vehicular and pedestrian) including from Reepham Road and Fir Covert Road, pedestrian/cycle links at Felsham Way, Ganners Hill, Breck Farm Lane, and Kingswood Avenue. 7. Provision of a new roundabout on Reepham Road, and Fir Covert Road including proposed link road. 8. Landscape buffer to A1270. 9. Arboricultural Impact Assessment. 10. Ecological assessment. 11. 10% Biodiversity Net Gain. 	<p>according with the trajectory.</p> <p>Provide around 475 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, facilities, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
STRATEGIC ALLOCATION STR.12	Land south and south-west of Lotus Cars, Hethel.	Employment development. Employment: 1. Uses associated with, or ancillary to, advanced engineering and technology-based business. Infrastructure and other requirements: 1. Access to adjacent land for future development if required. 2. Ancillary uses may be permitted to serve the allocation and surrounding employment uses. 3. Suitable and safe access. 4. Layout and landscaping to protect the residential amenity of nearby White Gables Farm. 5. Improved accessibility and cycleway links to Wymondham. 6. Improvements to the local footpath network. 7. 10% Biodiversity Net Gain.	Employment uses within class E(g) (ii). Provision of infrastructure and other requirements as indicated by policy.	Other use classes are permitted which are not in line with policy requirements. Infrastructure and other requirements are not permitted or delivered in line with policy requirements.	Assess why the employment needs are not being met. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met. Consider alternative means of delivering infrastructure and other needs.
STRATEGIC ALLOCATION STR.13	Land north of Hethersett.	Residential led mixed-use development. Housing: 1. Approximately 1,369 homes. 2. 33% affordable housing.	A minimum of 1,369 homes according with the trajectory.	Fewer than 1,369 homes are permitted. The site is not delivering	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Other uses:</p> <ol style="list-style-type: none"> 1. Community facilities, such as formal open space and/or buildings. 2. Expansion of local schools or provision of land for additional school/s will need to be agreed with the education authority. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 3. Landscape buffer to the north between Beckhithe Meadow and Braymeadow County Wildlife Sites. 4. Vehicular access onto Colney Lane. 5. Footpath and cycle routes to Norwich Research Park and Little Melton. 6. Additional public rights of way. 7. Financial contributions to fund improvements to the surrounding road network in addition to any Thickthorn junction improvements. 8. Archaeological assessment. 9. 10% Biodiversity Net Gain. 	<p>Provide around 452 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>in line with the trajectory.</p> <p>Affordable homes, facilities and infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
<p>STRATEGIC ALLOCATION</p> <p>STR.14</p>	<p>Land east of the A140 and north of Norwich Airport, Horsham St Faith.</p>	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Employment uses benefitting from a location close to the airport. 2. Uses to be within use classes E(g), B2 and B8, with a maximum of 50% of total 	<p>Employment uses benefitting from a location close to the airport.</p>	<p>Other types of employment unrelated to the airport location are permitted.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>floorspace to be within the E(g)(i) class.</p> <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Substantial tree belts and landscaping buffer at the norther and eastern site boundaries. 2. Access directly from the A140/A1270 Broadland Northway interchange to be provided. 3. 10% Biodiversity Net Gain. 	<p>Employment uses within classes E(g), B2 and B8, with a maximum of 50% of total floorspace to be within the E(g)(i) class.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>

NORWICH SITES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NCC.01	Land at Whitefriars, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 220 homes. 2. 28% affordable homes. 3. Low car/car-free housing. 	Provide 220 new homes in accordance with the trajectory.	<p>Fewer than 220 homes are permitted.</p> <p>The site is not delivering in</p>	Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Other potential uses:</p> <ol style="list-style-type: none"> Office and managed workspace. Ancillary retail uses. Restaurants and bars. Recreational open space, play space. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Flood mitigation measures. Reintroduce a building line along Barrack Street and a frontage to the river. River access and riverside walk. Open space/play near the city wall. Pedestrian/cycle routes east-west across the site to connect to the cycle network. Protection of bankside access for maintenance. 10% Biodiversity Net Gain. 	<p>Provide around 62 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p> <p>No mix of employment uses is permitted.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.02	Land south of Barrack Street, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> A minimum of 200 homes. 28% affordable homes. Low car/car-free housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> Offices and managed workspace. Ancillary retail and professional uses. Restaurants, cafes, and bars. 	<p>Provide 200 new homes in accordance with the trajectory.</p> <p>Provide around 56 affordable homes.</p>	<p>Fewer than 200 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes,</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>7. Recreational open space.</p> <p>Infrastructure and other requirements:</p> <p>8. Flood mitigation measures.</p> <p>9. River access and riverside walk.</p> <p>10. Open space/play provision.</p> <p>11. Pedestrian/ cycle routes east-west across the site to connect to the cycle network.</p> <p>12. Protection of bankside access for maintenance.</p> <p>13. 10% Biodiversity Net Gain.</p>	<p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p> <p>No mix of employment uses is permitted.</p>	<p>housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.03	Land at Rose Lane/ Mountergate, Norwich.	<p>Employment led mixed-use development.</p> <p>Housing:</p> <p>1. A minimum of 50 homes integrated within the employment led site.</p> <p>2. 28% affordable homes.</p> <p>3. Low car/car-free housing.</p> <p>Other potential uses:</p> <p>1. High quality offices, managed workspace and live-work units.</p> <p>2. Small-scale retail and food/drink uses.</p> <p>3. Enhanced public realm, open space (including community open space).</p> <p>Infrastructure and other requirements:</p> <p>1. Flood mitigation measures.</p>	<p>Provide 50 new homes in accordance with the trajectory.</p> <p>Provide around 14 affordable homes.</p> <p>Provide a mix of other potential uses.</p>	<p>Fewer than 50 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing,</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Enhanced public realm, open space and biodiversity enhancements. 3. Pedestrian/cycle links, connecting through the adjoining site to the riverside walk. 4. 10% Biodiversity Net Gain. 	Provision of infrastructure and other requirements as indicated in policy.	<p>line with policy requirements.</p> <p>No mix of employment and housing uses is permitted.</p>	infrastructure, and other needs.
NCC.04	Land at Mountergate/ Prince of Wales Road, Norwich.	<p>Mixed-use development.</p> <p>Housing</p> <ul style="list-style-type: none"> 1. Deliver a minimum of 200 homes integrated within employment led site. 2. 28% affordable homes or a commuted sum if student accommodation is provided. 3. Low car/car-free housing. <p>Other potential uses:</p> <ul style="list-style-type: none"> 1. Hotel development. 2. Student accommodation. 3. Educational facilities. 4. High quality offices, managed workspace and live-work units. 5. Small-scale retail and food/drink uses. 6. Enhanced public realm and open space (including community open space). <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Flood mitigation measures. 	<p>Provide 200 new homes in accordance with the trajectory.</p> <p>Provide around 56 affordable homes or a commuted sum.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements</p>	<p>Fewer than 200 equivalent homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p> <p>No mix of employment/</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Enhanced public realm, open space and biodiversity enhancements. 3. Pedestrian/cycle links, including connecting to a widened riverside walk. 4. Protection of bankside access for maintenance. 5. 10% Biodiversity Net Gain. 	as indicated in policy.	housing uses is permitted.	
NCC.05	Norwich Mail Centre, 13-17 Thorpe Road, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Deliver in the region of 150 homes. 2. 28% affordable homes. 3. Low car/car-free housing. <p>Other potential uses:</p> <ul style="list-style-type: none"> 1. Offices. 2. Recreational open space and play space. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Re-establish built frontages to Thorpe Road, Lower Clarence Road and Stracey Road. 2. Enhanced landscaping and green infrastructure and improved pedestrian and cycle links through the site. 3. 10% Biodiversity Net Gain. 	<p>Provide 150 new homes in accordance with the trajectory.</p> <p>Provide around 42 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 150 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p> <p>No mix of housing /employment</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
				uses is permitted.	
NCC.06	Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way, Norwich.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 270 homes. 2. 28% affordable homes. 3. Low car/car-free housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Leisure. 2. Community. 3. Offices. 4. Ancillary small retail uses. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Flood mitigation measures. 2. Public transport interchange on-site. 3. Public access to the river and a riverside walk/cycle link. 4. High quality landscaping, planting and biodiversity enhancements particularly along river edge. 5. Protection of bankside access for maintenance. 6. 10% Biodiversity Net Gain. 	<p>Provide 270 new homes in accordance with the trajectory.</p> <p>Provide around 76 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 270 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p> <p>No mix of housing /commercial/ leisure uses is permitted.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NCC.07	Land at Argyle Street, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 15 homes. 2. 28% affordable homes. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. 10% Biodiversity Net Gain. 	<p>Provide 15 new homes in accordance with the trajectory.</p> <p>Provide around 4 affordable homes.</p> <p>Provision of other requirements as indicated in policy.</p>	<p>Fewer than 15 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing.</p>
NCC.08	King Street Stores, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 20 homes. 2. 28% affordable homes. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Provide link through site to Novi Sad bridge to the south and future riverside walk to the north. 2. Protection of bankside access for maintenance purposes. 	<p>Provide 15 new homes in accordance with the trajectory.</p> <p>Provide around 4 affordable homes.</p>	<p>Fewer than 15 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		3. 10% Biodiversity Net Gain.	Provision of infrastructure and other requirements as indicated in policy.	and other requirements are not permitted or delivered in line with policy requirements.	housing needs can be met. Consider alternative means of delivering affordable housing.
NCC.09	Hobrough Lane, King Street, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 20 homes. 2. 28% affordable homes. 3. Sensitive conversion of historic buildings fronting King Street and removal of unsympathetic post-war alterations. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Small-scale retail. 2. Offices. 3. Food and drink. 4. Tourist uses. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Enhance public realm along King Street and Hobrough Lane and provide a riverside walk linking to the cycle/pedestrian route to Lady Julian bridge. 2. Heritage interpretation. 3. Renovation of heritage at risk. 	<p>Provide a minimum of 20 new homes in accordance with the trajectory.</p> <p>Provide around 6 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements</p>	<p>Fewer than 20 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted and delivered in line with policy requirements.</p> <p>No mix of housing /commercial/</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		4. Bankside access for maintenance. 5. 10% Biodiversity Net Gain.	as indicated in policy.	leisure uses is permitted.	
NCC.10	Land at Garden Street and Rouen Road, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 100 homes. 2. 28% affordable homes. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Small-scale office/business. <p>Infrastructure and other requirements</p> <ol style="list-style-type: none"> 1. Protect and enhance the wooded ridge to the east and south of the site. 2. Enhanced landscaping, green infrastructure and improved pedestrian and cycle links through the site. 3. Archaeological assessment. 4. Equivalent replacement public parking spaces as part of the scheme. 5. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 100 new homes in accordance with the trajectory.</p> <p>Provide around 28 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 100 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted and delivered in line with policy requirements.</p> <p>No mix of housing /commercial/ leisure uses is permitted.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NCC.11	10 – 14 Ber Street, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 10 homes. 2. 28% affordable homes. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Retail or complementary use class E (b,c,g(i)) businesses at ground floor level. <p>Infrastructure and other requirements</p> <ol style="list-style-type: none"> 1. Strengthen building line along Ber Street. 2. Suitable for car-free development. 3. Archaeological investigation. 4. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 10 new homes in accordance with the trajectory.</p> <p>Provide around 3 affordable homes.</p> <p>Other potential use at ground floor / street level.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 10 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted and delivered in line with policy requirements.</p> <p>No additional use at ground floor level.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.12	Land adjoining Sentinel House, St. Catherine's Yard, Surrey	<p>Residential development or student accommodation.</p> <p>Housing:</p>	<p>Provide a minimum of 40 new homes or 200 student units</p>	<p>Fewer than 40 homes or 200 student bedrooms are permitted.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
	Street, Norwich.	<ol style="list-style-type: none"> 1. A minimum of 40 homes or 200 student bedrooms. 2. 28% affordable homes or a commuted sum if student accommodation is provided. 3. Low car/car-free housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Pedestrian route through the site to link Surrey Street to Queens Road and enable connections along Queens Road to the junction with All Saints Green and north to Ber Street via Chapel Loke. 2. Vehicular access from Surrey Street 3. Landscaping enhancements including trees along frontage to Queens Road. 4. 10% Biodiversity Net Gain. 	<p>in accordance with the trajectory.</p> <p>Provide around 11 affordable homes or commuted sum in accordance policy 5 requirements for student homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.13	Land to rear of City Hall, Norwich.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 20 homes. 2. 28% affordable homes. <p>Other potential uses:</p>	Provide a minimum of 20 new homes in accordance with the trajectory.	<p>Fewer than 20 homes are permitted.</p> <p>The site is not delivering in</p>	Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> Offices and managed workspace. Food and drink. Small-scale retail. Hotel. <p>Infrastructure and other requirements</p> <ol style="list-style-type: none"> Flood resilient design. Design considerations relative to heritage assets and prominent location. Enhance the north-south pedestrian route between St Giles Street and Bethel Street. Mitigation of any loss of green space or trees. 10% Biodiversity Net Gain. 	<p>Provide around 6 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p> <p>No mixture of uses is permitted.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.14	The Former Eastern Electricity Headquarters, Duke's Wharf, Duke Street, Norwich.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> Deliver a minimum of 100 homes or 250 student bedrooms. 28% affordable homes or commuted sum if student accommodation. Low car/car-free housing. 28% affordable homes. <p>Other potential uses:</p> <ol style="list-style-type: none"> Employment, managed workspace, financial and professional services. Leisure and cultural uses. 	<p>Provide 100 new homes or 250 student bedrooms in accordance with the trajectory.</p> <p>Provide around 28 affordable homes or a commuted</p>	<p>Fewer than 100 homes or 250 student bedrooms permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>3. Education.</p> <p>Infrastructure and other requirements</p> <ol style="list-style-type: none"> 1. Flood mitigation. 2. Design considerations relative to heritage assets and prominent location. 3. Removal of existing car park. 4. High quality landscaping, planting and biodiversity enhancements particularly along river edge. 5. Pedestrian links from Westwick Street to Duke Street and Dukes Palace Bridge, improved permeability of the site making the most of its riverside location. 6. 10% Biodiversity Net Gain. 	<p>sum if student homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>and other requirements are not permitted and delivered in line with policy requirements.</p> <p>No mixture of uses is permitted.</p>	<p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.15	Land adjacent to the River Wensum and the Premier Inn, Duke Street, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 25 homes or 125 student bedrooms. 2. 28% affordable homes or commuted sum if student accommodation. 3. Low car/car-free housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Commercial. 2. Office. 3. Educational uses. <p>Infrastructure and other requirements:</p>	<p>Provide 25 new homes or 125 student bedrooms in accordance with the trajectory.</p> <p>Provide around 7 affordable homes or a commuted sum if</p>	<p>Fewer than 25 homes or 125 student bedrooms permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure, and other</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> 1. Flood mitigation. 2. Public access to and along the river for walking and cycling including a ramp from Duke Street 3. High quality landscaping, planting and biodiversity enhancements particularly along the river edge. 4. Protection of bankside access for maintenance. 5. Address existing surface water discharge point within site. 6. 10% Biodiversity Net Gain. 	<p>student accommodation.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>requirements are not permitted or delivered in line with policy requirements.</p> <p>No mixture of uses is permitted.</p>	<p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.16	Friars Quay Car Park, Colegate, Norwich.	<p>Residential development with potential small-scale office or commercial uses.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 25 homes. 2. 28% affordable homes. 3. Low car/car-free housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Small-scale office or commercial at the ground floor to the Colegate frontage. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Archaeological assessment. 	<p>Provide 25 new homes.</p> <p>Provide around 7 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 25 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure, and other requirements are not</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Removal of industrial buildings and creation of strong building lines to the west side of Friars Quay, St George's Green, and reinstatement of the built frontage to Colegate. 3. Retention of the existing significant tree adjacent to the southern site boundary. 4. 10% Biodiversity Net Gain. 		permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
NCC.17	Land at and adjoining St Georges Works, Muspole Street, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. A minimum of 110 homes. 2. 28% affordable homes. 3. Low car/car-free housing. <p>Other potential uses:</p> <ul style="list-style-type: none"> 1. Employment and managed workspace. 2. Small-scale retail. 3. Other ancillary uses. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Conversion of the existing former factory buildings subject to viability. 2. Protect and enhance key views toward St George's Church. 3. 10% Biodiversity Net Gain. 	<p>Provide 110 new homes.</p> <p>Provide around 31 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p> <p>Provide a mix of other potential uses.</p>	<p>Fewer than 110 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p> <p>No mix of uses is permitted.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NCC.18	Westwick Street Car Park, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 30 homes. 2. 28% affordable homes. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Flood resilient design. 2. Provide linkages through the site to the adjoining pedestrian network, including a connection with the riverside walk. 3. Vehicular access from Westwick Street. 4. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 30 new homes in accordance with the trajectory.</p> <p>Provide around 8 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 30 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.19	Site at St. Mary's Works and St. Mary's House, Norwich.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 150 homes. 2. 28% affordable homes. 3. Low car/car-free housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Employment. 2. Hotel. 	<p>Provide a minimum of 150 new homes in accordance with the trajectory.</p> <p>Provide around 42</p>	<p>Fewer than 150 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes,</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		Infrastructure and other requirements: <ol style="list-style-type: none"> 1. Presumption in favour of repair and re-use of the heritage assets. 2. Heritage interpretation. 3. Flood mitigation. 4. Noise impact assessment and air quality assessment. 5. Pedestrian and cycle routes between St Mary's Plain and St Crispin's Road. 6. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p> <p>Provide a mix of other potential uses.</p>	<p>infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p> <p>No mixture of uses is permitted.</p>	<p>housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NCC.20	Land at 140-154 Oak Street and 70-72 Sussex Street, Norwich.	Residential development. <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 27 homes. 2. 28% affordable homes. <p>Infrastructure and other requirements</p> <ol style="list-style-type: none"> 1. Strong built frontages to Oak Street, Sussex Street and Chatham Street. 2. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 27 new homes in accordance with the trajectory.</p> <p>Provide around 8 affordable homes.</p> <p>Provision of infrastructure and other</p>	<p>Fewer than 27 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			requirements as indicated in policy.	delivered in line with policy requirements.	affordable housing, infrastructure, and other needs.
NON.01	Land at Holt Road, Norwich.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. General Employment Purposes use classes E(gii/iii), B2 and B8. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access to the site from Gambling Close or from a single point of access onto Holt Road. 2. Noise impact assessment of airport operations and the site itself. 3. Boundary treatment screening to the Holt Road frontage. 4. Designed with regard to airport safeguarding measures. 5. 10% Biodiversity Net Gain. 	<p>Employment uses within classes E(gii/iii), B2 and B8.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Use classes permitted not in line with policy requirements.</p> <p>Infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
NON.02	Two sites at Hurricane Way, Airport Industrial Estate, Norwich.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. 30 homes. 2. 33% affordable housing. <p>Employment:</p> <ol style="list-style-type: none"> 1. Light industrial. 	<p>A minimum of 30 homes in accordance with the trajectory.</p> <p>Provide around 10</p>	<p>Fewer than 30 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Set in the context of a comprehensive masterplan for the Airport Industrial Estate. 2. High-quality design featuring integration of the residential elements of any scheme with adjoining housing, segregation of proposed housing from surrounding employment areas, and flood-resilient design. 3. Housing, if proposed on Site B, will require a comprehensive masterplan, and vehicular access to be taken from Heyford Road. 4. Residential development on Site A will require vehicular access from Gamecock Close. 5. Light industrial development on the frontage to Hurricane Way, if acceptable, is not significantly detrimental to adjoining neighbouring residential occupiers. 6. Retention of the north-south pedestrian and cycle link and bus link from Hurricane Way to Heyford Road via Site B. 7. Designed to mitigate noise generation, light and odour pollution from adjacent industrial uses and Norwich Airport. 8. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NON.03	Land at Constitution Motors, 140 - 142 Constitution Hill, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 12 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. High quality design and landscaping, new tree planting, and enhancing the green frontage to Constitution Hill. 2. Addressing and remediating potential site contamination. 3. Low-car development in accordance with Policy 2. 4. 10% Biodiversity Net Gain. 	<p>A minimum of 12 homes in accordance with the trajectory.</p> <p>Provide around 3 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 12 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure and other needs.</p>
NON.04	Land north of Windmill Road, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 17 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. High quality design that takes account of site levels and surface water flooding. 2. Vehicular access via Millwright's Way. 	<p>A minimum of 17 homes in accordance with the trajectory.</p> <p>Provide around 6 affordable homes.</p>	<p>Fewer than 17 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>3. Enhanced pedestrian access via Windmill Road and links to Windmill Court and Templemere.</p> <p>4. 10% Biodiversity Net Gain</p>	Provision of infrastructure and other requirements as indicated in policy.	Affordable homes, infrastructure and other requirements are not permitted and delivered in line with policy requirements.	<p>to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NON.05	Site of former Start Rite Factory, 28 Mousehold Lane, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 40 homes. 2. 33% affordable housing. 3. Potential for a care home. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. High quality design that takes account of site topography, surface water, and drainage issues. 2. Vehicular access from Mousehold Lane with junction improvements for right-turning vehicles into the site. 3. Enhancement to existing pedestrian crossing point, pedestrian/cycle link to Templemere, and exploration of shared access for adjoining premisses at 26 Mousehold Lane. 	<p>A minimum of 40 homes in accordance with the trajectory.</p> <p>Provide around 13 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 40 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		4. 10% Biodiversity Net Gain, whilst retaining existing belt of woodland.			
NON.06	Site of former Van Dal Shoes, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 25 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Assessment of the heritage significance and viability for retaining or converting the former shoe factory building. 2. New housing designed to the context of the surroundings and to make the best of the potential for views over the city. 3. Remediating potential site contamination. 4. Address access, including stopping up or diversion of the highway, and enhanced pedestrian and cycle links to Mousehold Avenue and Gertrude Road. 5. 10% Biodiversity Net Gain, including green infrastructure links to neighbouring green spaces and connections to Mousehold Heath. 	<p>A minimum of 25 homes in accordance with the trajectory.</p> <p>Provide around 8 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 25 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NON.07	Land east of Starling Road, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 23 homes. 2. 33% affordable housing. 	<p>A minimum of 23 homes in accordance with the trajectory.</p>	<p>Fewer than 23 homes are permitted.</p> <p>The site is not delivering in</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Scheme designed to establish a strong built frontage to Starling Road, and to take account of City Centre Conservation Area. and locally listed terraces on Magpie Road. 2. Address and remediate potential site contamination. 3. Mitigation of traffic noise and noise from industrial/commercial uses. 4. Multiple access points and development phasing. 5. 10% Biodiversity Net Gain. 	<p>Provide around 8 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NON.08	Heigham Water Treatment Works, Waterworks Road, Norwich.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 60 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. High-quality, flood-resilient design. 2. Consultation with the Health and Safety Executive. 3. Retention and enhancement of historic boundary wall on Waterworks Road; the locally listed Pump House 1 and Eastgate Lodge, and adjacent assets Pump House 2 buildings and grade II listed / scheduled monument St. Bartholomew's Church. 	<p>A minimum of 60 homes in accordance with the trajectory.</p> <p>Provide around 20 affordable homes.</p> <p>Provision of infrastructure and other requirements</p>	<p>Fewer than 60 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 4. Open space in accordance with Policy 7.1 of River Wensum Strategy. 5. Addressing and remediating potential site contamination. 6. Archaeological assessment. 7. 10% Biodiversity Net Gain. 	as indicated in policy.	delivered in line with policy requirements.	affordable housing, infrastructure, and other needs.
NON.09	Mile Cross Depot, Norwich.	<p>Mixed-use development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Approximately 170 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. High-quality design, reflecting edge of river valley location, the setting of the Mile Cross Conservation Area and open space. 2. Enhanced pedestrian and cycle links through the site to Marriott's Way. 3. Remediating potential site contamination. 4. Vehicular access from Mile Cross Road with emergency access and pedestrian/cycle links from Valpy Avenue. 5. 10% Biodiversity Net Gain. 	<p>A minimum of 170 homes in accordance with the trajectory.</p> <p>Provide around 56 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 170 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NOS.01	The Norwich Community Hospital site, Bowthorpe.	<p>Hospital led mixed-use development.</p> <p>Primary use:</p> <ul style="list-style-type: none"> 1. Hospital development. 	Provide a minimum of 80 new homes in accordance	No hospital uses are permitted.	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
	Road, Norwich.	<p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 80 homes. 2. Key worker accommodation. 3. Supported living and care accommodation. 4. 33% affordable homes. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Ancillary activities. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Masterplan for the whole site. 2. Retention of locally listed Woodside House. 3. Pedestrian and cycle links between Bowthorpe Road and Dereham Road via Woodlands Park to the north of the site and to Godric Place. 4. Site contamination and geotechnical constraints assessed and mitigated. 5. Design and configuration of development to have regard to existing telecommunications equipment on-site. 6. High quality green infrastructure, including formal and informal public and private open spaces and the retention of existing trees. 7. Biodiversity links between the site and neighbouring green spaces. 8. 10% Biodiversity Net Gain. 	<p>with the trajectory.</p> <p>Provide around 26 affordable homes.</p> <p>Provide a mix of other potential uses.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 27 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, hospital infrastructure and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NOS.02	Site of former Earl of Leicester Public House, 238 Dereham Road, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver a minimum of 10 homes. 2. 33% affordable homes. 3. Car-free or low car housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. If vehicular access is provided it should take account of the proximity of the traffic light-controlled junction. 2. Heritage interpretation relating to previous use of the site. 3. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 10 new homes in accordance with the trajectory.</p> <p>Provide around 3 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 10 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NOS.03	Land at Kett's Hill and east of Bishop Bridge Road, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 80 homes. 2. 33% affordable homes. 3. Car-free or low car housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Public access to Kett's Heights. 	<p>Provide a minimum of 80 new homes in accordance with the trajectory.</p> <p>Provide around 26</p>	<p>Fewer than 80 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes,</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets. 3. Mitigate site contamination. 4. Main vehicular access from Bishop Bridge Road. 5. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NOS.04	Site of former Gas Holder at Gas Hill, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Deliver a minimum of 15 homes. 2. 33% affordable homes. 3. Car-free or low car housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Development will not take place prior to the revocation of the hazardous substance consent. 2. Flood mitigation. 3. Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site. 4. Address and mitigate site contamination from previous uses. 5. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 15 new homes in accordance with the trajectory.</p> <p>Provide around 5 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 15 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NOS.05	Land west of Eastgate House, Thorpe Road, Norwich.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 20 homes. 2. 33% affordable homes. 3. Car-free or low car housing. <p>Infrastructure and other requirements</p> <ol style="list-style-type: none"> 1. Flood mitigation. 2. High quality landscaping, biodiversity enhancements including the provision of new trees and enhancing the green frontage to Thorpe Road. 3. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 20 new homes in accordance with the trajectory.</p> <p>Provide around 7 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 20 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes and infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NOS.06	John Youngs Limited, 24 City Road, Norwich	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. A minimum of 45 homes. 2. 33% affordable homes. 3. Car-free or low car housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Retain and convert the Victorian building in the north-east corner of the site for residential uses, subject to viability. 	<p>Provide a minimum of 45 new homes in accordance with the trajectory.</p> <p>Provide around 15</p>	<p>Fewer than 45 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes,</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> 2. Vehicular access if required should be taken from City Road. 3. Pedestrian/cycle link between Hall Road and City Road. 4. High quality green infrastructure, including the protection of trees along the southern boundary and enhance the landscape setting. 5. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
NOS.07	Land at The Neatmarket, Hall Road, Norwich.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Deliver employment and light industrial use development (use classes B2/B8 and E(giii)) <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Comprehensive development of the site unless suitable justification for phased/piecemeal development. 2. Noise protection for adjacent residential occupiers and noise protection of the development from the railway. 3. High quality green infrastructure, including the retention of trees on and adjacent to the site. 4. Assess and mitigate any potential site contamination from previous uses. 5. Construct main vehicular access road into the site in the first phase. 	<p>Provide employment and light industrial development.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Site not permitted for employment/light industrial uses.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess if there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 6. Off-site improvements to the junction of Hall Road and The Neatmarket as necessary. 7. Pedestrian and cycle link across the site to link with the Yare Valley Walk and Cooper Lane Picnic Area. 8. Mitigate any risks from the Calor Gas installation to the north. 9. 10% Biodiversity Net Gain. 			
NOS.08	Land west of Bluebell Road, and north of Daisy Hill Court/Coralle Court, Westfield View, Norwich.	<p>Residential development for older people (over 55s).</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Deliver approximately of 100 homes and/or elderly care accommodation. 2. 33% affordable homes. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Improvements to the strategic Yare Valley green infrastructure corridor. 2. Secure provision for 17.5 hectares of public open space on land adjoining the site and arrangements for its management and maintenance in perpetuity. Public open space to provide improved pedestrian/cycle access to and within the valley, including improvements to the Yare Valley Walk. 	<p>Provide around 100 new homes for older people in accordance with the trajectory.</p> <p>Provide around 33 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 100 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes and infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 3. Protect and enhance environmental assets within and adjacent to the site, including the retention of tree belts. 4. 10% Biodiversity Net Gain. 5. All dwellings built to Building regulations M4(2) Accessible and Adaptable Homes standard, of which a proportion are M4(3) standard (fully wheelchair accessible). 			
NOS.09	Land adjoining the Enterprise Centre at Earlham Hall, Norwich.	<p>University related development.</p> <p>Approximately 5,000 m² of:</p> <ul style="list-style-type: none"> 1. Offices (use class E(gi)). 2. Research and development (use class E(gii)). 3. Educational (F1). <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Low rise development with high quality landscaping, planting and biodiversity enhancements. 2. Provide links to the river valley and across the site to link with the existing cycle and pedestrian network. 3. Vehicular access from the existing access via University Drive. 4. No additional parking. 5. Transport assessment and updated travel plan. <p>10% Biodiversity Net Gain.</p>	<p>Delivery of university related development to meet the needs of the UEA.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>University growth plans not progressing on campus.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	Consider alternative means of delivering educational needs, infrastructure, and other needs.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
NOS.10	Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House), at the University of East Anglia, Norwich.	<p>University related development.</p> <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. High-quality landscaping, planting and biodiversity enhancements, retaining and enhancing existing landscape features. Improved public access to the Broad and to the Yare Valley green space. 2. Pedestrian and cycle routes across the site connecting with the cycle network. 3. Access to the site to be informed by a transport assessment and updated travel plan. No vehicular access from Bluebell Road, access to be via existing university site only with access only for service vehicles and managed pick-up / drop-off for students for any residences provided. 4. 10% Biodiversity Net Gain. 	<p>Delivery of university related development to meet the needs of the UEA.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>University growth plans not progressing on campus.</p> <p>Infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Consider alternative means of delivering educational, infrastructure and other needs.</p>
NOS.11	Land between Suffolk Walk and Bluebell Road, Norwich.	<p>University Student Accommodation development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Deliver approximately 400 student bedrooms. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. High quality landscaping, planting and biodiversity enhancements, providing for the retention and enhancement of existing landscape features and the protection, 	<p>Provide around 400-student bedrooms in accordance with the trajectory.</p> <p>Provision of infrastructure and other requirements</p>	<p>Fewer than 400 student bedrooms are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Infrastructure and other</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>enhancement and management of and public access to the adjacent Blackdale Plantation.</p> <p>2. 10% Biodiversity Net Gain.</p>	as indicated in policy.	requirements are not permitted or delivered in line with policy requirements.	<p>housing needs can be met.</p> <p>Consider alternative means of delivering student accommodation, infrastructure, and other needs.</p>
NOS.12	Land at the UEA Grounds Depot Site, Bluebell Road University of East Anglia, Norwich	<p>University student accommodation development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 400 student bedrooms. 2. Car-free development (access for service vehicles, pick-up/drop off and disabled only parking spaces). <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Flood mitigation. 2. Low-rise development (2 to 3 storeys). 3. High quality landscaping, planting and biodiversity enhancements, providing for the retention and enhancement of the existing landscape and a substantial green edge to the University Broad. 4. Enhanced pedestrian and cycling connection through the site from Bluebell Road to the Broad and linkages to and along the river valley landscape to the south and east, linking to improved open 	<p>Provide around 400-student bedrooms in accordance with the trajectory.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 400 student bedrooms are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns, update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified student housing needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>space access at the former Bartram Mowers. Pedestrian and cycle routes across the site to connect with the existing cycle network and cycleway improvement at site frontage.</p> <p>5. A transport assessment and updated travel plan including details of management of vehicle movements on arrival and departure days.</p> <p>6. 10% Biodiversity Net Gain.</p>			

URBAN FRINGE SITES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
S.CN.1	Land rear/east of Institute of Food Research (IFR), Colney.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Science Park development principally for E (gii). 2. Hospital expansion. 3. Other proposals ancillary and complementary to these main uses. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. 10% Biodiversity Net Gain. 	<p>Employment uses within class E(g)(ii).</p> <p>Hospital expansion.</p> <p>Other ancillary uses.</p> <p>Provision of infrastructure and other requirements</p>	<p>Other use classes are permitted which are not in line with policy requirements.</p> <p>Infrastructure and other requirements are not permitted or delivered in</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			as indicated in policy.	line with policy requirements.	infrastructure and other needs.
S.CN.2	Within the Colney Development Boundary, Colney.	<p>Redevelopment of existing hospital and science park uses.</p> <p>Redevelopment of sites currently in use for hospital and science park development will be considered positively where it accords with the criteria set out in Policy COL 1.</p>	Development delivered in accordance to allocated use classes.	Use classes permitted are not in line with policy requirements.	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering employment, infrastructure, and other needs.</p>
S.CN.3	Colney Hall, Watton Road, Colney.	<p>Residential led mixed-use development.</p> <p>Specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(g)(ii) and healthcare facilities E(e).</p> <p>1. Dementia care unit of at least 80 beds.</p>	<p>Dementia care unit of at least 80 beds, plus at least 120 units of extra care housing.</p> <p>Development within uses C2 including</p>	<p>Other use classes are permitted which are not in line with policy requirements.</p> <p>Infrastructure and other</p>	Assess why the specialist housing requirements are not being met. If there are viability concerns, update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		2. At least 120 units of extra care housing. 3. Conversion of Colney Hall. Infrastructure and other requirements: 1. Masterplan for whole site. 2. Landscape assessment. 3. Transport assessment 4. Site access from B1108 with new traffic signal junction and shared use cycle/footway to connect to existing network. 5. Archaeological assessment. 6. Flood risk assessment. 7. Ecological survey. 8. 10% Biodiversity Net Gain.	E(g)(ii) and E(e). Provision of infrastructure and other requirements as indicated in policy.	requirements are not permitted or delivered in line with policy.	
S.BA.1	Bawburgh and Colney Lakes Country Park	Recreation/leisure development for a water-based country park. Infrastructure and other requirements: 1. Public access. 2. Footpath and cycle links with access for major residential developments at various points of entry. 3. A Conservation Management Plan. 4. 10% Biodiversity Net Gain.	Provision of a water-based country park. Provision of infrastructure and other requirements as indicated in policy.	No planning application is submitted for a water-based country park. Other use classes are permitted which are not in line with policy requirements.	Taking account of updated evidence on green infrastructure needs, assess why the country park requirements are not being met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
				Infrastructure and other requirements are not permitted or delivered in line with policy requirements.	
S.CS.1	Longwater Development Boundary, Costessey.	<p>Redevelopment of existing uses for alternative employment, retail, commercial and leisure uses.</p> <p>The policy excludes redevelopment for main town centre uses, car showrooms and petrol filling stations.</p>	Provision of uses as indicated in policy.	<p>Uses are permitted which are not in line with policy requirements.</p> <p>Infrastructure and other requirements are not permitted in line with policy.</p>	Assess why policy requirements are not being met.
S.CS.2	Norfolk Showground, Costessey.	<p>Recreation/leisure development.</p> <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Transport assessment. 2. Small-scale food retail, including an anchor unit selling no less than 70% of locally produced goods. 	Uses are provided as indicated in the policy.	Use are permitted which are not in line with policy requirements.	Assess why policy requirements are not being met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		3. 10% Biodiversity Net Gain.			
S.KE.1	Land west of Ipswich Road, Keswick.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> Mixed-use development within use class E(g), B2 and B8. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Access road across the site from B1113 to A140 at Tesco Harford, with roundabout access from the B1113 and revised traffic light junction on the A140. Off-site cycle and footway links connecting to Keswick and Yellow Pedalway. Ecological appraisal. 10% Biodiversity Net Gain. 	<p>Employment uses within classes E(g), B2 and B8 use classes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Other uses than employment uses within classes E(g), B2 and B8 are permitted.</p> <p>Infrastructure and other requirements are not permitted or developed in line with policy.</p>	<p>Assess why the employment needs are not being provided for.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
B.DR.1	Land east of Cator Road and north of Hall Lane, Drayton.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> Approximately 250 homes. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Vehicular access from Hall Lane and School Road. Footpath/cycleway to the south side of Reephams Road from the junction with 	<p>Provide a minimum of 250 homes in accordance with the trajectory.</p> <p>Provide around 83 affordable homes.</p>	<p>Fewer than 250 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>School Road to the roundabout at Drayton Lane.</p> <ol style="list-style-type: none"> Green infrastructure linkages via a network of footpaths. Onsite public open space. Provision of allotments. 10% Biodiversity Net Gain. 	Provision of infrastructure and other requirements as indicated in policy.	requirements are not permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.HD.1	Land at Hospital Grounds, south-west of Drayton Road, Hellesdon.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> Approximately 300 homes. 33% affordable housing. <p>Employment:</p> <ol style="list-style-type: none"> A small amount of employment uses (E(g)) will be considered appropriate e.g. converting existing buildings. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Vehicular access via Drayton High Road and Hospital Lane. Pedestrian crossing on A1067 Drayton High Road. Improvements to Middleton's Lane/A1067 junction. Archaeological assessment. 10% Biodiversity Net Gain. 	<p>A minimum of 300 homes in accordance with the trajectory.</p> <p>Provide around 99 affordable homes.</p> <p>A small amount of employment development</p> <p>Provision of infrastructure and other requirements.</p>	<p>Fewer than 300 homes are permitted</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure and other needs.</p>
B.HD.2	Land adjacent to existing the	<p>Extension to burial ground.</p> <p>Infrastructure and other requirements:</p>	Provide an extension to	An extension to the burial	Assess whether the burial ground extension is still required.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
	burial ground north-east of St. Mary's Church, Hellesdon.	<ol style="list-style-type: none"> 1. Access via existing cemetery. 2. Environment Agency requirements to be met. 3. 10% Biodiversity Net Gain. 	the burial ground.	ground is not permitted.	
B.RA.1	Land to the west of Green Lane West, Rackheath.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 205 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access onto Green Lane West that does not prevent access to the North Rackheath allocation. 2. Pedestrian and cycle connections between Green Lane West and Newman Road. 3. Land to the west of the A1270 to be used for open space. 4. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 205 homes in accordance with the trajectory.</p> <p>Provide around 68 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 205 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.RA.2	Land at Heathwood Gospel Hall, Green Lane West, Rackheath.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 15 homes. 2. 33% affordable housing. 	Provide a minimum of 15 homes in accordance with the trajectory.	<p>Fewer than 15 homes are permitted.</p> <p>The site is not delivering</p>	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		Infrastructure and other requirements: 1. 10% Biodiversity Net Gain.	Provide around 5 affordable homes. Provision of infrastructure and other requirements as indicated in policy.	in line with the trajectory. Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met. Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.TA.1	Land off Beech Avenue, Taverham	Residential development. Housing: 1. Approximately 25 homes. 2. 33% affordable housing. Infrastructure and other requirements: 1. Vehicular and pedestrian access through the site to the east. 2. Ecological assessment. 3. 10% Biodiversity Net Gain.	A minimum of 25 dwellings in accordance with the trajectory. Provide around 8 affordable homes. Provision of infrastructure and other requirements	Fewer than 25 homes are permitted. The site is not delivering in line with the trajectory. Affordable homes, infrastructure and other requirements are not permitted or	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met. Consider alternative means of delivering

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			as indicated in policy.	delivered in line with policy requirements.	affordable housing, infrastructure, and other needs.
S.TWE.1	Land on White Horse Lane and to the rear of Charolais Close and Devon Way, Trowse.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 181 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Masterplan for development. 2. Provision of a site of at least 1.4 hectares for a new primary school within the site. 3. Primary vehicular access from White Horse Lane with limited access from Hudson Avenue. 4. 10% Biodiversity Net Gain. 	<p>A minimum of 181 homes in accordance with the trajectory.</p> <p>Provide around 60 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 181 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

MAIN TOWNS SITES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
B.AY.1	Land south of Burgh Road and west of the A140, Aylsham.	<p>Residential development</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 250 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Two points of vehicular access via Burgh Road. 2. Carriageway widening and 2 metre footway to connect to existing facilities. 3. Pedestrian crossings and connections. 4. 2 ha at nil value for a new primary school on-site. 5. Green infrastructure improvements alongside Bure Valley Walk. 6. Drainage strategy and mitigation. 7. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 250 homes in accordance with the trajectory.</p> <p>Provide around 83 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 250 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.AY.2	Land at Norwich Road, Aylsham	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 255 homes 2. 33% affordable housing 3. 90 bed care unit/extra care housing 	<p>Provide a minimum of 255 homes in accordance with the trajectory.</p>	<p>Fewer than 255 homes are permitted.</p> <p>The site is not delivering in line</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Masterplan. 2. Transport assessment. 3. Two points of vehicular access via Norwich Road. 4. 3-metre-wide frontage footway/cycleway to connect with existing facilities 5. Revision of speed limit. 6. Cycle improvements to the A140/B1145/ Norwich Road roundabout. 7. Pedestrian and cycle access only from Buxton Road. 8. Safeguarding of existing public right of way to the south of the site. 9. 0.25 ha of land at nil value to the town council for sustainable transport. 10. Drainage strategy and mitigation. 11. 10% Biodiversity Net Gain. 	<p>Provide around 84 affordable homes.</p> <p>Provide care unit/extra care housing.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>with the trajectory.</p> <p>Care unit/extra care housing is not permitted.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.AY.3	Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Use classes E(g), B2 and B8 uses. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access off Dunkirk. 2. 10% Biodiversity Net Gain. 	<p>Provide employment uses within E(g), B2 and B8 use classes.</p> <p>Provision of infrastructure and other requirements</p>	<p>Employment uses within classes E(g), B2 and B8 are not permitted.</p> <p>Infrastructure and other requirements are not</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			as indicated in policy.	permitted in line with policy.	Consider alternative means of delivering infrastructure and other needs.
B.AY.4	Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Use classes E(g), B2 and B8 uses. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access off Dunkirk. 2. 10% Biodiversity Net Gain. 	<p>Employment uses within classes E(g), B2 and B8 use classes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Employment uses within classes E(g), B2 and B8 not permitted.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
S.DI.1	Land at Frontier Agriculture Ltd, Sandy Lane, Diss	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 150 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Contamination mitigation. 2. Mitigation of the impacts from the railway. 	<p>Provide a minimum of 150 homes in accordance with the trajectory.</p> <p>Provide around 50</p>	<p>Fewer than 150 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 3. Widening of Sandy Lane to a minimum of 6.0 metres for the extent of frontage. 4. 3.0m wide cycle/footway at the site frontage to link to Nelson Road. 5. Retention of trees and hedgerows. 6. Archaeological assessment. 7. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Affordable homes, infrastructure and other requirements not permitted or delivered in line with policy requirements.</p>	<p>should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.HA.1	Land south of Spirkett's Lane, Harleston.	<p>Residential development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Approximately 150 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Transport assessment. 2. Two vehicular access points to Spirkett's Lane. 3. 3.0m wide frontage footway/cycleway to connect with existing facilities. 4. Safeguarding of existing public right of way to River Waveney. 5. Contribution to Waveney valley green infrastructure corridor. 6. Archaeological assessment. 7. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 150 homes in accordance with the trajectory.</p> <p>Provide around 50 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 150 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, requirements.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
					infrastructure, and other needs.
S.HA.2	Land at Briar Farm, Harleston.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 360 homes, of which 60 will be single storey dwellings. 2. 33% affordable housing. 3. A 90-bed care unit/extra care housing. <p>Employment/retail:</p> <ol style="list-style-type: none"> 1. 0.8 ha of retail or employment land. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. 1.6 ha for community use, allotments, and public open space. 2. Masterplan and phasing plan. 3. Transport assessment. 4. At least two vehicular access points with 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit. 5. New footpath connection Public right of way (PRoW) to the north and safeguarding of PRoW east of Mendham Lane 6. Contribution to Waveney valley green infrastructure corridor. 7. Contribution towards a new public water supply. 	<p>Provide a minimum of 360 homes in accordance with the trajectory.</p> <p>Provide around 119 affordable homes.</p> <p>Provide 90-bed care unit/extra care housing.</p> <p>Provide 0.8ha of retail or employment land.</p> <p>Provide 1.6ha for community use.</p> <p>Provision of infrastructure</p>	<p>Fewer than 360 homes are permitted.</p> <p>No care unit/extra care housing beds provided.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Retail/employment and community uses not permitted.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Assess why retail/employment and community uses are not provided.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		8. 10% Biodiversity Net Gain.	and other requirements as indicated in policy.	with policy requirements.	
S.HA.3	Land at Spirkett's Lane, Harleston.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 95 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Spirkett's Lane. 2. New and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites. 3. Landscape screening along the south-eastern part of the site. 4. Contribution to Waveney valley green infrastructure corridor. 5. Drainage strategy. 6. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 95 homes in accordance with the trajectory.</p> <p>Provide around 32 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 95 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.HA.4	Land off Station Hill, Harleston.	<p>Employment led mixed-use development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Use class E(g) office, research and development, and industrial processes that can be carried out in a residential area. 	Development delivered in accordance to allocated use classes.	Development not permitted in accordance with allocated use classes.	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Other uses:</p> <ol style="list-style-type: none"> 1. Small-scale food store, and/or health and community facilities. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Single food store limited to 270m2 net floorspace. 2. Development excludes any dedicated non-food retail, E(c) financial and professional services, E(b) food and drink establishments, pubs, or take-aways. 3. Non-food retail must be ancillary to main use of building. 4. Restriction to E(g) employment uses (B2/B8 will not be permitted). 5. Archaeological assessment. 6. 10% Biodiversity Net Gain. 	Provision of infrastructure and other requirements as indicated in policy.	Infrastructure and other requirements are not permitted or delivered in line with policy requirements.	<p>should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
S.HA.5	Land north of Spirketts Lane, Harleston	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Use classes E(g)/B2 <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Footway/cycleway links Spirkett's Lane and proposed adjacent housing to the west. 2. Landscaping on the western and northern boundaries. 	<p>Development delivered in accordance with allocated use classes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>E(g)/B2 uses are not permitted.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		3. Contribution to the Waveney Valley green infrastructure corridor. 4. Implementation of a suitable drainage strategy. 5. 10% Biodiversity Net Gain.			Consider alternative means of delivering infrastructure and other needs.
S.HA.6	Land south of Spirkett's Lane, Harleston.	Employment development. Employment: 1. Use class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution. Infrastructure and other requirements: 1. Vehicular access via Spirketts Lane. 2. Footway/cycleway links along frontage to connect to facility provided as part of allocation HAR 4. 3. Enhanced planting on site boundaries. 4. Contribution to Waveney valley green infrastructure corridor. 5. Archaeological assessment. 6. Drainage strategy. 7. 10% Biodiversity Net Gain.	Development delivered in accordance to allocated use classes. Provision of infrastructure and other requirements as indicated in policy.	E(g), B2, B8 uses are not permitted. Infrastructure and other requirements are not permitted or delivered in line with policy.	Assess why the employment needs are not being met. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met. Consider alternative means of delivering infrastructure and other needs.
S.HT.1	South of Hethel Industrial Estate, Bracon Ash.	Employment development. Employment:	Development delivered in accordance to allocated use classes.	Development is not permitted in accordance with allocated use classes.	Assess why the employment needs are not being met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>1. Uses associated with, or ancillary to, advanced engineering and technology-based business.</p> <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Designed having regard to approved master-planning of adjacent site. 2. Ecological assessment. 3. Archaeological assessment. 4. Flood risk assessment. 5. 10% Biodiversity Net Gain. 	Provision of infrastructure and other requirements as indicated in policy.	Infrastructure and other requirements are not permitted or delivered in line with policy requirements.	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
S.HT.2	South of Hethel Industrial Estate, Hethel.	<p>Employment development.</p> <p>Restriction of employment uses at Hethel Employment uses associated with, or ancillary to, advanced engineering and technology-based business.</p>	Development delivered in accordance to allocated use classes.	Other uses classes not in line with policy requirements.	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
S.WY.1	Land at Johnson's Farm, Wymondham.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 100 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Masterplan and transport assessment with implementation of agreed measures. 2. Vehicular access via London Road, 5-metre-wide carriageway width, 2-metre-wide footway across the site frontage. 3. 2-metre-wide pedestrian/cycle access via Preston Avenue. 4. Trees and hedgerows bordering the site to be protected and incorporated into the scheme. 5. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 100 homes in accordance with the trajectory.</p> <p>Provide around 33 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 100 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.WY.2	Land north of Tuttle Lane, Wymondham.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 50 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Visibility splay for vehicular access and frontage footway along Tuttle Lane to link to existing connections. 	<p>Provide a minimum of 50 homes in accordance with the trajectory.</p> <p>Provide around 17</p>	<p>Fewer than 50 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		2. Trees and hedgerows bordering the site to be protected and incorporated into the scheme. 3. Ecological assessment. 4. 10% Biodiversity Net Gain.	affordable homes. Provision of infrastructure and other requirements as indicated in policy.	Infrastructure and other requirements are not permitted or delivered in line with policy.	and additional sites allocated to ensure identified housing needs can be met. Consider alternative means of delivering affordable housing, infrastructure, and other needs.

KEY SERVICE CENTRE SITES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
B.AC.1	Land west of Acle.	Residential development. Housing: 1. Approximately 340 homes. 2. 33% affordable housing. Infrastructure and other requirements: 1. Masterplan. 2. Link road between Norwich Road and South Walsham Road of sufficient standard to accommodate HGV/agricultural traffic. 3. Access (vehicular and pedestrian) through allocation to the east.	Provide a minimum of 340 homes in accordance with the trajectory. Provide around 112 affordable homes. Provision of infrastructure	Fewer than 340 homes are permitted. The site is not delivering in line with the trajectory. Affordable homes, infrastructure and other requirements	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 4. Public right of way along Mill Lane protected. 5. Footway provided along the west of Mill Lane and east at South Walsham Road. 6. Open space and green infrastructure enhancements. 7. 10% Biodiversity Net Gain. 	and other requirements as indicated in policy.	are not permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.AC.2	Land to the north of Norwich Road, Acle.	<p>Residential development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Approximately 140 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Access (vehicular and pedestrian) from Norwich Road. 2. Additional pedestrian access via Mill Lane. 3. Access to adjacent allocation to be provided. 4. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 140 homes in accordance with the trajectory.</p> <p>Provide around 46 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 140 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.AC.3	Land south of Acle Station, Acle.	<p>Residential and employment development.</p> <p>Housing:</p>	Provide a minimum of 30 homes in	Fewer than 30 homes are permitted.	Assess why the housing targets are not being met. If there are viability

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> 1. Approximately 30 homes. 2. 33% affordable housing. <p>Employment:</p> <ol style="list-style-type: none"> 1. Class E(g) employment. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) from New Reedham Road. 2. Pedestrian access to rail station. 3. Bus shelter at Beighton Road. 4. 10% Biodiversity Net Gain 	<p>accordance with the trajectory.</p> <p>Provide around 10 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.AC.4	Land at the former station yard, west of B1140, Acle.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Class B2. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) from New Reedham Road. 2. Retention of appropriate water supply. 3. Possible need for land contamination study. 4. 10% Biodiversity Net Gain. 	<p>Provide employment uses within class B2.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>B2 employment uses are not permitted.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
					Consider alternative means of delivering infrastructure and other needs.
B.BL.1	Land adjacent to Norwich Camping and Leisure, off Yarmouth Road, Blofield.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 15 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Provision of a frontage footway. 2. Appropriate visibility splay. 3. Retention of tree belt and hedgerows with appropriate compensatory planting. 4. 10% Biodiversity Net Gain. 	<p>A minimum of 15 homes in accordance with the trajectory.</p> <p>Provide around 5 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 15 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.BL.2	Land to the south of A47 and north of Yarmouth	<p>Mixed-use development</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 175 dwellings. 2. 33% affordable housing. 	Provide a minimum of 175 homes in accordance	Fewer than 175 homes are permitted.	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
	Road, Blofield	<p>Employment:</p> <ol style="list-style-type: none"> Maximum floor space of 4,000 m² of E(g) use class. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Vehicular access from Yarmouth Road. On-site public open space. Provision of allotments. 10% Biodiversity Net Gain. 	<p>with the trajectory.</p> <p>Provide around 58 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Employment use (class E(g)) is not permitted.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing and employment needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.HE.1	Land north of Grove Road, Hethersett.	<p>Extra care housing.</p> <p>Housing:</p> <ol style="list-style-type: none"> 40 places of extra care housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Vehicular access from north of site via adjacent allocation. Masterplanned alongside adjacent site. 10% Biodiversity Net Gain. 	<p>Provide extra care housing.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Extra care housing is not permitted.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with</p>	<p>Assess why extra care housing has not been provided.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
				policy requirements.	Consider alternative means of delivering housing, infrastructure, and other needs.
S.HE.2	Land west of Poppyfields, Hethersett.	Informal Open Space. <ol style="list-style-type: none"> 1. Part of site not permitted as access road to adjacent development should remain open and undeveloped. 2. Archaeological surveys. 3. 10% Biodiversity Net Gain. 	Provision of informal open space. Provision of infrastructure and other requirements as indicated in policy.	Informal open space is not permitted.	Assess why informal open space has not been provided.
S.HI.1	Land south of Norwich Road, Hingham.	Residential development. <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 80 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. TPO oak trees on south side of Norwich Road to be retained. 2. Provision of adequate visibility splay incorporating footways. 3. Pedestrian refuge in proximity of Ironside Way. 4. Connectivity to Public right of way Hingham F9. 	Provide a minimum of 80 homes in accordance with the trajectory. Provide around 26 Affordable homes. Provision of infrastructure and other	Fewer than 80 homes are permitted. The site is not delivering in line with the trajectory. Affordable homes, infrastructure and other requirements are not	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		5. 10% Biodiversity Net Gain.	requirements as indicated in policy.	permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
S.HI.2	Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Use classes E(g)/B2/B8. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Transport Statement. 2. Retention of existing tree belts along northern, eastern and southern boundaries. 3. Archaeological assessment. 4. 10% Biodiversity Net Gain. 	<p>Provide a mixture of employment uses within use classes E(g), B2 and B8.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Appropriate mix of employment uses is not permitted.</p> <p>Infrastructure and other requirements are not permitted or delivered in line with policy.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
S.LO.1	Land to the east of Beccles Road, Loddon.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 180 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Two points of vehicular access. 	<p>Provide a minimum of 180 homes in accordance with the trajectory.</p> <p>Provide around 59</p>	<p>Fewer than 180 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Trees/hedgerows surrounding the site will be protected enhanced and incorporated. 3. Ecological assessment. 4. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.LO.2	Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon	<p>Employment development.</p> <p>Employment:</p> <ul style="list-style-type: none"> 1. Use classes E(g)/B2/B8 <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Vehicular access from Little Money Road 2. Landscape enhancements to western and southern boundaries 3. Ecological assessment 4. Archaeological assessment 5. 15m exclusion zone Provide around pumping station at northern end of site 6. 10% Biodiversity Net Gain 	<p>Provide a mixture of employment uses within use classes E(g), B2 and B8</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>An appropriate mix of employment uses is not permitted.</p> <p>Infrastructure and other requirements are not permitted in line with policy.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>
S.CH.1	Land off Langley	<p>Residential development.</p> <p>Housing:</p>	<p>Provide a minimum of 60 homes in</p>	<p>Fewer than 60 homes are permitted.</p>	<p>Assess why the housing targets are not being met. If there are viability</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
	Road, Chedgrave.	<ol style="list-style-type: none"> 1. Approximately 60 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Design brief for landscape impacts. 2. Open space in elevated southern part of the site. 3. Ecological Assessment. 4. Ground contamination survey. 5. Transport Statement. 6. Visibility improvement and frontage development at Langley Road to the north. 7. 2-metre-wide footway required for full extent of site frontage. 8. Carriageway widening at Langley Lane. 9. 10% Biodiversity Net Gain. 	<p>accordance with the trajectory.</p> <p>Provide around 20 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements not permitted in line with policy requirements.</p>	<p>concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.PO.1	Ex MOD site, Pine Loke, Poringland.	<p>Employment development</p> <p>Employment:</p> <ol style="list-style-type: none"> 1. Use class E(g). <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Landscape buffer to reduce noise impacts on neighbours. 2. Appropriate access. 3. Drainage assessment. 4. Archaeological assessment. 5. 10% Biodiversity Net Gain. 	<p>Provide employment uses within class E(g).</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Class E(g) uses are not permitted.</p> <p>Infrastructure and other requirements not permitted in line with policy.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
					Consider alternative means of delivering infrastructure and other needs.
S.RE.1	Land off Broomhill Lane, Reepham.	<p>Residential led mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 100 homes. 2. 33% affordable housing. <p>Other potential uses:</p> <ol style="list-style-type: none"> 1. Community facilities including cemetery land and recreational open space. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access from realigned and improved Broomhill Lane. 2. Pedestrian access linking to Park Lane and Broomhill Lane. 3. Extension to town cemetery. 4. Ecological appraisal. 5. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 100 homes in accordance with the trajectory.</p> <p>Provide around 33 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 100 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes and infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
S.RE.2	Land at former station yard, Station Road, Reepham.	<p>Mixed-use development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 20 homes. 2. 33% affordable housing. 	<p>Provide a minimum of 20 homes in accordance with the trajectory.</p>	<p>Fewer than 20 homes are permitted.</p> <p>The site is not delivering</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>Employment: 1. Use classes E(g) and B2.</p> <p>Infrastructure and other requirements: 1. Access (vehicular and pedestrian) from Station Road. 2. 10% Biodiversity Net Gain.</p>	<p>Provide around 7 affordable homes.</p> <p>Provide employment use in classes E(g) and B2.</p> <p>Provision of infrastructure and other requirements.</p>	<p>in line with the trajectory.</p> <p>Employment use classes E(g) and B2 are not permitted.</p> <p>Affordable homes and infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why employment targets are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing and employment needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

BROADLAND VILLAGES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
B.BH.1	Land east of Woodbastwick Road, Blofield Heath.	<p>Residential development.</p> <p>Housing: 1. Approximately 20 homes.</p>	Provide a minimum of 20 homes in accordance	Fewer than 20 homes are permitted.	Assess why the housing targets are not being met. If there are viability

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>2. 33% affordable housing.</p> <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) from Woodbastwick Road. 2. 2 metre footway with improvements to existing footway at Mill Road. 3. Provision of a pedestrian crossing point at the Mill Road junction with Woodbastwick Road. 4. Ecological appraisal. 5. 10% Biodiversity Net Gain. 	<p>with the trajectory.</p> <p>Provide around 7 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.BH.2	Land to the north of Blofield Corner, Blofield Heath.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 36 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) via Blofield Corner Road. 2. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 36 homes in accordance with the trajectory.</p> <p>Provide around 12 affordable homes.</p> <p>Provision of infrastructure</p>	<p>Fewer than 36 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			and other requirements as indicated in policy.	are not permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.BX.1	Land east of Aylsham Road, Buxton with Lammas.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 40 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) from Aylsham Road. 2. 30mph speed limit extension to the north of the site. 3. Footway at north-east side of Aylsham Road to connect with the existing network. 4. Landscaping to the edges of the site. 5. Mitigation of noise and vibration issues from the railway line. 6. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 40 homes in accordance with the trajectory.</p> <p>Provide around 13 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 40 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.BX.2	Land east of Lion Road, Buxton with Lammas.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 20 homes 	Provide a minimum of 20 homes in accordance	Fewer than 20 homes are permitted.	Assess why the housing targets are not being met. If there are viability

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<p>2. 33% affordable housing</p> <p>Infrastructure and other requirements: 10% Biodiversity Net Gain</p>	<p>with the trajectory.</p> <p>Provide around 7 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.CA.1	Land east of Gayford Road, Cawston.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 60 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) from Aylsham Road. 2. 2-metre-wide footway along site frontage to connect with the existing network. 3. Pedestrian crossing facility to primary school. 4. Landscaping and green infrastructure. 	<p>Provide a minimum of 60 homes in accordance with the trajectory.</p> <p>Provide around 20 affordable homes.</p> <p>Provision of infrastructure</p>	<p>Fewer than 60 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes and infrastructure and other requirements</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		5. 10% Biodiversity Net Gain.	and other requirements as indicated in policy.	are not permitted or delivered in line with policy requirements.	Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.CA.2	Land to the west of the existing cemetery, Cawston.	<p>Extension to burial ground.</p> <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access via existing cemetery. 2. Environment Agency requirements to be met. 3. 10% Biodiversity Net Gain. 	Provide an extension to the burial ground.	An extension to the burial ground is not permitted.	Assess whether there is still a requirement for additional burial ground space.
B.CO.1	Land at Rectory Road and south of the Bure Valley Railway, Coltishall.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 50 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) from Rectory Road. 2. Transport assessment. 3. Landscaping and green infrastructure 4. Mitigation of noise and vibration issues from railway line. 5. Open space provision. 6. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 50 homes in accordance with the trajectory.</p> <p>Provide around 17 affordable homes.</p> <p>Provision of infrastructure and other requirements</p>	<p>Fewer than 50 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing,</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			as indicated in policy.	line with policy requirements.	infrastructure, and other needs.
B.CO.2	Land at Jordans Scrapyard, Coltishall.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 25 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Waste license surrendered and decontamination undertaken. 2. Access (vehicular and pedestrian) from B1150. 3. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 25 homes in accordance with the trajectory.</p> <p>Provide around 8 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 25 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.FO.1	Land west of Foundry Close, Foulsham.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 15 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p>	<p>Provide a minimum of 15 homes in accordance with the trajectory.</p>	<p>Fewer than 15 homes are permitted.</p> <p>The site is not delivering</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> Access (vehicular and pedestrian) via Stringer's Lane and Aubrey Rix Close. 10% Biodiversity Net Gain. 	<p>Provide around 5 Affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.FO.2	Land at Old Railway Yard, Station Road, Foulsham.	<p>Employment development.</p> <p>Employment:</p> <ol style="list-style-type: none"> Use classes E(g), B2, B8. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> Odour assessment. Flood Risk assessment. Contamination assessment. 10% Biodiversity Net Gain. 	<p>Provide a mixture of employment uses within use classes E(g), B2 and B8.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Appropriate mix of employment uses is not permitted.</p> <p>Infrastructure and other requirements not permitted in line with policy.</p>	<p>Assess why the employment needs are not being met.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met.</p> <p>Consider alternative means of delivering infrastructure and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
B.FR.1	South of Bowlers Close, Freethorpe.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 40 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) via Bowler Close. 2. Retention of tree belt along southern boundary. 3. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 40 homes in accordance with the trajectory.</p> <p>Provide around 13 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 40 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.FR.2	Land north of Palmers Lane, Freethorpe.	<p>Residential development</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 10 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access off Palmers Lane. 2. Highways improvements to junction of Palmers Lane and The Green. 	<p>A minimum of 10 homes in accordance with the trajectory.</p> <p>Provide around 3 affordable homes.</p>	<p>Fewer than 10 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		3. 10% Biodiversity Net Gain.	Provision of infrastructure and other requirements as indicated in policy.	Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	allocated to ensure identified housing needs can be met. Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.GW.1	Land at Bridge Farm Field, St Faiths Close, Great Witchingham.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 20 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access from Faiths Close onto the A1067. 2. Retention of trees to north of site. 3. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 20 homes in accordance with the trajectory.</p> <p>Provide around 7 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 20 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
				policy requirements.	
B.HO.1	Dog Lane, Horsford.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 3. Approximately 30 homes. 4. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access from Horsbeck Way. 2. Provision of an enhanced pedestrian crossing facility. 3. Water Framework Directive compliance assessment and 20m buffer. 4. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 30 homes in accordance with the trajectory.</p> <p>Provide around 10 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 30 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.HS.1	Land to the west of West Lane, Horsham St Faith.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 50 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Provision of frontage footway. 	<p>Provide a minimum of 50 homes in accordance with the trajectory.</p>	<p>Fewer than 30 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		2. Heritage Impact Assessment. 3. 10% Biodiversity Net Gain.	Provide around 17 Affordable homes. Provision of infrastructure and other requirements as indicated in policy.	Affordable homes and infrastructure and other requirements are not permitted or delivered in line with policy requirements.	should be undertaken and additional sites allocated to ensure identified housing needs can be met. Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.HS.2	Land east of Manor Road, Newton St Faith.	Residential development. Housing: <ol style="list-style-type: none"> 1. Approximately 60 homes. 2. 33% affordable housing. Infrastructure and other requirements: <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) via Manor Road 2. Highway improvements to pedestrian route to school. 3. 10% Biodiversity Net Gain. 	A minimum of 60 homes in accordance with the trajectory. Provide around 20 Affordable homes. Provision of infrastructure and other requirements as indicated in policy.	Fewer than 60 homes are permitted. The site is not delivering in line with the trajectory. Affordable homes, infrastructure and other requirements are not permitted or delivered in line with	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met Consider alternative means of delivering affordable housing,

Policy	Site	Development type and indicators	Target	Trigger for action	Action
				policy requirements.	infrastructure, and other needs.
B.HS.3	Land at Abbey Farm Commercial, Horsham St Faith	Employment development. Employment: 1. Use classes E(g), B2, B8. Infrastructure and other requirements: 1. Transport assessment. 2. Archaeological assessment. 3. 10% Biodiversity Net Gain.	Mixture of employment uses within use classes E(g), B2 and B8. Provision of infrastructure and other requirements as indicated in policy.	An appropriate mix of employment uses is not permitted. Infrastructure and other requirements are not permitted in line with policy.	Assess why the employment needs are not being met. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified employment needs can be met. Consider alternative means of delivering infrastructure and other needs.
B.LW.1	West of Blofield Road, Lingwood.	Residential development. Housing: 1. Approximately 30 homes. 2. 33% affordable housing. Infrastructure and other requirements: 1. Vehicular access from Blofield Road. 2. Frontage footway to join up with existing. 3. Transport assessment. 4. Landscaping to western boundary. 5. 10% Biodiversity Net Gain.	Provide a minimum of 30 homes in accordance with the trajectory. Provide around 10 affordable homes.	Fewer than 30 homes are permitted. The site is not delivering in line with the trajectory. Affordable homes, infrastructure	Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment. Consider whether a review of the plan should be undertaken and additional sites allocated to ensure

Policy	Site	Development type and indicators	Target	Trigger for action	Action
			Provision of infrastructure and other requirements as indicated in policy.	and other requirements are not permitted or delivered in line with policy requirements.	identified housing needs can be met. Consider alternative means of delivering affordable housing, infrastructure, and other needs.
B.LW.2	East of Station Road, Lingwood.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 30 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access from Station Road. 2. Transport Statement. 3. Part time 20mph speed limit in vicinity of school. 4. Footway at site frontage to be widened to 2 metres. 5. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 30 homes in accordance with the trajectory.</p> <p>Provide around 10 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 30 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes. infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
B.RD.1	Land to the east of Station Road, Reedham.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 30 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) via Barn Owl Close. 2. Enhancement and links to public right of way to the east of the site. 3. Trees/hedgerows to be protected and incorporated into scheme. 4. 10% Biodiversity Net Gain. 	<p>A minimum of 30 homes in accordance with the trajectory.</p> <p>Provide around 10 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 30 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure and other needs.</p>
B.SL.1	Land adjoining Norwich Road, Salhouse.	<p>Residential development.</p> <p>Housing:</p> <ol style="list-style-type: none"> 1. Approximately 12 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Access (vehicular and pedestrian) via Norwich Road. 2. Frontage development. 	<p>Provide a minimum of 12 homes in accordance with the trajectory.</p> <p>Provide around 4</p>	<p>Fewer than 12 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 3. Provision of a footway between existing properties and Honeycombe Road. 4. Roundabout improvements to facilitate crossing. 5. 10% Biodiversity Net Gain. 	<p>affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with policy requirements.</p>	<p>allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>
B.SW.1	Land north of Chamery Hall Lane and land rear of Burlingham Road/St Marys Close, South Walsham.	<p>Residential development.</p> <p>Housing:</p> <ul style="list-style-type: none"> 1. Approximately 45 homes. 2. 33% affordable housing. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Access (vehicular and pedestrian) from Burlingham Road. 2. Sustainable drainage system to be provided. 3. Compensatory provision for loss of recreational space. 4. 10% Biodiversity Net Gain. 	<p>Provide a minimum of 45 homes in accordance with the trajectory.</p> <p>Provide around 15 affordable homes.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	<p>Fewer than 45 homes are permitted.</p> <p>The site is not delivering in line with the trajectory.</p> <p>Affordable homes, infrastructure and other requirements are not permitted or delivered in line with</p>	<p>Assess why the housing targets are not being met. If there are viability concerns update the Viability Assessment.</p> <p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means of delivering affordable housing, infrastructure, and other needs.</p>

Policy	Site	Development type and indicators	Target	Trigger for action	Action
				policy requirements.	

GYPSY AND TRAVELLER SITES

Policy	Site	Development type and indicators	Target	Trigger for action	Action
B.CA.GT1	Land off Buxton Road, Eastgate, Cawston.	<p>Residential development:</p> <ol style="list-style-type: none"> 1. Approximately 2 pitches. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Buxton Road. 2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain. 	<p>Provide approximately 2 pitches.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	The number of pitches, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.</p>
B.FO.GT1	The Oaks, Land off Reepham Road, Foulsham.	<p>Residential development:</p> <ol style="list-style-type: none"> 1. Approximately additional 5 pitches. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Reepham Road. 	<p>Provide approximately 5 additional pitches.</p> <p>Provision of infrastructure</p>	The number of pitches, infrastructure and other requirements are not permitted or	Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> 2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain. 	and other requirements as indicated in policy.	delivered in line with policy requirements.	Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.
B.HE.GT1	Land off Brick Kiln Road, Hevingham	<p>Residential development:</p> <ol style="list-style-type: none"> 1. Approximately 5 additional pitches. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Brick Kiln Road 2. Assessments with the planning application as per policy requirements 3. 10% Biodiversity Net Gain. 	<p>Provide approximately 5 additional pitches.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	The number of pitches, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.</p>
B.SS.GT1	Woodland Stable, Shortthorn Road, Stratton Strawless.	<p>Residential development:</p> <ol style="list-style-type: none"> 1. Approximately 8 additional pitches. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Shortthorn Road. 	<p>Provide approximately 8 additional pitches.</p> <p>Provision of infrastructure</p>	The number of pitches, infrastructure and other requirements are not permitted or	Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ul style="list-style-type: none"> 2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain. 	and other requirements as indicated in policy.	delivered in line with policy requirements.	Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.
S.CR.GT1	Romany Meadow, The Turnpike, Carleton Rode.	<p>Residential development:</p> <ul style="list-style-type: none"> 1. Approximately 6 additional pitches. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Vehicular access via The Turnpike. 2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain. 	<p>Provide approximately 6 additional pitches.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	The number of pitches, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.</p>
S.CR.GT2	Upgate Street, Carleton Rode	<p>Residential development:</p> <ul style="list-style-type: none"> 1. Approximately 4 additional pitches. <p>Infrastructure and other requirements:</p> <ul style="list-style-type: none"> 1. Vehicular access via Upgate Street. 	<p>Provide approximately 4 additional pitches.</p> <p>Provision of infrastructure</p>	The number of pitches, infrastructure and other requirements are not permitted or	Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		<ol style="list-style-type: none"> 2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain. 	and other requirements as indicated in policy.	delivered in line with policy requirements.	Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.
S.KE.GT1	Ketteringham Depot, land east of Station Lane, Ketteringham.	<p>Residential development:</p> <ol style="list-style-type: none"> 1. Approximately 10 pitches. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Station Lane. 2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain. 	<p>Provide approximately 10 pitches.</p> <p>Provision of infrastructure and other requirements as indicated in policy.</p>	The number of pitches, infrastructure and other requirements are not permitted or delivered in line with policy requirements.	<p>Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.</p> <p>Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.</p>
S.WY.GT1A/B	Land at Strayground Lane, Wymondham.	<p>Residential development:</p> <ol style="list-style-type: none"> 1. Approximately 12 pitches. <p>Infrastructure and other requirements:</p> <ol style="list-style-type: none"> 1. Vehicular access via Strayground Lane. 	<p>Provide approximately 12 pitches.</p> <p>Provision of infrastructure and other</p>	The number of pitches, infrastructure and other requirements are not permitted or	Consider whether a review of the plan should be undertaken and additional sites allocated to ensure identified housing needs can be met.

Policy	Site	Development type and indicators	Target	Trigger for action	Action
		2. Assessments with the planning application as per policy requirements. 3. 10% Biodiversity Net Gain.	requirements as indicated in policy.	delivered in line with policy requirements.	Consider alternative means for providing infrastructure and ensuring other site-specific requirements are met.

Table 3 Sustainability Appraisal indicators

These indicators have been derived from the plan's sustainability appraisal. They assess progress on key themes as set out in the SEA Directive. In some cases, there is an overlap with the plan and local contextual indicators in table 1.

Theme in the SEA Directive	Indicator	Scale and frequency	Target
Air	Concentration of NO ₂ , PM ₁₀ and PM _{2.5}	Annually, Plan area wide	Decrease
Air	Traffic flows on main roads	Bi-annually, Plan area wide	Decrease
Air	Rates of public transport uptake	Annually, Plan area wide	Increase
Biodiversity, flora and fauna	Percentage of SSSIs in favourable condition	Annually, Plan area wide	Increase
Biodiversity, flora and fauna	Number of Planning Approvals granted contrary to the advice of Natural England or Norfolk Wildlife Trust or the Broads Authority	Annually, Plan area wide	Zero
Biodiversity, flora and fauna	Percentage loss of the ecological network	Annually, Plan area wide	Zero
Climatic factors	CO ₂ emissions per capita (see Local Contextual Indicator SGS8)	Annually, Plan area wide	Decrease
Climatic factors	Renewable energy generation (see Plan Indicator SC5)	Annually, Plan area wide	Increase
Cultural Heritage	Number of Conservation Area appraisals (see Plan Indicator EPE2)	Annually, Plan area wide	Increase
Cultural Heritage	Number of heritage assets identified as 'heritage at risk' (see Plan Indicator EPE3)	Annually, Plan area wide	Decrease
Human health	Percentage of physically active adults	Bi-annually, Plan area wide	Increase
Human health	Number of GP Surgeries	Annually, Plan area wide	Increase
Landscape	Number of planning approvals granted contrary to the advice of the Broads Authority on the basis of adverse impact on the Broads landscape (see Plan Indicator EPE4)	Annually, Plan area wide	Zero

Landscape	Quantity of non self or custom-build housing development in the open countryside	Annually, Plan area wide	Zero
Population and material assets	Number of affordable housing completions (see Plan Indicator H1)	Annually, Plan area wide	Increase
Population and material assets	Percentage of economically active residents	Annually, Plan area wide	Increase
Population and material assets	LSOAs in Greater Norwich within the 10% most deprived in Great Britain	Every 3 to 4 years, Plan area wide	Decrease
Population and material assets	Quantity of household waste generation	Annually, Plan area wide	Decrease
Soil	Percentage of dwellings built on Previously Developed (brownfield) land (see Plan Indicator SGS7)	Annually, Plan area wide	Increase
Soil	Number of dwellings built on Best and Most Versatile Agricultural land (Grades 1, 2 or 3a)	Annually, Plan area wide	Decrease
Water Quality / Flood	Number of planning permissions granted contrary to Environment Agency flood risk advice (see Plan Indicator SC6)	Annually, Plan area wide	Zero
Water Quality / Flood	Quality of watercourses	Annually, Plan area wide	Increase
Water Quality / Flood	Water Efficiency in new homes (see Plan Indicator SC7)	Annually, Plan area wide	Increase