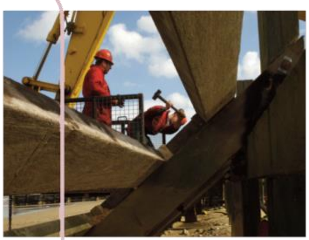
NORTH NORFOLK

Local Development Framework

Monitoring Report

2023-2024



Covering the period
1 April 2023 to 31 March 2024

December 2024

North Norfolk District Council
Planning Policy Team

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Appendices





1 Introduction

Purpose of the Monitoring Report

1.1 This report presents key facts and figures relevant to the North Norfolk District area. It identifies the types and quantities of development which took place between **1 April 2023 - 31 March 2024** and compares this to previous years. It also includes information used in the development of the emerging Local Plan (2016-2036) and as published at Regulation 19 and examined in public between January-March 2024. The examination is ongoing. The Plan will be subject to change following modification, and then adoption. The content of this document allows the Council and others to monitor the progress that is being made in meeting a range of targets and to test the effectiveness of policies contained in the adopted Core Strategy, as well as providing an insight into what will be included in future monitoring reports, in line with the new adopted Local Plan.

1.2 Monitoring progress of adopted and the new Local Plan planning policies, and the performance of these policies, is critical to the "plan, monitor, review" process which underpins planning in North Norfolk. It ensures the early identification of issues and provides a clear mechanism for checking that targets are being met. The main purposes are:

- To establish what has and is happening, and to anticipate what is likely to happen.
- To assess how plan policies are performing. Are they having any unintended consequences?
- To inform the development of new policies.

1.3 The process is linked to a set of targets and performance indicators, each of which are related to key policy objectives.

Structure of the Report

1.4 Previous reports in this series have reported on a wide range of long-term contextual indicators, annual performance indicators, and progress (plan making) indicators. Many of the indicators remain relatively static across a number of years and do not provide a suitable mechanism for monitoring short-term change. Some of the indicators highlighted within this report have been removed or changed since the implementation of the NPPF and National PPG. However, for the purpose of this report, the policies within the Core Strategy need to be monitored against the indicators notwithstanding the recent changes to ensure consistency of monitoring.

1.5 This report focuses on a number of core areas related to housing and economic growth in the District. Where published and measurable targets are available, these are referred to in the text and the summary tables at the start of each chapter.

Summary

1.6 The council submitted its draft Local Plan to the Secretary of State for independent examination on 11th May 2023. The emerging Plan remains under examination with the first round of public hearing sessions, taking place between January and March 2024. The latest position and documents can be found in the Examination Library, on the Council's website.

1.7 Information on the emerging new Local can be found at www.north-norfolk.gov.uk/localplan

1.8 During the year commencing 1 April 2023 to 31 March 2024, 232 dwellings were completed in the District. The average rates of completion during the period 2016-23 were above the requirement for dwellings identified in the most up to date evidence (SHMA). Since April 2016, the current base year for the submitted Local Plan, 3,484 additional dwellings have been delivered in North Norfolk, of which 2,694 were new builds.

1.9 Increasing the supply of affordable housing continues to remain a key priority for the Council. Through Rural Exceptions proposals - the Council is committed to delivering affordable housing on rural exception sites. Draft Policy HOU 3 of the new Local Plan supports such development and adopts a flexible and permissive approach across the District. Adopted and proposed policies place no upper limit on the delivery of rural exceptions developments. 589 Affordable/Shared Equity dwellings were provided through the planning process from the period 2016/17 - 2023/24 and an additional 79 Affordable/Shared Equity dwellings were provided where Registered Providers purchased additional dwellings on development sites where planning permission was granted. A further provision in the new Local Plan is currently projected to deliver over 250 affordable dwellings over the period 2024-2040.



2 Housing

Housing: Objectives & Targets

New Local Plan

2.1 The emerging local plan sets the following Strategic Aims and Objectives in relation to housing.

Meeting Accommodation Needs, by:

- Delivering the quantity of homes necessary to meet the assessed needs of the District.
- Providing a variety of house types, sizes and tenures including affordable homes, homes suitable for the elderly, those wishing to build their own homes, and those with disabilities or who require specialist forms of accommodation.
- Encouraging high quality, sustainable, and climate change resilient design which makes the best use of improvements in technology.

2.2 As well as delivering sufficient homes to meet all needs over the Plan period, the National Planning Policy Framework requires that the Council provides a regular supply of suitable development. The specific requirement is to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) Specific, deliverable sites for years one to five of the plan period.
b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan. To meet the needs of specific people including the elderly, the disabled, and the Gypsy and Traveler community.

2.3 Draft Policy HOU1, as published in the Proposed Submission Version Regulation 19, evidenced that a total of 12,096 dwellings would be provided. However, following the examination hearings in January/ February 2024, it is likely that it will be recommended that the plan period is altered to reflect the years 2024 to 2040, and further allocations be identified to address any subsequent shortfalls.

2.4 Within the above provisions, there is also the needs of the local community, where Affordable Housing and elderly persons accommodation, is becoming a necessity, and has been planned for.

Targets

Measure	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Notes
To ensure that over a period of 5 years an average of 420 dwellings are provided each year	442 5 Year Average - 410	546 5 Year Average - 471	534 5 Year Average - 501	419 5 Year Average - 484	481 5 Year Average - 484	516 5 Year Average - 499	314 5 Year Average - 453	232 5 Year Average - 392	232 additional dwelling were completed during 2023/24. 6 lost, net 226 dwellings. Over the last 5 years, on average, 392 dwellings were completed.
To ensure 70% of all new dwellings are located in either a Principal or Secondary settlement	72	65%	79%	77%	78%	71%	73%	85%	A total of 162 new dwellings were completed, 138 of which were in Large & Small growth Towns
To ensure 60% of new dwellings are built on previously developed land	33	20%	15%	15%	13%	24%	29%	12%	20 of a total of 162 new dwellings were completed on previously developed land.
To ensure that all new dwellings in towns are built to net density of at least 40 dwellings per hectare (dph) and at least 30 dph elsewhere	Achieved on 25% of developments in towns and 16% in service Villages.	Achieved on 41% of developments in towns and 23% in service Villages.	Achieved on 25% of developments in towns and 8% in service Villages.	Achieved for 26% of developments in towns and 16% in service villages.	Achieved on 41% of developments in towns and 5% in service Villages.	Achieved on 24% of developments in towns and 6% in service Villages.	Achieved on 46% of developments in towns and 0% in service Villages.	Achieved on 30% of developments in towns and 0% in service Villages.	Of the total 138 new dwellings completed in towns, 42 were on developments with a net density of 40 dph. A total 42 new dwellings completed elsewhere, 7 had a net density of 30 dph or more.
To provide a minimum of 300 new affordable homes over the period 2008-2011	83 provided 16/17	90 provided 17/18	120 provided 18/19	51 provided 19/20	84 provided 20/21	36 provided 20/21	19 provided 22/23	10 provided 23/24	10 Affordable homes, Affordable Rent and Shared Equity were completed in the period 2023/24. 306 Affordable homes, Affordable Rent and Shared Equity have come forward as a result of the Planning process, with an additional 124 purchased by Registered Providers on developments which were granted planning permission, between the period 2019-2024. It is expected that an additional 85 dwelling will be delivered through the Planning process, in the next 5 years.
To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	81%	77%	78%	73%	74%	61%	74%	80%	Of the 10 affordable dwellings completed in 2023/24, 8 were Affordable Rent.
To ensure that each development of ten or more dwellings in towns includes at least 45% affordable units	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	N/A	N/A	N/A	Full planning permission for a total of 64 affordable dwellings in Holt; Salthouse; Wells and West Beckham were granted, during 2023/24.
To ensure that on each development of two or more dwellings in villages at least 50% comprise affordable dwellings	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Achieved	Developments in villages granted permission with more than 2 dwellings: Three developments, two in West Beckham and one in Salthouse, comprising of a total of 15 Affordable homes, were granted planning permission. The applicant for these developments is a Registered provider.
To maximise the number of rural exceptions schemes permitted	0 Completed	2 Completed 1 Permitted	3 Completed 2 Permitted	4 Completed 1 Permitted	2 Completed	N/A	N/A	N/A	Exceptions Schemes 2016-2024: (Total AH)); Binham (14); Bodham (10); Edgefield (12); Erpingham (14); Knapton (14); Roughton (12); Ryburgh (5); Salthouse (5); Trunch (18) & Upper Sheringham (8); West Beckham (10)
To ensure that at least 40% of new dwellings built have two bedrooms or less	Unknown	44%	49%	51%	61%	42%	49%	24%	There were 34 New Built dwellings with 2 or less bedrooms out of 162 new dwellings completed.
To provide two short stay stopping places for Gypsies and Travellers by 2009	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Holt Road, Cromer, on land next to the District Council offices. South of the A148 Holt Road to the north-east of Fakenham, 300 meters east of the Clipbush Lane/Fakenham bypass roundabout

Table 1: Targets, Measures, Performance



Housing Permissions

2.5 This section sets out the position in terms of new housing in the District over the period of **1 April 2023 to 31 March 2024**. It looks at the amount of permissions granted, the number of dwellings completed, the Five-Year Housing Land Supply, expected future rates of building (Housing Trajectory), the amount of affordable housing provided, and average property values amongst other information. Further information is available in the latest Statement of Five-Year Supply of Housing Land and Housing Trajectory.

Affordable Homes Permissions 2023/24 Parish	Ref.	Total	Affordable	% of Affordable Housing	No. of AH Potential *	Permission Date	Notes	Location
Holt	PM/22/2985	108	39	36%	38	30/06/2023	Lovell Partnership Ltd.	Residential Development Land Off Beresford Road
Salthouse	PF/22/2626	6	5	83%	0	31/01/2024	Broadland Housing Association	Land Off Purdy Street
West Beckham	PF/23/1065	5	5	100%	0	29/02/2024	Broadland Housing Association	Affordable homes Land To The North Of Church Road
West Beckham	PF/23/1578	5	5	100%	0	15/03/2024	Broadland Housing Association	Affordable homes Land To The East Of Sheringham Road
Wells	W01/1 PF/23/1113	20	10	50%	7	19/03/2024	Holkham Estates Company Ltd	Land South Of Ashburton Close
Total		**144**	**64**	**74%**	**45**			

Table 2: 2023/24 Planning permissions granted for affordable housing.

Care Homes Permissions 2016/24 Parish"	Ref.	Total (Bedrooms)	Complete	Remaining	Gain/ Loss	Permission Date	Notes	Location
Cromer	PF/19/1960	-17	-17		Loss	20/05/2022	Highfield Residential Care Home	St Marys Road
Cromer	PF/21/0351	-11	0	-11	Loss	07/04/2021	Kensington Lodge Care Home	Cabbell Road
Cromer	PF/21/3280	-6	0	-6	Loss	31/03/2022	Westbrook House	Cabbell Road
Fakenham	PF/22/1698	-12	0	-12	Loss	03/10/2022	Creswick House	Norwich Road
Holt	PF/20/2047	66	66	0	Gain	22/04/2021	-	Land To The North Of Hempstead Road.
Holt	PM/20/2643	66	66	0	Gain	13/09/2021	H09 - Allocation Site	Land To East Of, Nightjar Road.
Sheringham	SH07 PF/21/3141"	70	70	0	Gain	20/05/2022	Hollands Sheringham Ltd	Land South Of Weybourne Road
Kelling	PF/23/0873	-20	0	-20	Loss	18/08/2023	Kelling Estate LLP	Kelling Park, Holgate Hill
Total (Net)		**136**	**125**	**49**				

Table 3: 2023/24 Planning permissions granted for Care Homes.

2.6 The number of properties in the district, recorded by Council Tax band, as at 31 March 2024 was 56,370.
https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2024

2.7 The table below shows the total number of dwellings that were permitted each year in the district since 2016/17:

Year	Number of dwellings permitted
2023/24	274
2022/23	175
2021/22	536
2020/21	1153
2019/20	301
2018/19	484
2017/18	572
2016/17	1055

Table 4: Number of dwellings permitted annually (Source: NNDC monitoring data).

2.8 The number of permissions continues to fall. The table below shows a breakdown for the types of dwelling that were granted planning permission during 2023/24.

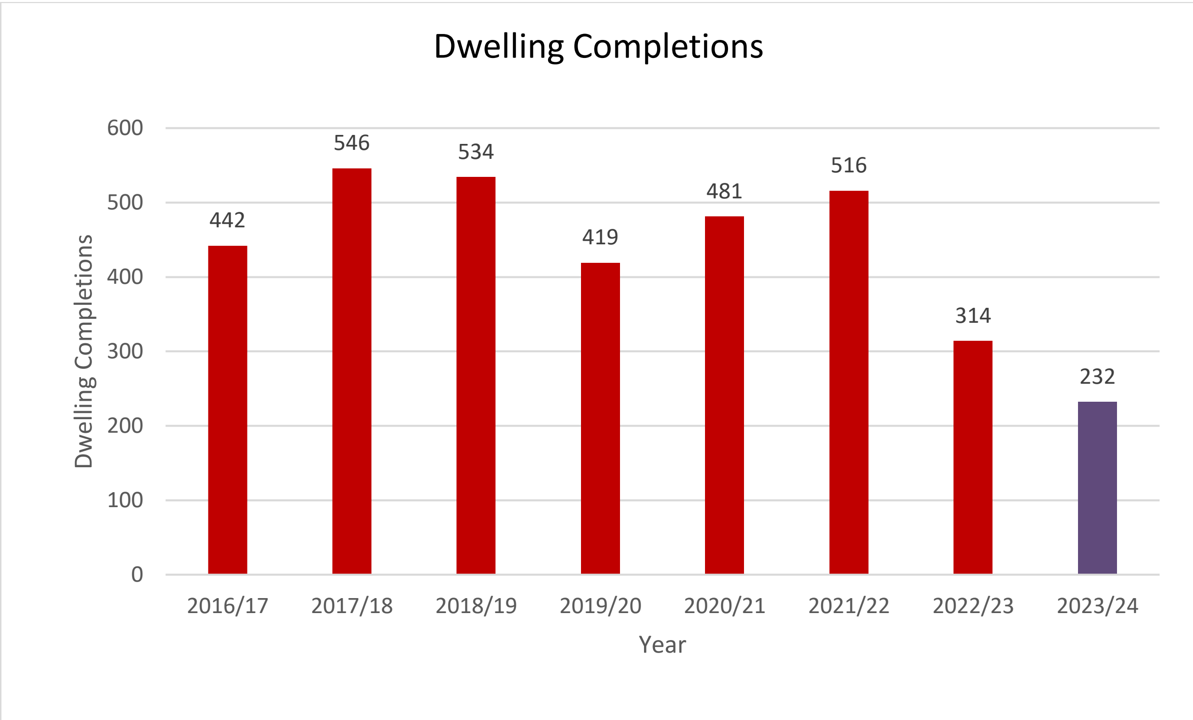
Permissions 2023/24	No. of Dwellings
Outline Permissions	4
Barn Conversions	26
Change of Use	41
Conversions	14
New Dwellings	183
Garden Plots (included in New Build)	8
Cert. Lawfulness	0
Removal of Condition	7
Total	**274**

Table 5: Type & Number of dwellings permitted 2023/24 (Source: NNDC monitoring data).

2.9 There is no certainty that when permissions are granted that they will all come forward and be built. Past experience shows that 10% of permissions never get built, mainly on smaller sites. The larger sites, generally, get built out.

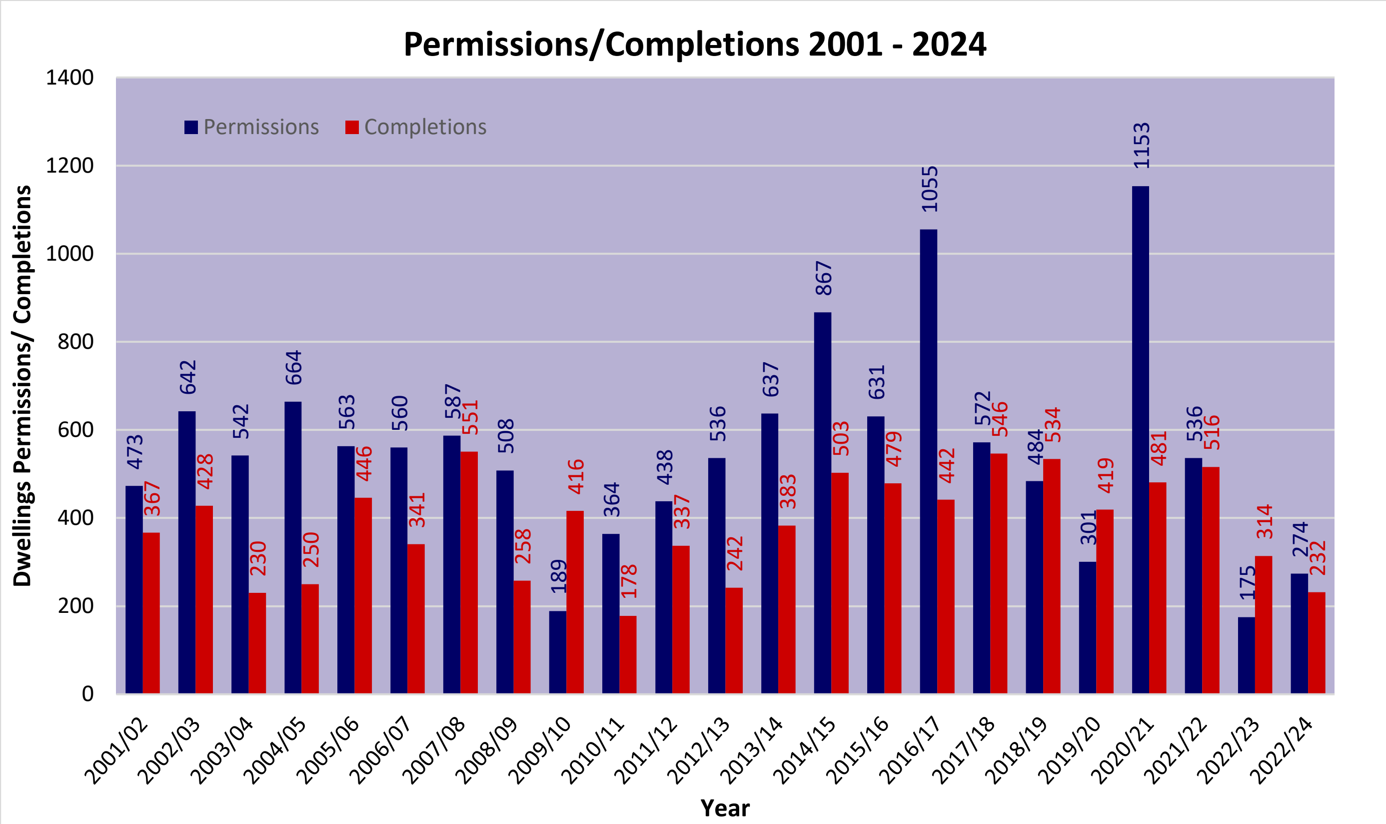
Dwellings Completions

2.10 There were **232** dwelling completions in North Norfolk during 2023/24, the lowest figure recorded in the last 23 years. The annual average number of additional dwellings for the period 2016 to 2024 is 435 dwellings. The graph below shows the additional dwellings completions by year, since 2016/17.

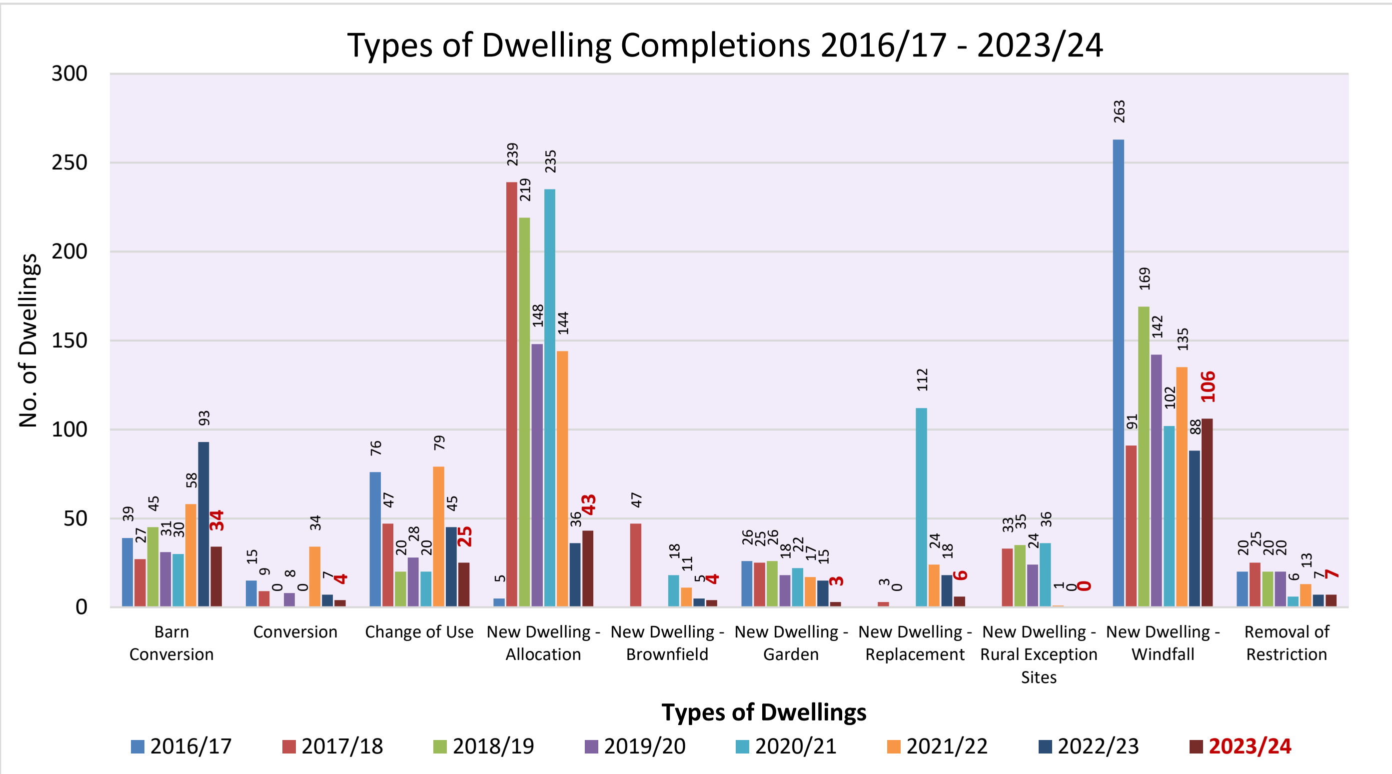


Graph 1: Total dwelling completions by year 2016/17 to 2023/24 (Source: North Norfolk District Council, 2023)

2.11 In 2023/24 there was a decrease in the delivery of dwelling completions from the previous year. The graph below shows how the granting of permissions directly translates into the delivery of dwelling completions.



Graph 2: Permissions/ completions by year 2001 to 2024 (Source: North Norfolk District Council, 2024)



Graph 3: Types of Dwelling Completions 2016/17-2023/24 (Source: North Norfolk District Council, 2024)

2.12 The table below shows how many of the new dwellings provided were new builds, conversions, change of use (or other), indicating that new builds make up a significant proportion of dwelling completions.

Type of dwelling completed	2016/17		2017/18		2018/19		2019/20		2020/21		2021/22		2022/23		2023/24	
	No	%	No	%	No	%	No	%	No.	%	No.	%	No	%	No	%
New build	305	69	423	77	449	84	332	79	425	88	332	64	162	52	162	70
Conversions	91	21	61	11	44	8	39	9	30	6	92	18	100	32	38	16
Change of use (removal/variation of conditions)	46	10	62	11	41	8	48	11	26	5	92	18	52	17	32	14
Total	**442**		**546**		**534**		**419**		**481**		**516**		**314**		**232**	

Table 6: Break-down of dwelling completions by type (Source: North Norfolk District Council, 2024)

Bedrooms in Dwelling Completions (2023/24)									
Type of dwelling	**Flats**		**House**						**Total**
Bedrooms	**1**	**2**	**1**	**2**	**3**	**4**	**5/5+**	**Unknown**	**Units**
New Build	6	8	2	18	36	16	1	75	162
Conversions	2	1	0	0	1	0	0	0	4
Barn Conversions	0	1	1	7	12	12	1	0	34
Removal/variation of conditions	0	0	0	2	1	1	0	3	7
Change of use	2	11	1	4	1	2	0	4	25
Totals	**10**	**21**	**4**	**31**	**51**	**31**	**2**	**82**	**232**

Table 7: Break-down of dwelling completions by bedrooms. (Source: North Norfolk District Council, 2024)

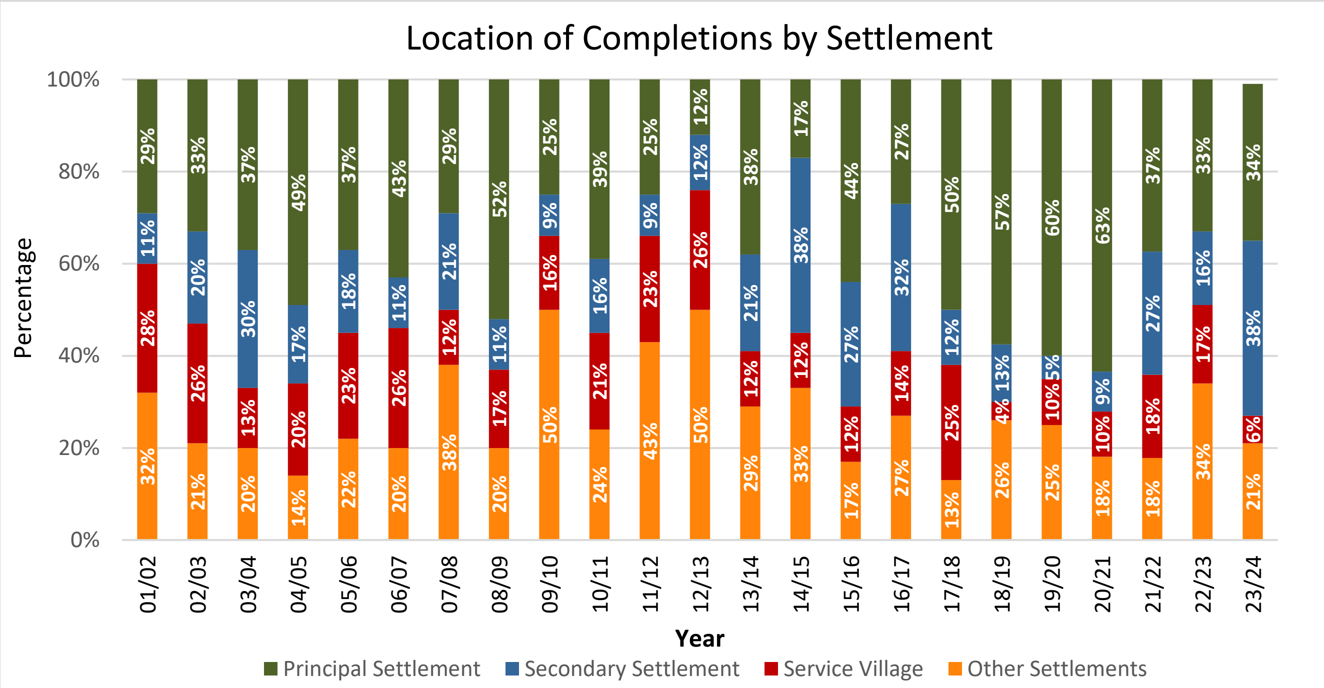
2.13 The table above shows that the majority of dwellings are in the two and three-bedroom category.



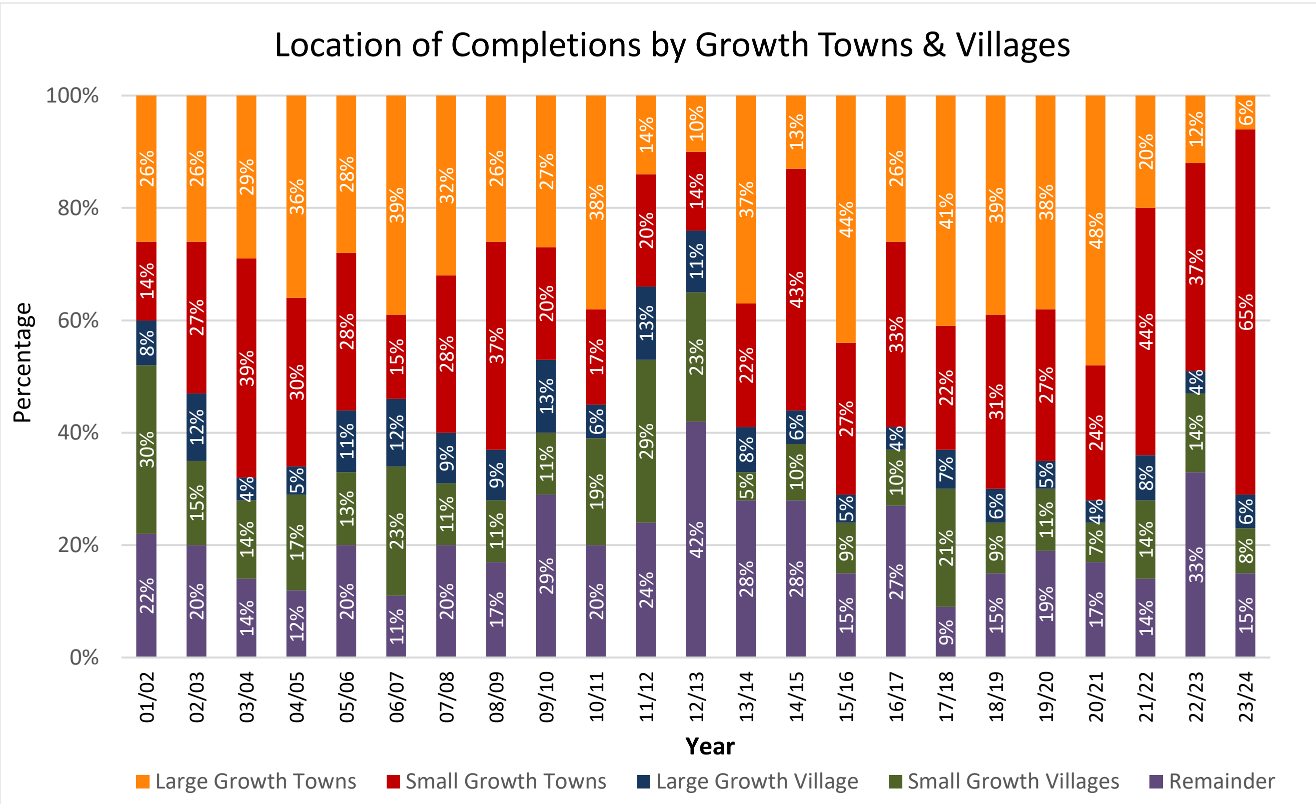
2.14 The following table shows dwelling completions by ward area, and indicates the general location of development, while the graph 'Location of dwelling completions' shows the distribution between service villages, principal settlements, secondary settlements and other settlements. The Core Strategy seeks to deliver a high proportion of new development in towns and some of the large villages in the district compared to the more rural areas (50% of new dwellings in the principal settlements, 20% of new dwellings in the secondary settlements and the remaining 30% in the service villages or rural exception schemes/conversions of rural buildings).

Ward	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Astley	7	14	8	3	9	2	5	5	5	8	22	5
Briston	17	14	8	22	5	8	12	3	16	9	5	7
Chaucer	4	2	0	0	11	2	0	4	2	8	3	6
Corpusty	2	1	8	7	11	2	27	1	26	7	1	1
Cromer	10	30	38	157	41	25	25	46	14	53	11	11
Erpingham	1	0	2	4	2	0	4	28	3	2	9	1
Gaunt	3	2	11	1	4	19	3	9	17	6	7	3
Glaven Valley	11	15	32	3	8	14	3	4	2	23	7	2
Happisburgh	1	4	12	5	5	0	5	4	10	6	16	1
High Heath	4	4	11	12	1	1	2	11	2	3	3	9
Holt	3	1	22	1	7	55	99	91	75	89	64	64
Hoveton	0	52	67	4	1	0	1	4	3	25	4	0
Lancaster	4	31	15	12	26	58	99	11	141	29	13	0
Mundesley	9	1	10	6	18	48	25	17	3	9	6	5
North Walsham	11	82	12	42	47	139	84	104	75	22	13	4
Poppyland	4	44	20	14	32	31	17	0	3	3	7	0
Priory	9	14	69	41	61	30	18	22	14	13	20	13
Roughton	16	5	3	12	12	30	3	6	5	19	9	2
Scottow	10	2	1	7	1	1	0	5	2	9	6	5
Sheringham	7	9	33	10	20	32	57	14	18	68	32	77
St. Benet	5	1	1	3	1	1	1	3	3	4	3	0
Stalham & Sutton	19	11	44	74	61	17	7	7	13	41	8	1
The Raynhams	56	18	26	0	22	18	9	2	1	7	9	0
The Runtons	2	4	20	2	1	1	3	1	3	7	2	5
Walsingham	6	4	3	6	8	0	0	7	3	6	5	1
Waterside	12	2	6	7	5	5	5	1	8	9	5	5
Waxham	2	7	6	7	0	3	4	3	2	3	7	0
Wensum	1	3	4	8	14	1	12	5	9	18	10	4
Worstead	6	6	11	9	8	3	4	1	3	10	7	0
Total	**242**	**383**	**503**	**479**	**442**	**546**	**534**	**419**	**481**	**516**	**314**	**232**

Table 8: New Dwelling Completions 2012/13 to 2023/24 (Source: North Norfolk District Council, 2024)



Graph 4: Location of dwelling completions by Settlement. (Source: North Norfolk District Council, 2024)



Graph 5: Location of dwelling completions by Growth Town/ Village. (Source: North Norfolk District Council, 2024)

2.15 There is a shift in development, as seen in the above graphs, in the period 2023/24 compared to previous years. This shift in development from Large Growth Towns/Principal Settlements to Small Growth towns/ Secondary Settlements.

Emerging Local Plan Housing

2.16 The new Local Plan and emerging policy HOU1 shows the housing development planned for as of 31 March 2024. It should be noted that HOU1 is likely to change through the examination process and until the plan is adopted.

The following table provides the emerging position at 31/03/2024.

Settlement Hierarchy	Settlement/ Location	Dwellings With Planning Permission at 31/03/2024	Dwellings provided on Allocated Sites (Exc. specialist elderly accommodation)	Elderly Persons Dwellings (Equivalent Dwellings)	Total
Large Growth Towns	North Walsham	52	2150	237	2439
	Fakenham	991	750	67	1808
	Cromer	157	518	100	775
Small Growth Towns	Holt	237	207	40	484
	Sheringham	177	93	0	270
	Stalham	18	150	0	168
	Wells-next-the-Sea	60	23	0	83
	Hoveton	32	150	40	222
Large Growth Villages	Briston & Melton Constable	40	65	0	105
	Mundesley	11	30	0	41
	Blakeney	17	30	0	47
	Ludham	17	0	0	17
Small Growth Villages	Villages named in **Policy SS1** "Spatial Strategy"	147	452	0	599
Remainder of District	All remaining settlements and countryside	377		0	377
Windfall development (2021-2036)	Across entire District				2520
	Total	**2,333**	**4,618**	**484**	**9,955**

Table 9: Housing Growth 2024-40 (Source: North Norfolk District Council 31/03/2024)

2.17 The Housing Delivery Test (HDT), the backwards look at what housing has been delivered, and also plays a part in adjusting future requirements. The formula looks back at the average of the past three years and compares it to the requirements. If this is not within the 95% requirement there are penalties, in the form of having to develop an action plan to remedy the situation, and if there are larger differences, the targets for preceding years are increased. The information in the table below was published by MHCLG in arrears on 19 December 2023.



Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test: 2022 consequence
2019-20	2020-21	2021-22		2019-20	2020-21	2021-22			
506	367	531	1405	412	469	456	1338	95%	None

Table 10: Housing Delivery Test: 2022 measurement (Source: [Housing Delivery Test: 2022 measurement - GOV.UK (www.gov.uk)])

2.18 Looking forward, it is anticipated that the council will become under increased pressure in order to meet the expectations of the HDT.

2.19 In May 2018 the 2016 based Sub National Population Projections were published by the Office for National Statistics. For North Norfolk these show a significant slowdown in the projected rate of growth compared to the earlier 2014 based projections which are currently used in the standard methodology. These population projections were reflected in the Household Projections published in September 2018 which show a similar reduction in the projected number of households, and hence the number of dwellings that might be needed in the District.

2.20 More recently, a further slowing of expected growth rates is projected in the latest 2018 based Sub National Population Projections and the 2021 Census 21 March 2021, confirms the population of North Norfolk is 102,979. However, the standard methodology for assessing Local Housing Need in Local Plans continues to rely on the 2014 Household Projections and the higher growth forecasts contained within them.

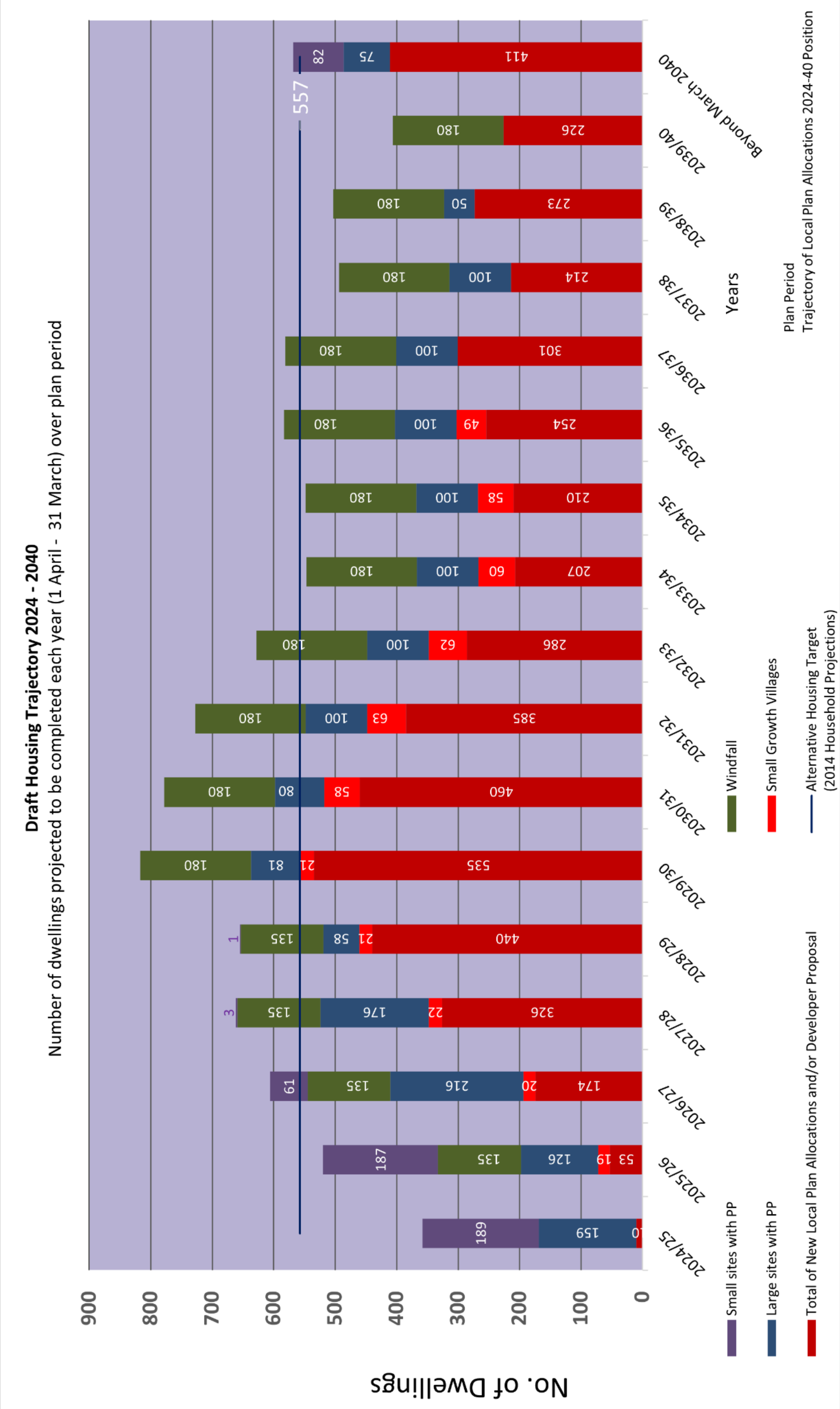
2.21 Total deliverable dwelling completions during the expected revised Plan period 2024-40, as at 31/03/2024, are shown in the table below.

Sources of Housing Supply 2024-40 (Projected to 2040+)	Total
Large sites with planning permission	1,646
Small sites (under 10 dwellings) with planning permission	591
windfall	2,520
Small Growth Village Allowance	453
New Local Plan Allocations	4354
Total dwellings expected within remaining plan period	**9,564**

Table 11: Sources of housing supply 2024-40 (Source: NNDC, 2023/24)

2.22 Following the initial public examination hearings during January to March 2024, the Inspector advised the Council that it would need to make adjustments to the numbers of dwellings in the plan and the methodology used to calculate need. In the post-hearings letter the council were advised to consider further and extended sites to be included in the plan. This work continues.

2.23 The graph below, Draft Housing Trajectory 2024-2040, shows the expected delivery from 2024/25 through to 2039/40, of the adjusted plan period. This was the position at the end of March 2024 and is subject to change. As stated above, additional sites are required to bolster the numbers, so that where there is slippage, delivery will meet and exceed the required 557 dwellings per year.



Graph 6: Draft Housing Trajectory: Projected Delivery over Plan Period Inc. New Local Plan Allocations/Allowances.
(Source: NNDC Housing Trajectory 31.03.2024)

Housing Density

2.24 In establishing the capacity for homes on each site in the new Local Plan, a density of approximately 30 dwellings per hectare in villages (or 40 dwellings per hectare in towns), is applied as a starting point.

2.25 Further criteria are specified in the individual settlement policies, not exclusive to housing and/or other policies. Therefore, an approach which meets the requirements to have regard to other aspects of the plan should be considered. The reporting of these will come forward as the plan starts to deliver, and in line with the monitoring framework set out in the Plan.

2.26 In terms of delivering the right mix of homes, draft Policy HOU2 tabulated the requirements:

Size of Scheme					
	Size of Scheme (Dwellings / hectares)	**0-5 dwellings or sites smaller than 0.2 ha.**	**6-25 or sites larger than 0.2 hectares. (5)**	**26-150 or sites larger than 4 hectares.**	**151 dwellings and above.**
Requirement	**% Affordable Homes Required (1)**	No requirement	At least 15% in Affordable Housing Zone 1 At least 35% in Affordable Housing Zone 2. All affordable homes to be provided on site with option of financial contribution on schemes of 6-10 dwellings.	At least 15% in Affordable Housing Zone 1 At least 35% in Affordable Housing Zone 2 All affordable homes to be provided on site	At least 15% in Affordable Housing Zone 1 At least 35% in Affordable Housing Zone 2 All affordable homes to be provided on site
	Required Affordable Housing Mix (2)	No requirement	Not more than 25% of the affordable homes as First Homes with the remainder Rented in a mix comprising one, two and three-bed with the majority two-bed. (6)	Not more than 25% of the affordable homes as First Homes with the remainder Rented in a mix comprising one, two and three-bed with the majority two-bed. (6)	Not more than 25% of the affordable homes as First Homes with the remainder Rented in a mix comprising one, two and three-bed with the majority two-bed. (6)
	Required Market Housing Mix	No requirement	Not less than 50% two or three bedroom properties in a mix comprising approx. 20% two-bed and 80% three-bed.	Not less than 50% two or three bedroom properties in a mix comprising approx. 20% two-bed and 80% three-bed.	Not less than 50% two or three bedroom properties in a mix comprising approx. 20% two-bed and 80% three-bed.
	Required Serviced Self-Build Plots (3)	No requirement	No requirement	At least one serviced plot or 2% of total number of units, whichever is greater.	At least one serviced plot or 2% of total number of units, whichever is greater.
	Required Specialist Elderly / Care accommodation (4)	No requirement	No requirement	No requirement	Minimum 60 units and further 40 units for each additional 250 dwellings thereafter

Table 12: Emerging Local Plan proposed housing mix 2024 (Source: North Norfolk District Council, 2024)

Density of development by planning permission 2023/24

Permissions 2023/24 - Breakdown. Sites - 9 Dwellings +					
Settlement	**Parish**	**Planning Ref.**	**Site Area**	**No. dwellings**	**Density**
Principal Settlement	**Holt**	PM/22/2985	3.16	108	34
	Principal Settlement	**1**		**108**	**34**
	No. of Units equal or greater than 40 per ha			0	
Secondary Settlement	**Wells**	PF/23/1113	0.86	20	23
	Secondary Settlement	**1**		**20**	**23**
	No. of Units equal or greater than 30 per ha			0	
Service Village	**Service Village**	**0**		**0**	**n/a**
	No. of Units equal or greater than 30 per ha			0	

Table 13: Density by settlement Detail 2023/24 (Source: North Norfolk District Council, 2024)

2.27 During the period from 1 April 2023 to 31 March 2024, planning permissions for 268 dwellings were granted and therefore this is reflected in the small number of sites above where densities can be reported.

Brownfield Land

2.28 A key Government objective as stated in the NPPF is that local authorities should continue to make effective use of land by re-using land that has been previously developed. The Council has a good record of delivering on brownfield land in the past. More recently however, only 12% of dwellings (20 out of 162) completed in 2023/24 were on brownfield land. There is very little suitable previously developed land in North Norfolk remaining outside of the larger towns. The Brownfield Register shows further detail on potential sites' availability.

Percentage of new homes on previously developed land 2020-22		
Period	**Target**	**Actual**
2004/05	60%	77%
2005/06	60%	74%
2006/07	60%	80%
2007/08	60%	82%
2008/09	60%	89%
2009/10	60%	90%
2010/11	60%	79%
2011/12	50%	84%
2012/13	50%	78%
2013/14	50%	50%

Percentage of new homes on previously developed land 2020-22		
2014/15	50%	55%
2015/16	50%	52%
2016/17	50%	62%
2017/18	50%	20%
2018/19	50%	10%
2019/20	50%	15%
2020/21	50%	13%
2021/22	50%	24%
2022/23	50%	29%
2023/24		12%

Table 14: New Homes on Previously Developed Land (Source: North Norfolk District Council, 2023)

Affordable Housing

2.29 The provision of a greater number of affordable dwellings is a key priority for the Council. The adopted Core Strategy introduced new requirements in relation to affordable housing provision in order to try and increase supply and set a target of 45% on schemes of 10 or more, where it is viable to do so. The most up to date evidence shows that there is a continued need for affordable homes in North Norfolk but that there are two distinct affordable housing zones across the District based on viability considerations. As anticipated through the emerging Local Plan, the table below shows an indication of the emerging approach to the delivery of affordable housing.

<table>
<tr><th>Size of Scheme (Dwellings / hectares)</th><th colspan="2">% Affordable Homes Required of which a minimum should be provided as First Homes</th><th>Required Market Housing Mix</th><th>Required Affordable Housing Mix (1)</th><th>Number of Serviced Self-Build Plots. (2)</th><th>Specialist Elderly / Care Provision. (3)</th></tr>
<tr><td></td><td>Affordable Zone 1(4)</td><td>Affordable Zone 2</td><td></td><td></td><td></td><td></td></tr>
<tr><td>0-5 dwellings or sites smaller than 0.2 hectares</td><td>No requirement</td><td>No requirement</td><td>No requirement</td><td>No requirement</td><td>No requirement</td><td>No requirement</td></tr>
<tr><td>6-25 or sites larger than 0.2 hectares. (5)</td><td>At least 15% on site provision. Option of financial contribution on schemes of 6-10 dwellings</td><td>At least 35% on site provision. Option of financial contribution on schemes of 6-10 dwellings</td><td rowspan="3">Not less than 50% two or three bedroom properties in a mix comprising approx. 20% two bed and 80% three bed</td><td rowspan="3">Not more than 25% of the affordable homes as First Homes with the remainder Rented in a mix comprising one, two and three-bed with the majority two-bed. (6)</td><td>No requirement</td><td>No requirement</td></tr>
<tr><td>26-150 or sites larger than 4 hectares.</td><td rowspan="2">At least 15% on site provision of affordable homes delivered via. Developer contribution.</td><td rowspan="2">At least 35% on site provision of affordable homes delivered via. Developer contribution.</td><td rowspan="2">At least one plot or 2% of total number of units, whichever is greater</td><td>No requirement</td></tr>
<tr><td>151 dwellings and above.</td><td>Minimum 60 units and further 40 units for each additional 250 dwellings thereafter.</td></tr>
</table>

1. Size and tenure split determined on case by case basis in accordance with local needs evidence.
2. A plot of land of agreed dimensions which is serviced and made available for self-build housing on terms to be agreed with the LPA for a period of not less than two years from the date of its availability.
3. Includes Extra Care, Sheltered Housing, Assisted Living, Dementia Care, and Nursing and Care Homes where there is demonstrated to be a local need at time of application.
4. See Figure 11 'Affordable Housing Zones'.
5. See Figure 12 'Designated Rural Area'. Affordable homes will not be sought on schemes of 6-10 dwellings other than within the Designated Rural Area. See Figure 11 'North Norfolk Rural Area'.
6. 'Rented' includes Social Rent, Affordable rent and Intermediate Rented products subject to affordability criteria.

Table 15: Delivering the Right Mix of Housing (Source: North Norfolk District Council, new Local Plan Policy HOU2 at Regulation 19 Stage)

2.30 In 2023/24, permissions for 24 Affordable Homes were granted and there were 2 Affordable Homes completed. The table below shows the detail of the units delivered.

Parish	Application Ref.	Total	Previously Completed	Completed 2023/24	Shared Equity	Affordable Rent	Registered Social Landlords	Developer Contributions
Holt	**H12** PF/17/1803	23	16	0	2	2	4	0
Sheringham	**SH14** PF/15/0114	8	2	6		6	0	6
Total		**32**	**0**	**0**	**2**	**8**	**4**	**6**

Table 16: Affordable Housing Completed 2023/24 (Source: North Norfolk District Council, 2024)

2.31 Of the 10 affordable dwellings completed, 2 were Shared Equity, 8 Affordable Rent, which were delivered through developer contributions and none via Registered Social Landlords.

2.32 The table below shows the historic number of “affordable” dwellings that have been completed in the District.

Site	Parish	Application	Notes	No. Affordable	Pre-2016/17	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2016-2024
1	Bacton	**BACT05** 15/1213	Land to rear of Duke of Edinburgh Public House, Coast Road	24			24							24
2	Binham	PF/15/1221	New Dwellings Land off Priory Crescent and Walsingham Road PF/18/2339. PF/19/0002	14				7	7					14
3	Blakeney	**BLA03** PF/12/0681	Residential Development Land west of Langham Road	12	12									0
4	Bodham	14/0859	New Dwellings Land at Hall Close. 13/1278 & 16/1777	10				10						10
5	Cromer	**C14** PF/13/0247	Residential Development Land west of Roughton Road	29	17	2	3	1	1		5			12
6	Edgefield	PF/15/1223	Residential Development Land off Rectory Road and Holt Road. PF/17/1286.	12						12				12
7	Erpingham	15/1461	Residential Development Land off Eagle Road PF/18/1022	12					12					12
8	Fakenham	**F01** PM/17/1183	Residential Development Brick Kiln Farm Rudham Stile Lane. Reserved Conditions Application	2							2			2
9	Fakenham	Strategic Housing (Inc. Planning)	Residential Development Brick Kiln Farm Rudham Stile Lane. Additional dwellings purchased by Clarion. Not part of planning process.	50					1	29	20			50



Site	Parish	Application	Notes	No. Affordable	Pre-2016/17	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2016-2024
10	Fakenham	**F01** PF/15/1167	New Assisted Living Dwellings. Land at Trinity Road. PF/18/1621	101				35		66				101
11	Fakenham	**F01** PO/17/0680	Land North of Rudham Stile Lane, Fakenham	166										0
12	Fakenham	**F05** 10/0109	Residential Development Land adjacent Anglian Water Tower, Holt Road	24	24									0
13	Fakenham	15/0642	New Dwellings Land north of 18 Greenway Close.	2				2						2
14	Fakenham	15/1603	New Dwellings Community Health Office Barons Close	13			13							13
15	Fakenham	16/1084	New Dwelling Land off Lancaster Avenue	1				1						1
16	Hindringham	PF/20/1345	New dwelling Land South Of Wells Road	7										0
17	Holt	**H01** PM/15/0804	Residential Development Land off Woodfield Road, Cley Road and Peacock Lane. PO/11/0978. NMA/22/2710	12								12		12
18	Holt	**H09** PM/16/1204	Residential Development Land to the north of Hempstead Road, Heath Farm PO/16/0253 PF/19/1066 New Layout	51					12	15	24			51
19	Holt	Strategic Housing (Inc. Planning)	Residential Development Land to the north of Hempstead Road, Heath Farm. Additional dwellings purchased by Broadland Housing Association. Not part of planning process.	79			3	2	15	34	25			79
20	Holt	**H12** PF/17/1803	Land off Hempstead Road. Residential Development. Land Rear Of, 67 Hempstead Road	23								16	4	20
21	Holt	PM/15/1578	Residential Development Land East of Grove Lane Kings Meadow	18				9	9					18
22	Hoveton	**HV03** 11/0762	Residential Development Land off Stalham Road, Hoveton	54	54									0
23	Hoveton	PF/17/1802	Residential Development Church Field	7						7				7
24	Knapton	17/1675	Residential Development Land off, School Close, Knapton	14						14				14
25	Little Snoring	**SN01** PM/18/0334	Residential Development Land adjacent to Kettlestone Rd.	5							5			5
26	Ludham	**LUD01** PF/19/0991	Land South of School Road	3										0
27	Mundesley	**MUN06** PF/15/1534	Residential Development Land off High Street and Water Lane, Mundesley	8				8						8
28	North Walsham	**NW01** PF/15/1010	Residential Development Land to the East of Norwich Road	21				11	10					21

Site	Parish	Application	Notes	No. Affordable	Pre-2016/17	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2016-2024
29	North Walsham	**NW25** PF/17/1951	Residential Development Land at Laundry Loke	43						43				43
30	Northrepps	PF/14/1559	Development Former Cherryridge Poultry Site Church Street	20	2	17	1							18
31	Northrepps	PF/10/1453	Residential Development The Railway Triangle Site Norwich Road	18	18									0
32	Northrepps	PF/20/1781	Residential Development Land North Of Broadgate Close	10										0
33	Overstrand	**OVS04** PM/15/1714	Residential Development Land south of Mundesley Road	8			8							8
34	Pudding Norton	PF/19/0814	New Dwelling Land adjacent to 24 Green Lane Estate	2							2			2
35	Roughton	PM/15/1341	Residential development Roughton Motor Co, Chapel Road PO/15/0058	9			9							9
36	Roughton	PM/16/0140	Residential development Roughton Motor Co, Chapel Road PO/15/0665	12			12							12
37	Ryburgh	15/1228	Land off Highfield Close, Great Ryburgh	5				5						5
38	Salthouse	PF/22/2626	New Dwelling Land Off Purdy Street	5										0
39	Sheringham	**SH14** 15/0114	Residential Development Land off Holway Road/Butts.PF/20/0333	8							4		6	10
40	Sheringham	SH07 PF/21/3141	24 affordable dwellings (Class C3) Land South Of Weybourne Road	24										0
41	Sheringham	PF/17/1774	Residential Development Former Hilbre School site, Holway Road 16/1570 & 18/1216	6			6							6
42	Sheringham	15/0189	New Dwelling Woodhouse Close, Greenlands	5			5							5
43	Southrepps	**SOU02** PF/19/0771	Residential development Land At Long Lane	15							15			15
44	Stalham	**ST01** 12/1427	Mixed Development Land off Yarmouth Road, Stalham	68	43	17	8							25
45	Stalham	16/1729	Residential Development Camping Field Lane. 17/1788	6				6						6
46	Stalham	PF/10/0869	4 AF above shop: Phase 1 4 Type C houses & 5 further detached units. Phase 2	4				4						4
47	Trunch	15/1227	Residential Development Land off Cornish Avenue, Trunch	12			12							12
48	Trunch	PF/17/1889	New Dwelling Land off Fuller's Lane	6				6						6



Site	Parish	Application	Notes	No. Affordable	Pre-2016/17	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2016-2024
49	Upper Sheringham	11/1377	New Development Former Depot, Blowlands Lane	8		8								8
50	Warham	PF/19/0989	Development Land east of Stiffkey Road	12										0
51	Wells-Next-The-Sea	**W01** 13/0007	Residential Development Land off Two Furlong Hill and Market Lane, Wells-next-the-Sea	55	25	27	3							30
52	Wells-Next-The-Sea	PF/19/0638	New Dwelling Land at Neilsen Close	6						6				6
53	West Beckham	PF/23/1065	New Dwelling Land To The North Of Church Road	5										0
54	Walcott	PF/20/1582	Residential Development Land off Ostend Road	16										0
			Total	**1162**	**195**	**71**	**107**	**107**	**67**	**226**	**102**	**28**	**10**	**718**
				Affordable Housing Provided through the Planning Process. 2016/17 - 2023/24										**589**
				Affordable Housing Provided through Registered Providers. 2016/17 - 2023/24										**79**
				The 6 additional, RP purchasing existing dwellings, which were existing, and not new build										**668**

Table 17: Number of Affordable Homes (Source: NNDC monitoring data).

Affordable Housing in the Countryside

2.33 The new local plan draft policy HOU3, makes provisions to deliver Affordable Homes in the Countryside. These homes, referred to as Rural Exceptions, are granted planning permission as an exception to normally restrictive planning policies and are designed to be relatively small in scale in order to address locally arising needs in the area. Occupation of the dwellings provided via this policy is limited to those in need who have a strong connection to the 'hosting' village and the surrounding parishes in line with the Council's Housing Allocations policy.

2.34 The most pressing need in the district remains that of affordable rented properties. The table below details the percentage of affordable homes delivered as rented accommodation, and the source of funding.

Mix and Tenure of Affordable Housing	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
% of affordable housing that comprises rented accommodation	90%	100%	96%	81%	83%	81%	77%	80%	73%	74%	61%	100%	80%

Table 18: Percentage of affordable housing that is rented accommodation (Source: NNDC monitoring data).

No. Of Completions by Funding Source	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Wholly funded by Registered Social Landlords and/or Local Authority	64	13	110	31	49	8	58	88	19	69	0	0	4
Wholly funded through Developer Contributions	0	0	42	43	17	75	30	32	32	15	36	2	6
Total	**64**	**13**	**152**	**74**	**66**	**83**	**90**	**120**	**51**	**84**	**36**	**2**	**10**

Table 19: Number of completions by funding source (Source: NNDC monitoring data).

2.35 The number of Affordable Housing completed and the number of New Build.

Affordable Housing Completed (New Build)			
Year	**Affordable Homes**	**Total New Build**	**Largest Sites (For affordable home numbers 2022/23)**
2023/24	4	162	1 Land Rear Of 67 Hempstead Road, Holt.
2023/24	8	162	2. Residential Development Land off Holway Road/Butts
2022/23	2	162	
2021/22	36	336	
2020/21	84	425	
2019/20	51	332	
2018/19	120	449	
2017/18	93	423	
2016/17	87	305	
2015/16	66	299	
2014/15	74	294	
2013/14	152	269	
2012/13	18	105	
2011/12	65	182	

Table 20: Affordable Housing completed and the number of new build (Source: NNDC monitoring data).

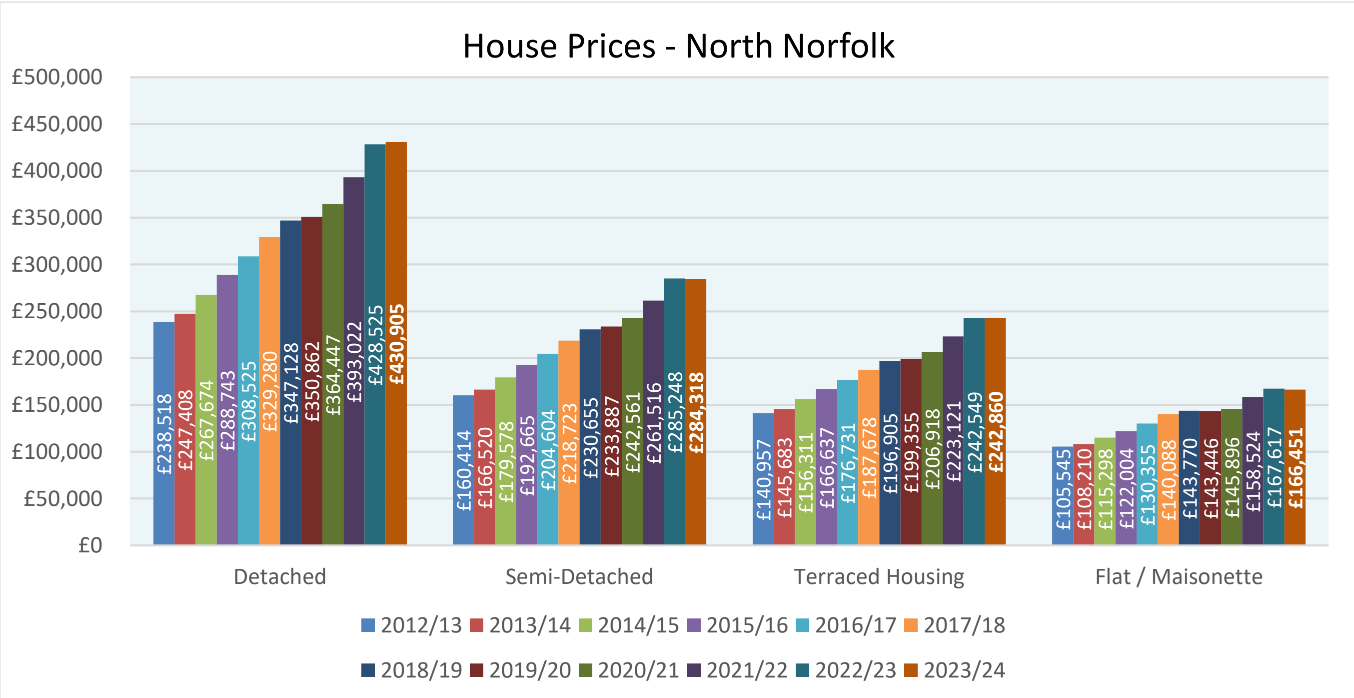
House Prices

2.36 The housing stock within North Norfolk has more detached houses than other house types with the majority of houses owner-occupied, either outright or with a loan or mortgage. Prices continue to increase for different types of houses, except for Flats/Maisonettes, shown in the table below.

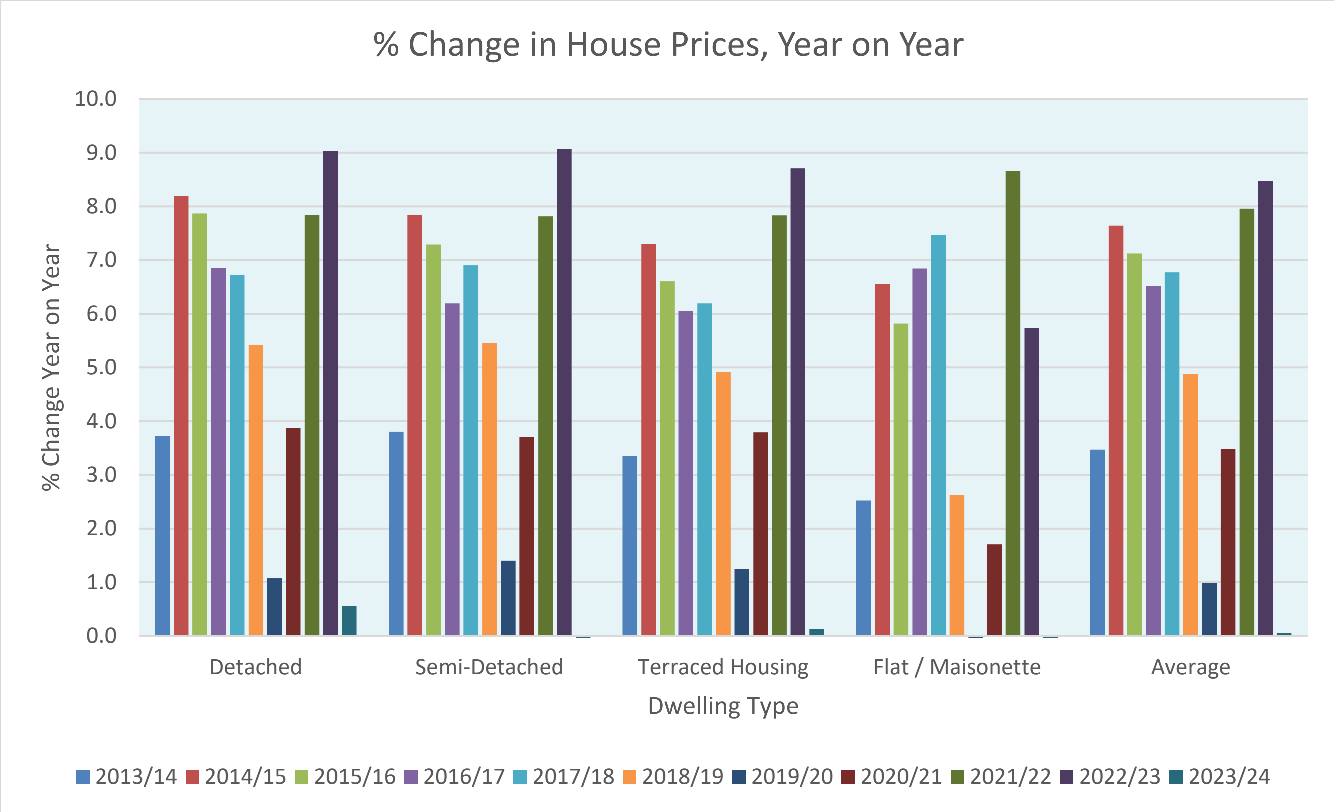
UK-House Price Index- North Norfolk	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Detached	£238,518	£247,408	£267,674	£288,743	£308,525	£329,280	£347,128
Semi-Detached	£160,414	£166,520	£179,578	£192,665	£204,604	£218,723	£230,655
Terraced Housing	£140,957	£145,683	£156,311	£166,637	£176,731	£187,678	£196,905
Flat / Maisonette	£105,545	£108,210	£115,298	£122,004	£130,355	£140,088	£143,770
Average	£161,359	£166,955	£179,715	£192,513	£205,053	£218,942	£229,615
(%) Increase on previous Year		3.5	7.6	7.1	6.5	6.8	4.9

UK-House Price Index- North Norfolk	2019/20	2020/21	2021/22	2022/23	2023/24
Detached	£350,862	£364,447	£393,022	£428,525	£430,905
Semi-Detached	£233,887	£242,561	£261,516	£285,248	£284,318
Terraced Housing	£199,355	£206,918	£223,121	£242,549	£242,860
Flat / Maisonette	£143,446	£145,896	£158,524	£167,617	£166,451
Average	£231,888	£239,956	£259,046	£280,985	£281,134
(%) Increase on previous Year	1.0	3.5	8.0	8.5	0.1

Table 21: House Prices (Source: gov.uk/government/statistical-data-sets)



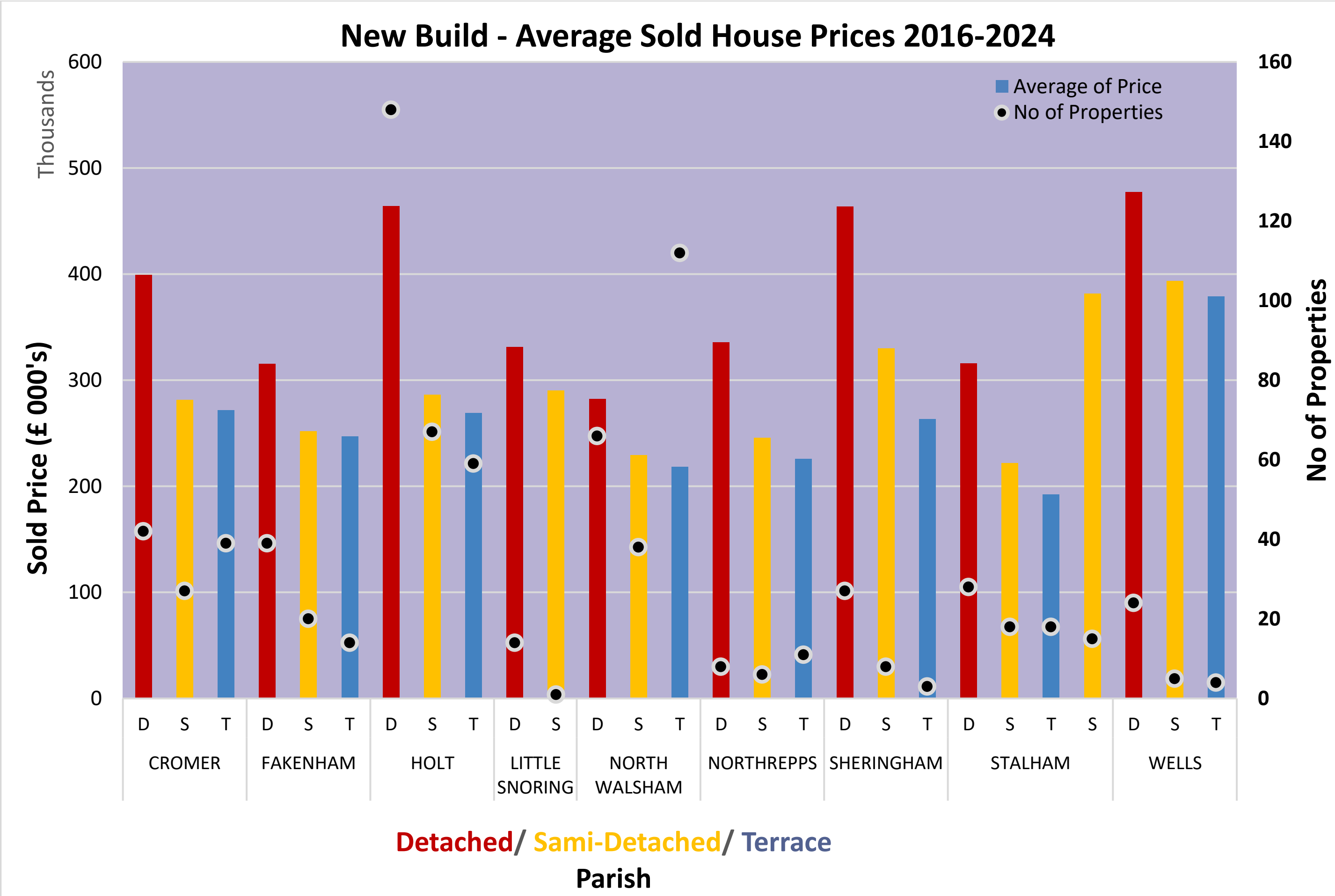
Graph 7: House Prices (Source: gov.uk/government/statistical-data-sets)



Graph 8: % Change year on year House Prices (Source: gov.uk/government/statistical-data-sets**)**

2.37 New Build Average Sold House Prices 2016-2024

This statistical dataset is the Price Paid Data from the transactions received at HM Land Registry. The graph shows the average price paid for new build, detached, Semi-detached, terrace, flats & other types. The table shows the number of transactions for new build dwellings on the stated developments in the District. It is noted that the increase in numbers of new properties sold is small, this is because the number of new dwellings have reduced due to the larger development being built out.



Graph 9: House Prices (Source: gov.uk/government/statistical-data-sets/price-paid-data-downloads)

2.38 The table below shows the number of New Build on large development sites that have been completed over the period 2016-2024.

Parish/ Site	No. of Dwellings
BINHAM	**9**
Land off Priory Crescent and Walsingham Road	9
BLAKENEY	**15**
Greencroft House 22 Morston Road	8
Kimberley - New Road	6
Land West of Langham Road, Blakeney	1
BRISTON	**8**
Hollow Tree Way	8
CATFIELD	**7**
Neaves Garage, The Street, Catfield	7
CROMER	**114**
Justice Court Holt Road Cromer	18
Land at Jubilee Lane / Cromer High Station	9
Land west of Roughton Road, Cromer.	84
Land West Of Roughton Road. Cromer	3
FAKENHAM	**103**
Brick Kiln Farm, Rudham Stile Lane, Fakenham	26
Fakenham Baptist Church, Mill Court, Bridge Street, Fakenham	2
Land adjacent Anglian Water Tower, Holt Road	16
Land on the west side of Barons Hall Lane.	10
Newmans Yard, Norwich Street, Fakenham	19
The Rowans Smiths Lane	29
HOLT	**255**
Grove Lane	16
Kestrel Drive	7
Kings Meadow	94
Land north of Grove Lane Holt	3
Land South of Cromer Road and West of Grove Lane, Holt	2
Land to the north of Hempstead Road, Heath Farm	120
Lockhart Drive	1
Partridge Way	1
Robin Close	8
Woodpecker Avenue	3
HOVETON	**8**
Church Field, Hoveton	7
LANGHAM	**5**
Land Adjacent To Langham Glass Ltd	5
LITTLE SNORING	**14**
Manor Farm Barns, The Street, Little Snoring	1
Woods Place - Land Adjacent To Kettlestone Road	13
MUNDESLEY	**6**
Land off High Street and Water Lane, Mundesley	6

Parish/ Site	No. of Dwellings
NORTH WALSHAM	**258**
13-21 Bacton Road, North Walsham, NR28 9DR	13
Land to the east of Norwich Road	83
Residential Development Land at, Norwich Road	162
NORTHREPPS	**25**
Former Cherryridge Poultry Site, Church Street	2
Former Cherryridge Poultry Site, Church Street. Northrepps	23
OVERSTRAND	**32**
Land South of Mundesley Road, Overstrand	32
SHERINGHAM	**52**
11 South Street, and Beaumaris Hotel, 13-15 South Street.	21
Former Hilbre School site, Holway Road	19
Land East Of 46 Seaview Crescent, Sheringham	1
Land Rear Of 15 Weybourne Road Sheringham. Jamie Wright Close.	6
Police Station, 4-6 Weybourne Road, Sheringham	5
WELLS-NEXT-THE-SEA	**37**
Land off Two Furlong Hill and Market Lane	3
Land Off Two Furlong Hill And Market Lane, Wells-Next-The-Sea	34
WEYBOURNE	**7**
Opposite Maltings Hotel The Street	7
Grand Total	**948**

Table 22: Number of dwellings completed on large development sites (Source: NNDC, 2023)

Space Standards

2.39 The Ministerial Statement (March 2015) introduced the nationally described space standards which set out requirements for the gross internal floor area of new dwellings and minimum floor areas & dimensions (e.g. bedrooms, storage / floor to ceiling height) suitable for application across all tenures.

2.40 The information below builds upon and provides more up to date data on compliance levels of major development permitted between 2016 and 2023. Previous work undertaken analyzing space provision on large development sites, to inform the policy on Minimum Space Standards, has been updated. The initial analysis considered a sample size of some 900 bedrooms, and the updated figures considered 1947-bedroom sizes, more than double the original. This information is published in Background Paper 7: Housing Construction Standards update and can be found in the Local Plan Examination Library (document reference C7), however, extracts are also shown below.

2.41 The work undertaken was extensive, and analysis is possible not for only house sizes (from 1 to 6 bedroom and also the number of persons accommodated), but also whether these are detached, semi-detached, terraced or flats, where these dwellings are in terms of geography, and also, who the developers are.

2.42 To determine “compliance” to national space standards on new developments within North Norfolk, a sample review of existing larger scale planning permissions from across the District was undertaken and compared to the prescribed standards.

2.43 Key Findings (Updated 2023) - Internal Floor Area – Total dwellings surveyed.

	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Dwellings	266	633	652	346	50	1947

Table 23: Number of bed spaces sampled for analysis (Source: NNDC, 2023)

2.44 From the analysis of the much larger sample size of 1947 dwellings, only 39% of dwellings assessed meet or exceed the national space standards for total compliance. However, for the largest proportion of dwellings, the 2, 3 & 4 bed dwellings, sample size numbering 1631 (83% of the total), the percentage compliant dropped to 33%. 37% of dwellings had a gross internal area less than the national standard. The floorspace of the first double (or twin) bedroom(s) was found to meet the NDSS, in 83.7% of the cases and for the width compliance was also in the mid 80% at 85.4%. For the additional double/ twin bedrooms area compliance was found to be 55% and for the width 89.3%. For the single bedrooms, 70.0% met the standard for area and 85.9% met the standard for width.

2.45 Internal Floor Areas

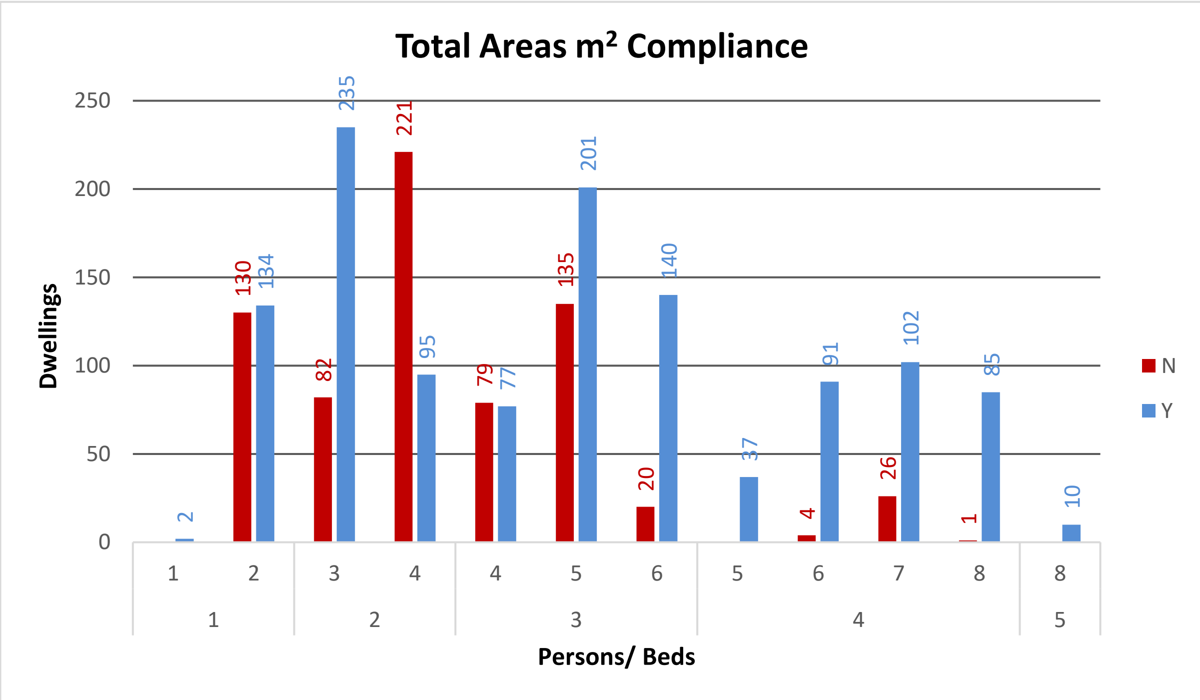
Types	Flats			Houses													
Bedrooms	1b	2b	Total	1b	2b	2b	3b	3b	3b	4b	4b	4b	4b	5b	5b	5b	Total
Person	1:2p	3:4p		2p	3p	4p	4p	5p	6p	5p	6p	7p	8p	8p	9p	10p	
Sample no.	150	79	229	116	257	297	156	336	160	37	95	128	86	10	37	3	1947
Average internal floor area	48	65		54	71	76	88	95	115	124	133	139	162	232	183	228	n/a
Number above NNDS	62	54	116	74	190	86	77	201	140	37	91	102	85	10	0	0	1209
Number below NNDS	88	25	113	42	67	211	79	135	20	0	4	26	1	0	0	0	698
% meeting NDSS	41.3	68.4	50.7	63.8	73.9	29.0	49.4	59.8	87.5	100	95.8	79.7	98.8	100			62.1%

Table 24: Internal floor areas (Source: NNDC, 2023)

- 70.1% of the bedroom areas meet the double/ 2 bed area standard of 11.5m^2;
- 85.4% of the one double (or twin bedroom) met the 2.75m wide standard;
- 89.6% of the other double (or twin) bedroom (at least 2.55m wide) met the standard;
- The majority of dwellings not meeting the double bedroom area standards fell in the 3-bed / 4-person category (53%);
- 70% met the Single/ 1 bed area standard;
- 86.9% of the bedrooms[1] meet the dimension standard (double/ single);

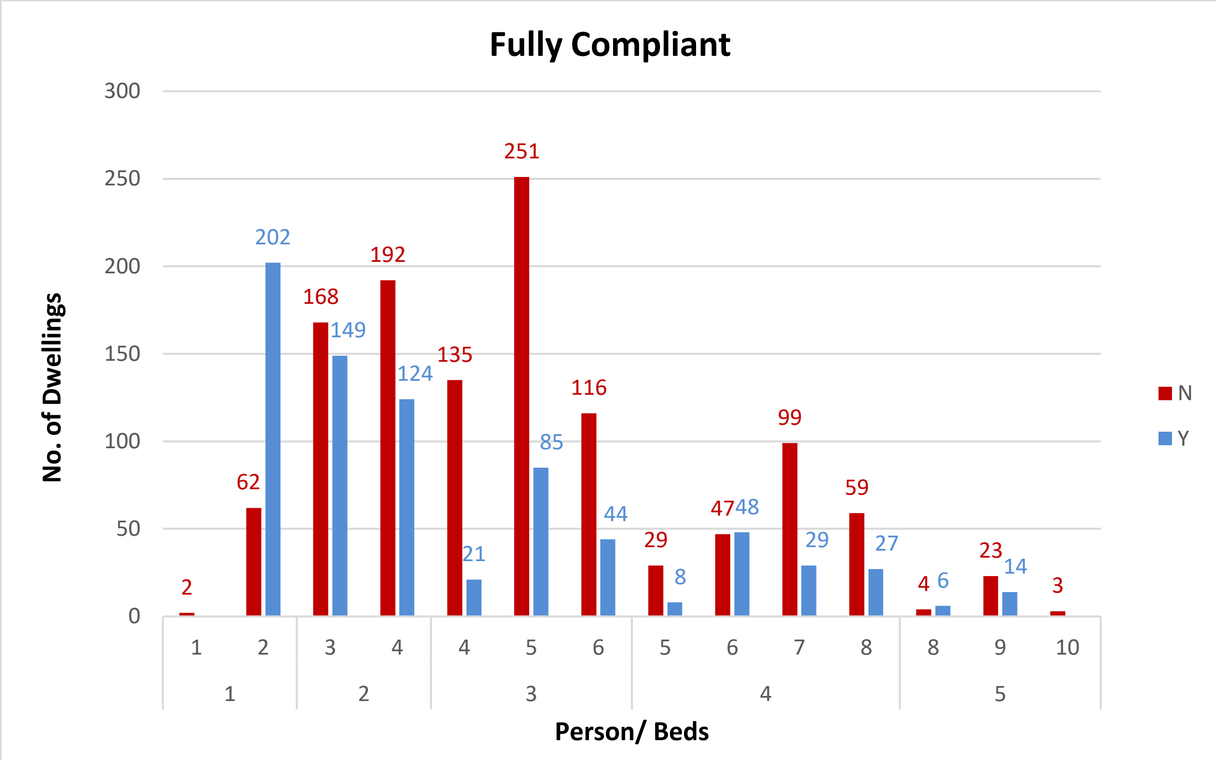
2.46 In total, 61.1% of dwellings (1190 dwellings) did not meet one or more of the standard(s) reviewed. For Flats, 38.9% did not comply with the full standard;

2.47 Space Standard Compliance - The graphs below illustrate the findings in relation to number of dwellings and bed spaces / property type:



Graph 10: Total area compliance (Source; NNDC)

[1] These include the total % of all bedrooms assessed against the three standards for dimensions



Graph 11: Compliant for total area & room sizes (Source; NNDC)

2.48 From the analysis, as detailed above, 64% of the dwellings assessed met or exceeded the national space standards for total area. However, for the largest proportion of dwellings, the 1, 2 & 3-bed dwellings (80 of the total dwellings), the % compliant dropped to 57%. 36% of dwellings of the total had a gross internal area less than the national standard. The floorspace of the double (or twin) bedroom(s) was found to meet the NDSS in 71% of the cases, with 29% not meeting the standard. The floorspace of the single beds met the standard in 70% of the cases, 30% not meeting the standard.

2.49 For the main double bedroom, 85% met the standard for minimum width. For one bedroom, 39% met the standard for minimum width. The majority of those that did not meet the standard were found to be in the 3-bed / 4-person (48% meeting the standard) & 4-bed / 5-person (52% meeting the standard) categories.

2.50 Considering all the specifications for space, it was found that 61% (1190 dwellings) did not meet one or more of the standard(s).

Affordability

2.51 The Lower Quartile ratio of house price to gross annual residence-based earnings (based on lower quartile averages), were not published for 2023 and therefore the Median quartile figures are shown below. This ratio, referred to as the 'affordability ratio' increased to 10.83 in 2023 from 10.45 in 2022. Those on average median quartile household incomes now require nearly 10.83 times their income to access the local housing market in the median quartile.

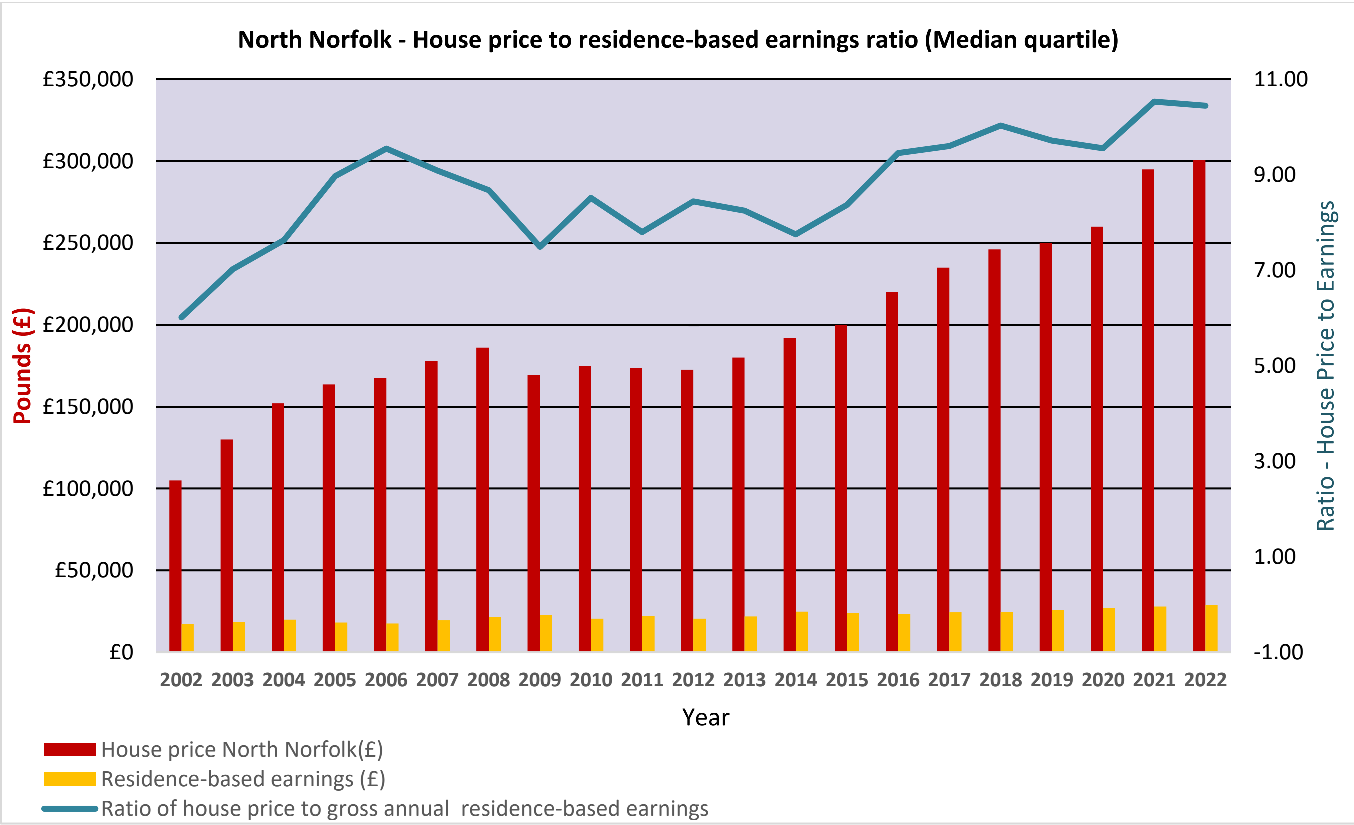
North Norfolk: House price to gross residence-based earnings - Median quartile

North Norfolk - House price to residence-based earnings ratio - Median quartile	2002	2003	2004	2005	2006	2007	2008	2009
Annual House price (£)	£105,000	£130,000	£152,000	£163,500	£167,500	£178,000	£186,000	£169,225
Residence-based earnings (£)	£17,460	£18,520	£19,923	£18,221	£17,548	£19,597	£21,433	£22,582
Ratio	6.01	7.02	7.63	8.97	9.55	9.08	8.68	7.49

Median quartile (Sept.)	2010	2011	2012	2013	2014	2015	2016	2017
Annual House price (£)	£175,000	£173,500	£172,500	£180,000	£192,000	£200,000	£220,000	£235,000
Residence-based earnings (£)	£20,557	£22,256	£20,439	£21,829	£24,767	£23,902	£23,266	£24,479
Ratio	8.51	7.80	8.44	8.25	7.75	8.37	9.46	9.60

Median quartile (Sept.)	2018	2019	2020	2021	2022	2022
Annual House price (£)	£246,000	£250,000	£260,000	£295,000	£300,680	£308,000
Residence-based earnings (£)	£24,529	£25,724	£27,213	£28,011	£28,783	£28,433
Ratio	10.03	9.72	9.55	10.53	10.45	10.83

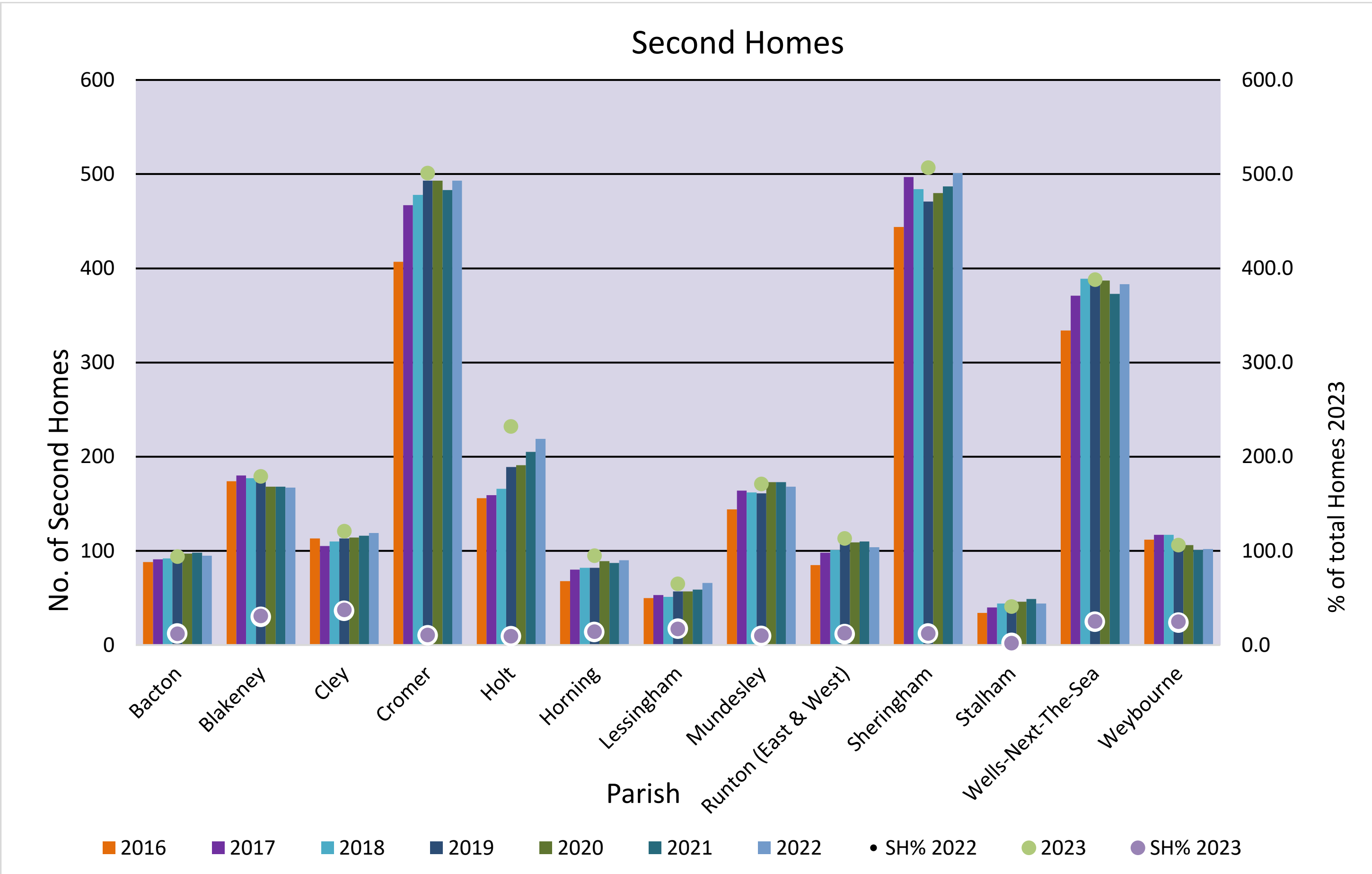
Table 25: House price to residence-based earnings ratio (Year Ending Sept)
(Source: ONS Ratio of house price to residence-based earnings (median), 2002 to 2023).



Graph 12: North Norfolk - House price to residence-based earnings ratio (Median quartile)

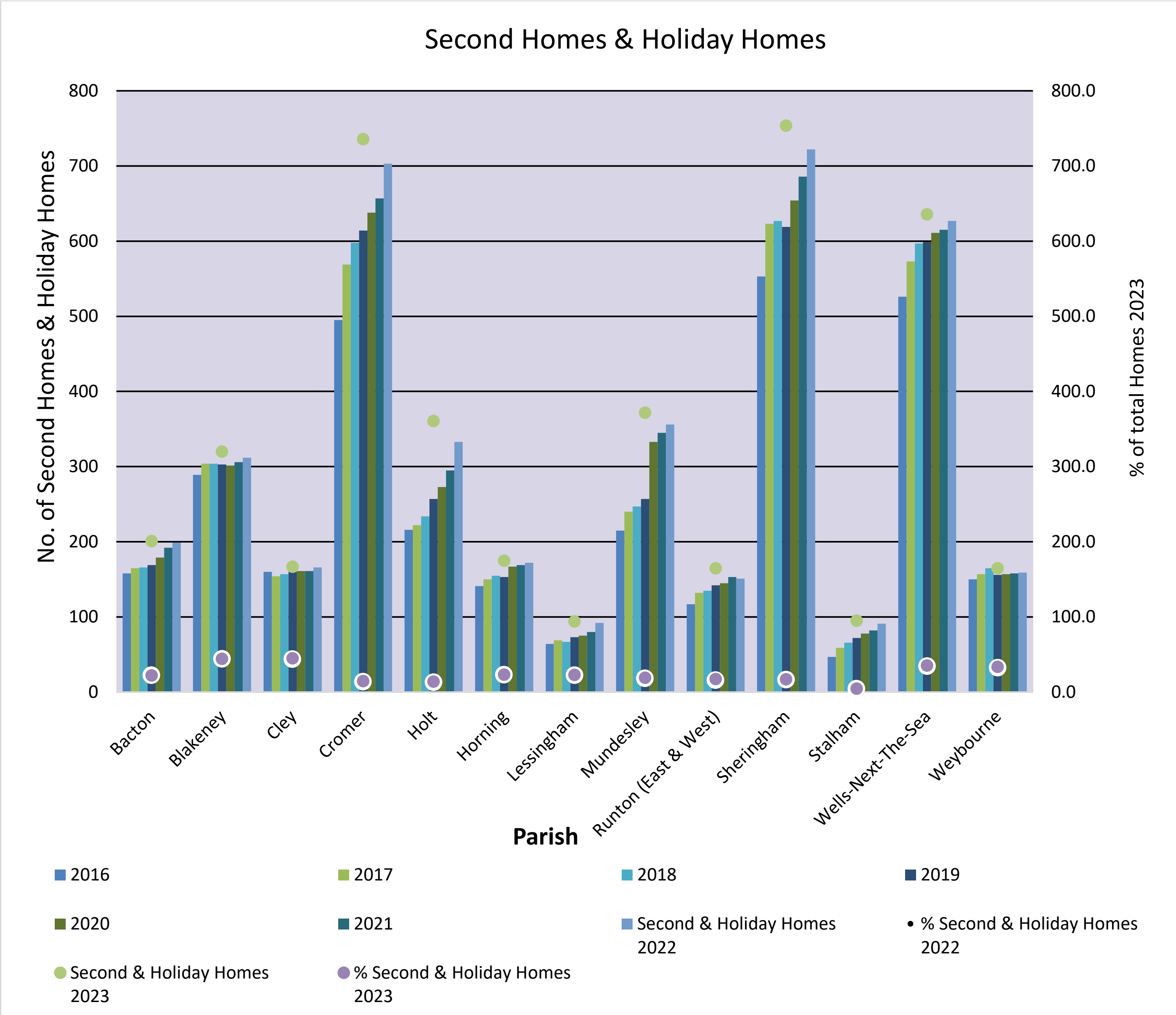
Second Homes

2.52 North Norfolk is an attractive destination for visitors, and coastal towns remain a popular location for second homes. The average rate of second home ownership for the District in 2021 was 8.0%. The graph below shows figures for second homes in parishes and Second Homes + Holiday Homes, and for periods 2020-23. Certain areas are 'hot spots' for second home ownership, namely Cromer, Sheringham, Wells-Next-the-Sea and the villages along the north coast. Over the last four years the proportion and numbers of second homes in the District as a whole has remained relatively static, with small increases in some settlements matched by declines elsewhere. There is no change in the upward trend.



Graph 13: Second Homes Trend (Source: NNDC, 2023)

2.53 Second Homes and Holiday Homes showed a rise in the district. During the Covid-19 period homeowners took advantage of the Covid-19 grants offered to businesses, by the government, by registering their second homes for business use. Furthermore, people purchased dwellings for business use and claimed the grants offered. Post-Covid the trend continues.



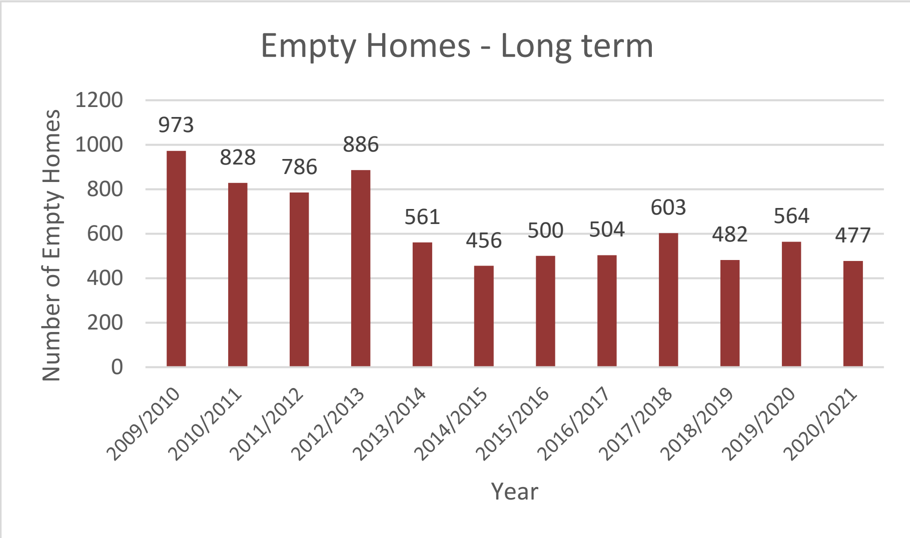
Graph 14: Second Homes + Holiday Homes Trend (Source: NNDC, 2023)

Empty Homes

2.54 In 2020/21, **477** dwellings were classified as being long term vacant (6 months or more as at October each year).

2.55 Success in keeping down the number of empty homes has helped contribute to the £886,575 of New Homes Bonus allocation from Central Government to the Council for the year 2022/23; the active reduction in empty homes is a positive factor in the calculation of the New Homes Bonus.

2.56 In 2021 there had been an overall decrease in Long Term Empty properties over the previous year from 564 to 477.



Graph 15: Empty Homes - Long term (Source: NNDC, 2021)

Special Housing Needs

2.57 In 2017, as part of the Duty to Cooperate, the Norfolk Authorities collectively prepared a **Gypsy, Traveller, and Caravan Accommodation Needs Assessment**. For North Norfolk, this concluded that future need for permanently occupied pitches is likely to be very small and mainly arises from the few Gypsy families already resident in the District. Transit pitches for seasonal visits to the District are available at Fakenham and Cromer and have proved to be sufficient to address the demand for these types of sites.

2.58 The study identified a need for permanent residential pitches, which is shown below.

Twenty-year summary (2017-2036)							
North Norfolk	Base Numbers 2017	additional 2017-2022	additional 2022-2027	additional 2027-2032	additional 2032-2036	additional 2017-2036	Numbers at 2036
Residential Pitches	13	2	2	2	2	8	21*

Table 26: Gypsy & traveller residential pitches need
(Source: Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA))

2.59 There are two existing transit sites: at Holt Road, Cromer, on land next to the District Council offices, and south of the A148 Holt Road, to the north-east of Fakenham.

2.60 At the time of reporting, the Council had received one application since 2017; reference No. PF/22/2301; Land off Long lane Catfield, Great Yarmouth; Change of use of land for the formation of 1 Gypsy/Traveller pitch comprising the siting of 1no. Mobile home, and 1no. Porta cabin for ancillary residential use. Refused 03.03.2023. The study is due to be updated in 2024.

3 Environment

Impacts on International & European sites: Recreational Impact Avoidance & Mitigation Strategy

3.1 The Local Planning Authorities across Norfolk (the Norfolk Authorities), in conjunction with Natural England, agreed to implement the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) collectively across Norfolk from the 31st March 2022. The Strategy enables growth in the District by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development.

3.2 The GIRAM Strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in-combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and the Local Planning Authorities (LPA) meet with the Conservation of Habitats and Species Regulations 2017 (as amended). The strategy is a tariff-based strategy and the authorities will fund the mitigation measures using payments from developers for all qualifying developments. More information is available on the Council's web site at https://www.north-norfolk.gov.uk/tasks/planning-services/development-management/habitat-mitigation-recreational-impacts

3.3 All net-residential development and tourism accommodation proposals are required to contribute towards strategic mitigation measures identified in the GIRAMS (or subsequent Supplementary Planning Document or updates) through the payment of a per-dwelling (or equivalent) developer contribution, and, for larger-scale proposals of 50 units plus, through the additional provision of onsite enhanced green infrastructure (EGI) or contributions towards off-site strategic green infrastructure (as identified as strategic opportunity areas in the GIRAMS or opportunities identified in the North Norfolk Green Infrastructure Position Statement 2019 or any subsequent update or supplementary planning document).

3.4 Mitigation will be provided through the overarching GIRAMS project board. The intension is that receipts will be transferred at six monthly instalments to the project board. Governance arrangements are currently being finalised though the Norfolk Strategic Framework.

3.5 The tariff is collected as of 1 April 2023 at £210.84 per net new residential and tourism accommodation dwelling and is index linked. This is up from £185.93 at 31/03/2022. Tourist accommodation is on a ratio of a six bed-space to one dwelling of the tariff and student accommodation on a ratio of 2.5:1.

3.6 The year end amount collected in the GIRAMS scheme which could be transferred into the combined mitigation pot. The total received 1 April 2022 to 31 March 2023 = £69,071.[2]

3.7 Prior to the GIRAMS being adopted by the Council, contributions towards HRA mitigation was also required in relation to the adopted Core Strategy. The sum total collected since adoption and the introduction of GIRAMS was £83,861.

Open Space

3.8 North Norfolk Open Space Assessment: Part of the Open Space, Sport and Recreation Study, was undertaken in 2019 with the final version published in February 2020. The Cost of Provisions are required to be up-to-date annually in line with inflation.

3.9 To determine the tariffs, the Consumer Prices Index (CPI), which is the main measure and used by the Bank of England as an inflation target, has been adopted.

3.10 The table below shows the cost per m^2 in 2019, and the current rates as of October 2023.

Year (Annual)	2019	2023
Open Space requirement	**Cost per msq**	**Cost per msq**
Allotments	£22.34	**£25.22**
Amenity Green Space	£20.24	**£22.85**
Parks & Recreation Grounds	£92.94	**£104.91**
Play Space (Children)	£168.76	**£190.49**
Play Space (Youth)	£114.34	**£129.06**
Natural Green Space	£20.24	**£22.84**

Table 27: Cost of provision per m2 rates

[2] Accounts confirmation

Population

3.11 Although there are no Core Strategy targets or indicators in relation to population, it is important to monitor changes to see if planning policies meet the needs of the current and future population. The census is undertaken by the Office for National Statistics every 10 years and gives us a picture of all the people and households in England and Wales. The first results of the census carried out in 2021 have been published and are shown below.

3.12 North Norfolk District had an estimated resident population of 105,799 in 2020, according to the 2011 population projections and was predicted to have a population of 114,850, by 2036 according to the ONS population projections. The main settlements in the District are its seven towns (Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Wells-next-the-Sea) and three large villages; Hoveton, Briston / Melton Constable, and Mundesley. These settlements are distributed more or less evenly across the District and accommodate around half of the population. The other half live in the large number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area. Overall, the District is one of the most rural areas in lowland England. (Source NOMIS)

Age	M	F	Total
		2021	
0-4	1900	1700	3700
5-9	2300	2100	4400
10-14	2500	2300	4800
15-19	2300	2000	4400
20-24	2000	1900	3900
25-29	2200	2200	4300
30-34	2300	2300	4600
35-39	2300	2300	4600
40-44	2200	2300	4500
45-49	2700	2900	5500
50-54	3400	3600	7100
55-59	3900	4300	8100
60-64	4100	4500	8600
65-69	4000	4300	8300
70-74	4600	4800	9500
75-79	3400	3600	7000
80-84	2100	2600	4700
85-89	1400	1800	3100
90+	600	1200	1800
Total	**50,200**	**52,700**	**102,900**

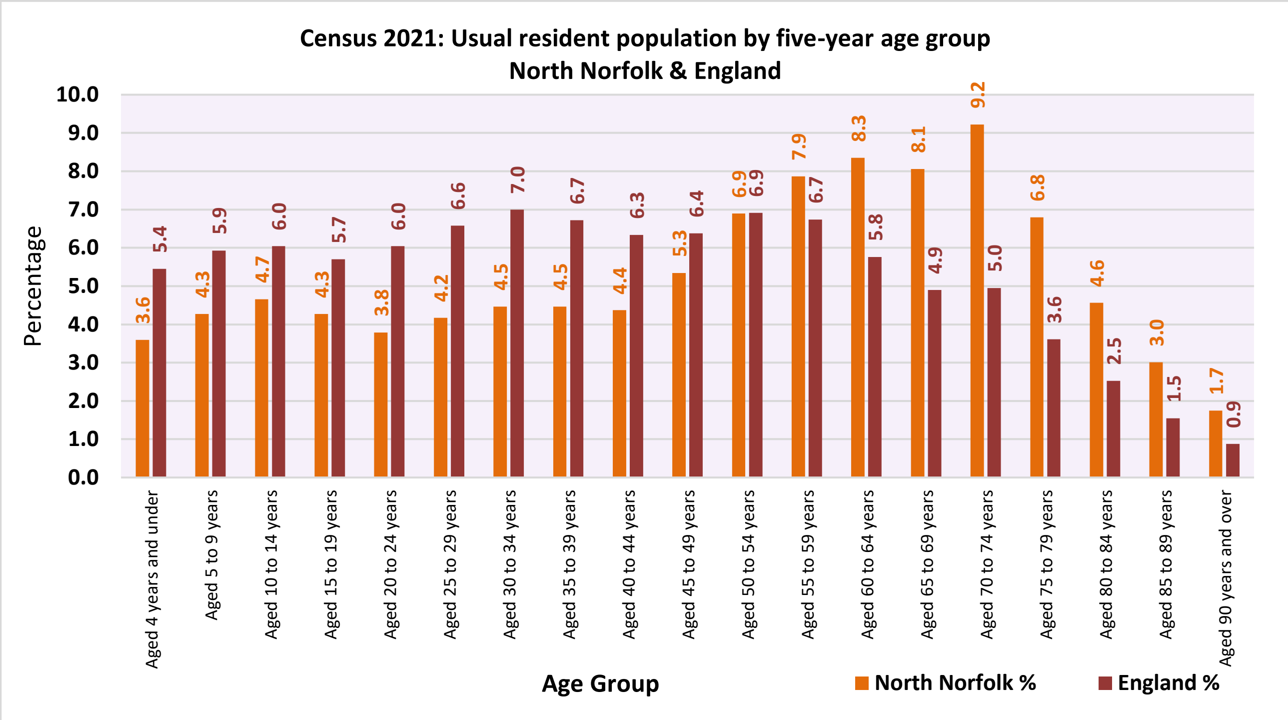
Table 28: Population 2021 Census by gender and age (Source: Office for National Statistics)

3.13 The 2021 Census reported that the population of North Norfolk is 102,900.

3.14 North Norfolk has a significantly aging population. The 2021 census showed that at the time of the census, 33.4% of the population was 65+ years of age. This is projected to increase by the Office for National Statistics in the coming years.

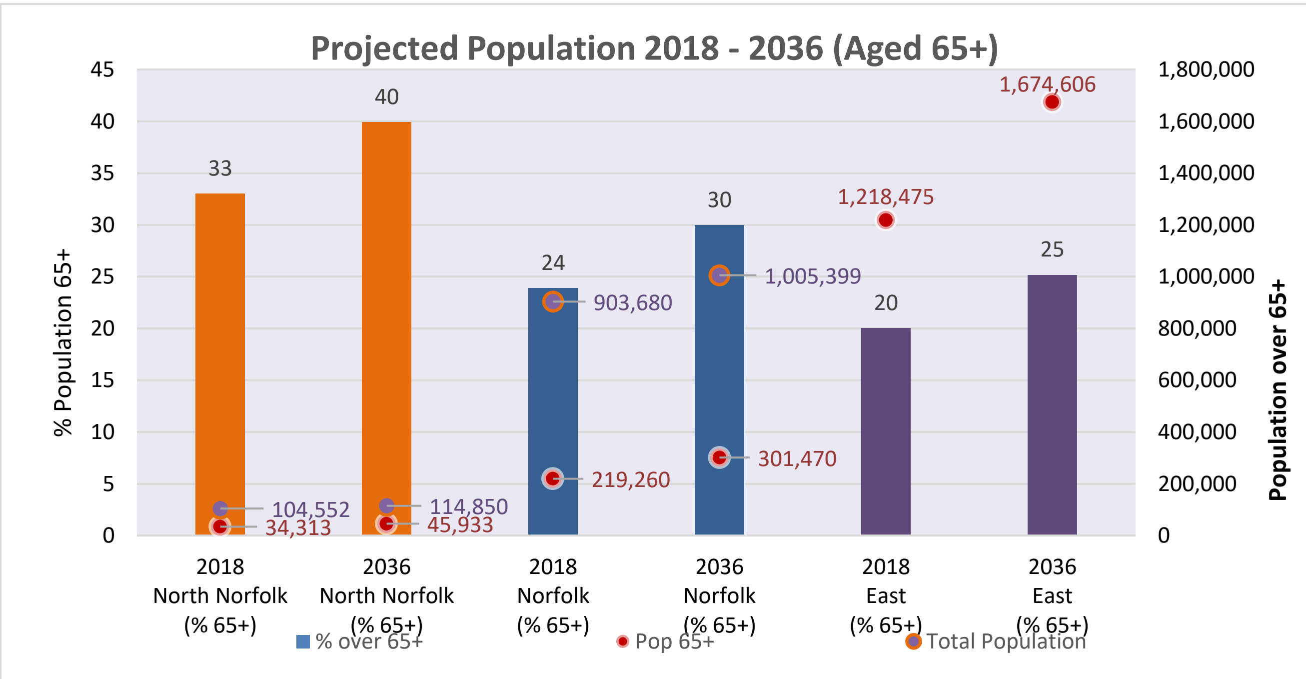
3.15 The percentage change within the age ranges, from 2018 to 2035, is predicted to fall on average for those below 65 years of age and to significantly rise for those 65+.

3.16 In the graph below the population by age is compared against those in England and it can be clearly seen that North Norfolk has a markedly greater population over the age of 55.



Graph 16: Age by Group North Norfolk compared with England.

3.17 It is predicted that, by 2036, the percentage of people 65+ in North Norfolk will be 40% of its total population, which will be higher than in the whole of Norfolk and the East. Future Population projections are not yet available following the 2021 UK census, and so the previous data published has been reiterated below.



Graph 17: % Aged 65+ North Norfolk; Norfolk & the East comparisons. Note 1: 2018 Based Projections.

Description of the graph above:
For North Norfolk: The first of the two bars represent the population projected from the 2011

census, at 2018 and the second bar at 2036. The height of the bars represents the % of population who are +65. So the figures are 33% at 2018 and 40% at 2036.

The "dots" represent the total population in numbers. The higher of the two is the total population, so for North Norfolk at 2036 this is 114,850. The "dot" at the lower level represents the population numbers who would be +65 years of age, for North Norfolk at 2036 this is 45,933.

The total population for the East at 2018 is projected to be 6,201,214 and at 2036 projected to be 6,706,734. It is beyond the scale for the graph and is not shown.



Parish Population

Parish	Designation	2016	2020
Alby with Thwaite	Remainder	260	212
Aldborough & Thurgarton	Small Growth Village	559	624
Antingham	Remainder	357	349
Ashmanhaugh	Remainder	168	183
Aylmerton	Remainder	493	522
Baconsthorpe	Remainder	218	219
Bacton	Small Growth Village	1147	1255
Barsham	Remainder	227	240
Barton Turf	Remainder	449	458
Beeston Regis	Remainder	1097	1046
Binham	Small Growth Village	284	295
Blakeney	Service Village	796	764
Bodham	Remainder	494	501
Briningham	Remainder	117	115
Brinton	Remainder	204	190
Briston	Service Villages	2549	2630
Brumstead	Remainder	354	342
Catfield	Small Growth Village	1000	1050
Cley Next The Sea	Remainder	411	354
Colby	Remainder	490	481
Corpusty and Saxthorpe	Small Growth Villages	741	766
Cromer	Large Growth Town	7621	7762
Dilham	Remainder	317	330
Dunton	Remainder	108	124
East Beckham	Remainder	283	271
East Ruston	Remainder	620	611
Edgefield	Remainder	376	398
Erpingham	Remainder	736	721
Fakenham	Large Growth Town	7785	8057
Felbrigg	Remainder	205	211
Felmingham	Remainder	591	538
Field Dalling	Remainder	297	299
Fulmodeston	Remainder	431	439
Gimingham	Remainder	519	530
Great Snoring	Remainder	136	152
Gresham	Remainder	436	430
Gunthorpe	Remainder	238	233

Parish-level data has not been updated since 2020 and therefore the best indication of Parish population is shown below.

Parish	Designation	2016	2020
Hanworth	Remainder	156	153
Happisburgh	Small Growth Village	925	899
Helhoughton	Remainder	431	459
Hempstead	Remainder	189	196
Hempton	Remainder	506	511
Hickling	Remainder	987	940
High Kelling	Small Growth Village	507	500
Hindolveston	Remainder	621	630
Hindringham	Remainder	453	472
Holkham	Remainder	210	228
Holt	Small Growth Village	3985	4,334
Honing	Remainder	333	323
Horning	Small Growth Village	1128	1116
Horsey	Remainder	187	181
Hoveton	Small Growth Village	2049	2098
Ingham	Remainder	366	388
Ingworth	Remainder	337	326
Itteringham	Remainder	135	156
Kelling	Remainder	187	145
Kettlestone	Remainder	181	214
Knapton	Remainder	399	374
Langham	Small Growth Village	387	396
Lessingham	Remainder	560	539
Letheringsett with Glandford	Remainder	224	219
Little Barningham	Remainder	139	126
Little Snoring	Small Growth Village	602	607
Ludham	Service Villages	1303	1316
Matlaske	Remainder	118	137
Melton Constable	Service Village	658	651
Morston	Remainder	178	174
Mundesley	Service Villages	2694	2709
Neatishead	Remainder	541	561
Northrepps	Remainder	1102	1193

Parish Population (continued)

Parish	Designation	2016	2020
North Walsham	Small Growth Town	12645	12932
Overstrand	Small Growth Village	974	981
Paston	Remainder	240	279
Plumstead	Remainder	138	128
Potter Heigham	Small Growth Village	1040	1049
Pudding Norton	Remainder	248	240
Raynham	Remainder	294	352
Roughton	Small Growth Village	947	1013
Runton	Small Growth Village	1644	1628
Ryburgh	Remainder	662	667
Salthouse	Remainder	160	155
Scottow	Small Growth Village	1785	1746
Sculthorpe	Small Growth Village	711	718
Sea Palling	Remainder	619	603
Sheringham	Small Growth Village	7421	7379
Sidestrand	Remainder	227	199
Skeyton	Remainder	238	221
Sloley	Remainder	305	301
Smallburgh	Remainder	532	518
Southrepps	Small Growth Village	872	831
Stalham	Small Growth Town	3269	3676
Stibbard	Remainder	329	344
Stiffkey	Remainder	199	213
Stody	Remainder	188	187
Suffield	Remainder	126	132
Sustead	Remainder	214	196
Sutton	Small Growth Village	1185	1190
Swafield	Remainder	297	307
Swanton Abbott	Remainder	541	533
Swanton Novers	Remainder	237	221

Parish	Designation	2016	2020
Tattersett	Remainder	997	1044
Thornage	Remainder	182	181
Thorpe Market	Remainder	315	313
Thurning	Remainder	270	283
Thursford	Remainder	211	186
Trimingham	Remainder	478	454
Trunch	Small Growth Village	956	924
Tunstead	Remainder	1083	847
Upper Sheringham	Remainder	217	240
Walsingham	Small Growth Village	792	765
Warham	Remainder	215	201
Wells-next-the-Sea	Small Growth Town	2149	2245
West Beckham	Remainder	283	271
Westwick	Remainder	248	240
Weybourne	Small Growth Village	505	524
Wickmere	Remainder	159	152
Wighton	Remainder	230	204
Witton	Remainder	349	340
Wiveton	Remainder	118	114
Wood Norton	Remainder	218	222
Worstead	Remainder	972	989
Walcott	Small Growth Village	545	532
Total		**105,671**	**107,183**

Table 29: Parish population 2016, 2020
(Source: Office for National Statistics)

Source:
https://www.ons.gov.uk/methodology/methodologytopicsandstatisticalconcepts/guidetoexperimentalstatistics



4 Economy

Economy: Objectives & Targets

4.1 A key aim of the local Plan is to strengthen the local economy which is dominated by tourism and the service sector. The Local Plan sets the strategic aim and objective of **Enabling Economic Growth, by:**

- Promoting and supporting economic growth, diversifying and broadening the economic base of the District, enabling inward investment and supporting the growth of existing businesses.
- Promoting the vitality and viability of the District's town centres.
- Promoting improved broadband connectivity.
- Maximising the economic, environmental and social benefits of tourism

Employment Land

4.2 The NPPF is clear that planning policies should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. However, it is also important to recognise that, as set out within Paragraph 120 of the NPPF, there is a need for local planning authorities to review land allocated within Plans and to review land availability.

4.3 The proposed Local Plan policy ‘ECN 1 Employment Land’, considered:

- Assessed the quality and suitability of Employment Areas;
- Assessed the boundaries of the Employment Areas and set out the requirement for future need in terms of allocations.

Further detail can be found in the “Approach to Employment” Background Paper in the Local Plan Examination Library.

4.4 For the period 2016-2036, a total of 272.07 hectares of land is proposed to be designated/ allocated and retained for employment generating developments.



Location	Existing Employment Areas (Including Enterprise Zones) - Already developed (ha)	Existing Employment Areas (Including Enterprise Zones) Undeveloped (ha)	New Proposed Allocation (ha)	Total Employment Land
Catfield	11.69	0.34		12.03
Hoveton	7.80	1.02		8.82
Ludham	0.27	0.00		0.27
Mundesley	0.43	0.00		0.43
North Walsham	45.00	13.2	9.43	67.63
Scottow	26.40	0.00		26.40
Stalham	1.40	0.00	2	3.40
Eastern Area	**92.99**	**14.56**	**11.43**	**118.98**
Corpusty	1.16	0.00		1.16
Cromer	17.33	1.92		19.25
Holt	9.51	4.45	6.00	19.96
Sheringham	3.95	0.00		3.95
Melton Constable	8.08	0.00		8.08
Roughton	0.13	0.00		0.13
Central Area	**40.16**	**6.37**	**6.00**	**52.53**
Blakeney	0.09	0.00		0.09
Fakenham	50.57	9.49		60.06
Wells-next-the-sea	3.04	0.00		3.04
Egmere	0.00	8.57		8.57
Tattersett	13.73	15.07		28.80
Western Area	**67.43**	**33.13**	**0**	**100.56**
Grand Total	**200.58**	**54.06**	**17.43**	**272.07**

Table 30: Allocated/ designated employment Land (Source: Local Plan Proposed Submission Version: Regulation 19: Jan 2022)



Economy

4.5 The provision of a range of employment land and premises, along with a supportive policy framework, should help increase the amount of jobs available in the area. North Norfolk has a working age population of 55,600 (53%), compared to 60.6% for the East and 62.4% for Great Britain. The key employment sectors in North Norfolk remain; retail, health, manufacturing, accommodation and food services and education. Common with many coastal districts, recreation and tourism are important parts of the local economy.

Economically active All people	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people working age 16-64 (2021)	**54,800**	53.0	61.6	62.9
Employment and unemployment (Jul 2022-Jun 2023)				
Economically active	**47,200**	81.8	81.1	78.6
In employment	**46,100**	79.7	78.2	75.6
Employees†	**36,100**	65.3	68.0	66.0
Self employed	**8,900**	#	9.9	9.3
Unemployed	**1,700**	3.6	3.5	3.8

Table 31: Employment and unemployment (July 2022-Jun 2023) (Source: Nomis)

4.6 The following tables are taken from NOMIS, which show information relating to Employment and training, and commentary provided, relating to the figures.

4.7 Working Age Population in North Norfolk reduced from 57,600 in 2011 to its lowest level of 54,800 in 2021. *Figures not updated by NOMIS for 2022.*

Working Age Population Estimates	North Norfolk (No.)	North Norfolk (%.)	East (%)	Great Britain (%)
2011	57,600	56.6	63.4	64.7
2012	56,800	55.8	62.8	64.2
2013	56,400	55.2	62.4	63.8
2014	56,400	54.8	62.0	63.5
2015	56,100	54.3	61.8	63.3
2016	55,800	53.9	61.5	63.1
2017	55,700	53.5	61.3	62.9
2018	55,700	53.3	61.0	62.7
2019	55,600	53.1	60.7	62.5
2020	55,600	52.9	60.6	62.4
2021	54,800	53.0	61.6	62.9

Table 32: ONS Crown Copyright Reserved (Nomis 2021) ONS Mid-year population estimates



4.8 In addition, the following tables below show the amount of economically active people in North Norfolk within various sectors.

Employee Jobs (2022)	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Total employee jobs	**33,000**	**-**		
Full-time	**20,000**	**60.6**	68.3	68.8
Part-time	**13,000**	**39.4**	31.7	31.2
Employee Jobs by Industry	**North Norfolk (employee jobs)**	**North Norfolk (%)**	**Eastern (%)**	**Great Britain (%)**
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	**7,000**	21.2	15.5	14
I : Accommodation And Food Service Activities	**6,000**	18.2	7.9	8
Q : Human Health And Social Work Activities	**4,000**	12.1	12.4	13.5
C : Manufacturing	**3,000**	9.1	7.4	7.6
P : Education	**3,000**	9.1	8.7	8.6
F : Construction	**2,000**	6.1	6.7	4.9
R : Arts, Entertainment And Recreation	**1,500**	4.5	2.2	2.4
M : Professional, Scientific And Technical Activities	**1,250**	3.8	8	9.1
N : Administrative And Support Service Activities	**1,250**	3.8	11	9
H : Transportation And Storage	**1,000**	3	5.6	5
O : Public Administration And Defence; Compulsory Social Security	**1,000**	3	3.5	4.7
L : Real Estate Activities	**700**	2.1	1.9	1.9
S : Other Service Activities	**600**	1.8	1.7	
K : Financial And Insurance Activities	**400**	1.2	2.4	3.3
J : Information And Communication	**350**	1.1	3.6	4.6
E : Water Supply; Sewerage, Waste Management And Remediation Activities	**125**	0.4	0.8	0.7
D : Electricity, Gas, Steam And Air Conditioning Supply	**75**	0.2	0.2	0.4
B : Mining And Quarrying	**50**	0.2	0	0.2

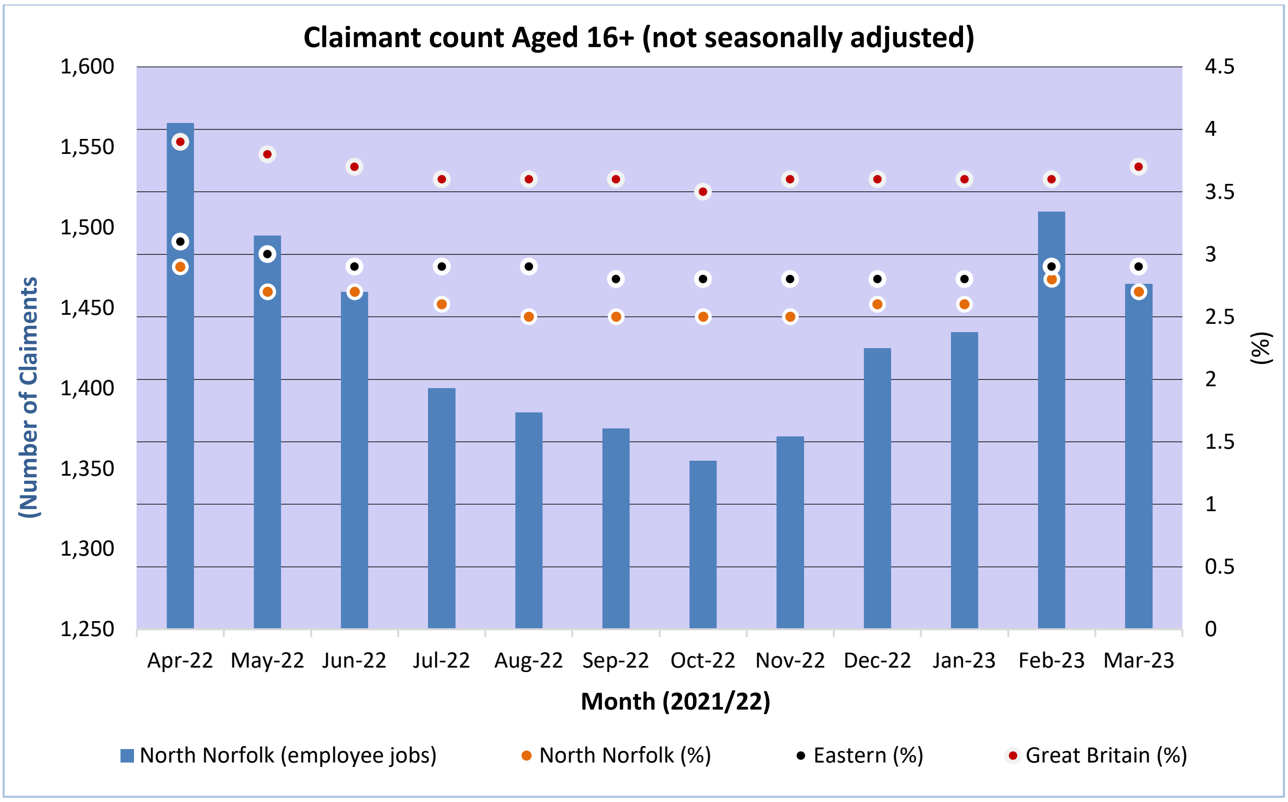
Table 33: Business Register and Employment Survey: open access (Source: ONS, Nomis, 2022)

4.9 In North Norfolk 1,330 people were claiming benefit (Sept 2023), principally for the reason of being unemployed. Under Universal Credit, a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise. Unemployment benefits normally only apply to people aged 18 years and over. They can only be claimed by 16 and 17 year olds in exceptional circumstances.

Out-Of-Work Benefits: Claimant count by age - not seasonally adjusted	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Aged 16+	1,330	2.4	3.0	3.7
Aged 16 to 17	0	0.0	0.1	0.2
Aged 18 to 24	225	4.0	4.2	4.9
Aged 18 to 21	135	4.4	4.5	5.1
Aged 25 to 49	750	3.2	3.4	4.2
Aged 50+	335	1.5	2.1	2.7

Table 34: Numbers of Benefits claimants September 2023 (Source: Nomis)





Graph 18: Numbers of Benefits claimants (April 2022 - March 2023) (Source: Nomis)

4.10 Jobs Density: This is the level of Jobs per resident aged 16-64. A job density of 1 would mean that there is one job for every resident aged 16-64. The figures below show that the job density in North Norfolk (2020) was 0.85, i.e. there are more residents aged 16-64 than there are jobs.

Jobs density (2021)	Jobs	North Norfolk (Density)
North Norfolk	**43,000**	**0.79**
Breckland	56,000	0.67
Broadland	54,000	0.70
Great Yarmouth	44,000	0.74
King's Lynn & West Norfolk	71,000	0.80
Norwich	97,000	0.99
South Norfolk	64,000	0.77
Eastern	3,282,000	0.84
Great Britain	34,957,000	0.85

Table 35: Jobs Density (Source: Nomis, 2021) *Latest Data*

4.11 Median earnings for full-time workers.

Earnings by place of residence (2022) Gross weekly pay	North Norfolk (Pounds)	East (Pounds)	Great Britain (Pounds)
Full-time workers	586.6	632.4	642.0
Male full-time workers	628.2	679.8	686.7
Female full-time workers	549.4	567.0	548.5

Table 36: Average gross full time weekly pay (2022) (Source: Nomis)



4.12 The data for 2022 has not been updated on the NOMIS website and therefore last year's information has been reproduced below. The number of residents with qualifications to NVQ4 and above has increased slightly but remains below the percentage for the eastern region.

Qualifications (Jan 2021-Dec 2021)	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	17,400	33	39.6	43.6
NVQ3 and above	28,600	54	58.2	61.5
NVQ2 and above	40,500	76.5	76.7	78.1
NVQ1 and above	49,500	93.5	88.5	87.5
Other qualifications	#	#	5.8	5.9
No qualifications	#	#	5.8	6.6

Table 37: Qualifications Jan 2021 - Dec 2021 (Source: Nomis)

Source: ONS annual population survey. # Sample size too small for reliable estimate. ! Estimate is not available since sample size is disclosive. Notes: Numbers and % are for those of aged 16-64.



Tourism

4.13 The annual report around tourism numbers and spend for 2022 has not yet been received, therefore the most up to date available date has been used.

4.14 In 2021, North Norfolk attracted just over 6m day and overnight visitor trips, with a total visitor spend of £298.5m, up from £192.5m in 2020 (see table below). The total value of tourism in North Norfolk was an estimated £365m, supporting an estimated 6,426 tourism-related jobs.

Tourism	2013	2014	2015	2016	2017	2018	2019	2020	2021
Number of Day Trips	6,733,000	7,451,000	7,392,000	7,755,000	8,207,000	9,008,000	9,317,000	4,115,000	5,633,000
Number of Overnight Trips	569,000	545,600	558,700	553,500	620,700	584,700	602,200	285,600	449,100
Total Number of Visitor Trips	7,302,000	7,996,600	7,950,700	8,308,500	8,827,700	9,592,700	9,919,200	4,400,600	6,082,100
Adjusted Direct and Associated Visitor Spend	£357,685,550	£386,736,033	£399,284,033	£403,569,250	£415,686,250	£421,429,378	£435,191,378	£192,454,241	£298,585,323
Indirect/induced spend	£77,178,000	£83,281,000	£85,472,000	£86,788,000	£89,423,000	£89,647,000	£93,740,000	£44,885,000	£66,636,000
Total Tourism Value	£434,863,550	£470,017,033	£484,756,033	£490,357,250	£505,109,250	£511,076,378	£528,931,378	£237,339,241	£365,221,323
Total Number of Nights Stayed by Overnight Visitors	2,934,000	2,614,000	2,383,000	2,415,000	2,644,000	2,468,000	2,474,000	1,114,000	1,765,000
Direct Full Time Equivalent Jobs	5,599	6,058	6,249	6,337	6,528	6,607	6,845	4,855	5,192
Indirect and Induced Full Time Equivalent Jobs	1,403	1,542	1,583	1,607	1,656	1,660	1,736	831	1,234
Total Full time equivalent jobs	7,002	7,600	7,832	7,944	8,184	8,268	8,581	5,686	6,426
Total actual tourism related employment (No. of jobs)	9,709	10,543	10,868	11,020	11,352	11,461	11,898	8,022	8,898
Percentage of all employment	24.00%	26.40%	27.20%	27.50%	28.40%	28.70%	30.00%	20.00%	22.00%

Table 38: Economic Impact of Tourism North Norfolk, 2021 (Source: Destination Research Ltd)

4.15 The trips by accommodation by staying visitors increased by 58% in 2021 compared to 2020, to 449,000. The largest proportion of visitors to North Norfolk came from the UK, at 98.2%.

Trips by Accommodation Staying Visitors Accommodation Type 2021		UK		Overseas		Total	
		No.	%	No.	%	No.	%
Serviced		68,000	15%	800	10%	68,800	15%
Self-catering		88,000	20%	1900	24%	89,900	20%
Camping		59,000	13%	700	9%	59,700	13%
Static caravans		88,000	20%	300	4%	88,300	20%
Group/campus		18,000	4%	1100	14%	19,100	4%
Paying guest		0	0%	0	0%	0	0%
Second homes		23,000	5%	700	9%	23,700	5%
Boat moorings		12,000	3%	0	0%	12,000	3%
Other		15,000	3%	200	3%	15,200	3%
Friends & relatives		72,000	16%	2500	31%	74,500	17%
Total	**2021**	**441,000**		**8,000**		**449,000**	
Comparison	**2020**	**279,000**		**7,000**		**286,000**	
Difference		**58%**		**14%**		**57%**	

Table 39: Staying visits by accommodation type (Source: Destination Research: 2020; 2021)

4.16 Spend by Accommodation Type:

Spend by Accommodation Type (2021)	UK	Overseas	Total
Serviced	£18,094,000	£242,000	£18,336,000
Self-catering	£19,109,000	£2,044,000	£21,153,000
Camping	£18,807,000	£121,000	£18,928,000
Static caravans	£20,383,000	£70,000	£20,453,000
Group/campus	£2,937,000	£935,000	£3,872,000
Paying guest	£0	£0	£0
Second homes	£2,212,000	£292,000	£2,504,000
Boat moorings	£2,548,000	£0	£2,548,000
Other	£4,742,000	£26,000	£4,768,000
Friends & relatives	£6,362,000	£661,000	£7,023,000
Total 2021	£95,194,000	£4,390,000	£99,584,000
Comparison 2020	£55,300,000	£3,107,000	£58,407,000
Difference	72%	41%	71%

Table 40: Spend by accommodation type (Source: Destination Research: 2020; 2021)

4.17 Economic Impact of Tourism: Headline Figures

Headline Figures	2019	2020	2020
Total number of trips (day & staying)	9,919,200	4,400,600	6,082,000
Total staying trips	602,200	285,600	449,100
Total day trips	9,317,000	4,115,000	5,663,000
Total staying nights	2,474,000	1,114,000	1,765,000
Total staying spend	£142,955,000	£58,407,000	£99,584,000
Total day trip spend	£292,356,000	£132,255,000	£191,576,000
Associated spend	£30,468,378	£15,182,241	£28,049,323
Total visitor spend	£435,191,378	£192,454,241	£298,585,323
Indirect / induced spend	£93,740,000	£44,885,000	£66,636,000
Total Tourism Value	£528,931,378	£237,339,241	£365,221,323
Full time equivalent jobs	8,581	5,686	6,426
Total actual tourism related employment	11,898	8,022	8,898
Percentage of all employment	29.7%	20.1%	22.2%

Table 41: Economic Impact of Tourism: Headline Figures (Source: Destination Research: 2020; 2021)

4.18 Across North Norfolk, there is a broad range of tourist accommodation available including (but not limited to) caravan sites, and camping and glamping sites for all year round and seasonal uses. These sites provide a range of permanent and temporary buildings as well as differing in size and location. Collectively they create a diverse choice of places for tourists to stay. The provision of a diverse range of tourist accommodation is desirable and tourists visiting the area have a positive impact on the economy.

4.19 In North Norfolk the tourism economy is heavily dependent on the quality of the natural environment, but the towns also contain many attractions and act as a focus for visitors. New tourist accommodation will be supported where it is demonstrated that it will have a minimal



effect on the environment and are within the boundary of a selected growth settlement.

Town Centres

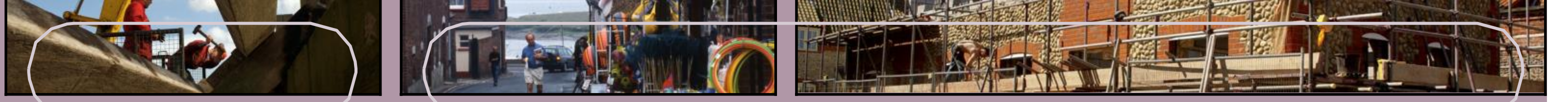
4.20 The Settlement Hierarchy identifies a hierarchy for the District;

- **Large Growth town:** Cromer, Fakenham, North Walsham
- **Small Growth town:** Hoveton, Holt, Sheringham, Stalham and Wells-next-the-sea

4.21 The Large and Small Growth Towns all have town centres, which attract a significant amount of economic activity. Historically Norfolk County Council monitored the number of units in each market town, however ceased to do so after 2010. Previous AMR's show details of number of units in all the towns. The new Local Plan suggests High streets and town centres face considerable challenges, not least with the growth in online retail as well as the traditional larger regional centres. The change to the national planning legislation to allow for buildings, under Permitted Development rights, in town centres uses to be changed from one use to another without the need for planning permission, could potentially assist in revitalising and enhancing town centres. Monitoring of Town Centres will therefore take on a new approach in following years, in line with the new Local Plan's monitoring framework

Town	Convenience Goods (Sq.M Gross)	Comparison Goods (Sq.M Gross)	Food and Beverage (Sq.M Gross)
Cromer	0	1,182	253
Fakenham	0	1,042	228
Holt	0	297	196
North Walsham	1,124	559	161
Sheringham	588	457	268
Hoveton/Wroxham	0	342	88
Stalham	323	137	53
Wells-next-the-Sea	11	84	96
Other North Norfolk	0	268	433

Table 42: Projections & suggested distribution 2016 - 2026 (Retail & town Centre Uses Study NNDC 2017)

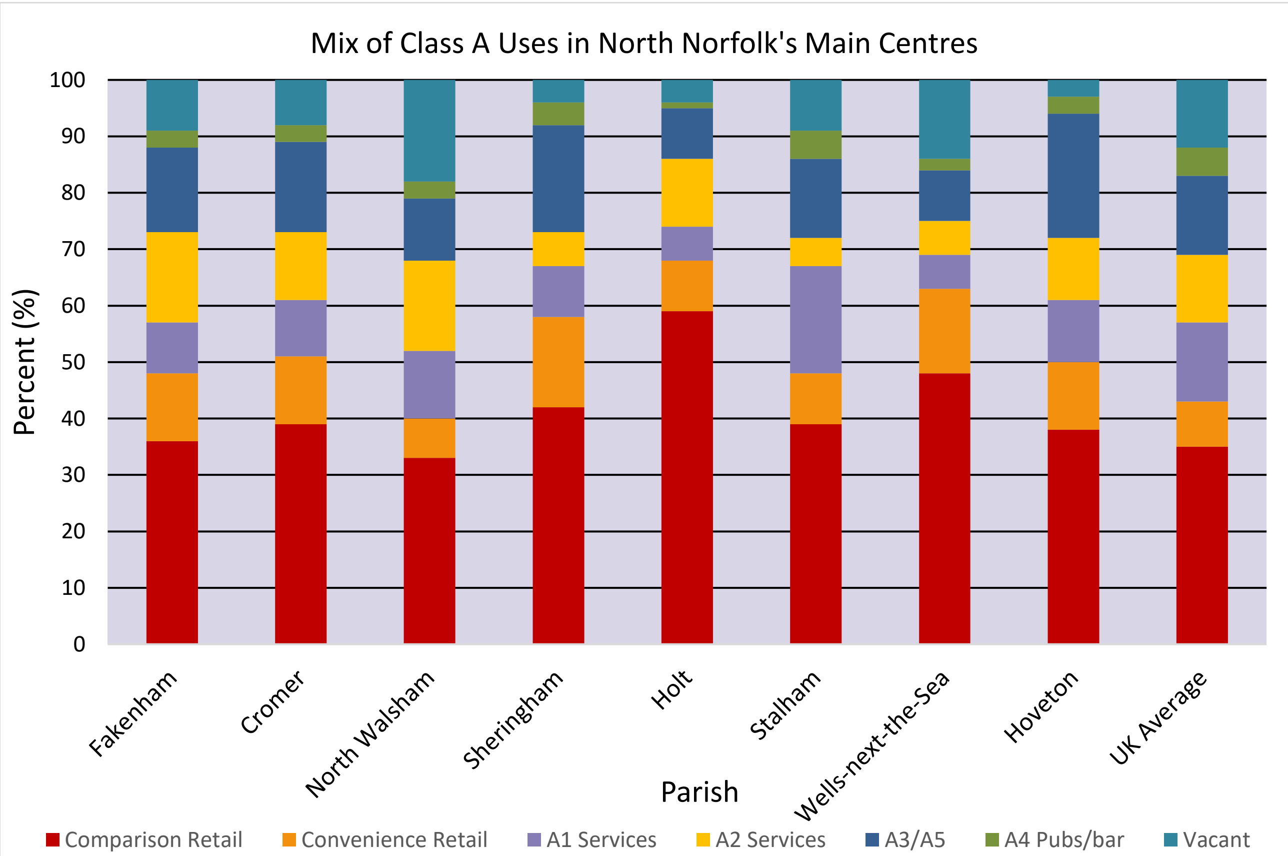


4.22 A summary of existing retail provision is shown in Table 3.22

Centre	Retail Hierarchy	Town Centre Class A1-A5 Units	Convenience Sq.M Net Sales Floorspace *	Comparison Sq.M Net Sales Floorspace *
Fakenham	Large town centre	130	6,651	12,540
Cromer	Large town centre	181	5,539	10,270
North Walsham	Large town centre	110	5,088	3,491
Holt	Small town centre	164	1,510	6,739
Sheringham	Small town centre	162	2,310	4,350
Hoveton/Wroxham	Small town centre	58	1,692	4,000
Stalham	Small town centre	73	1,910	2,030
Wells-next-the-Sea	Small town centre	82	933	1,650
Total		**960**	**25,633**	**45,070**

Table 43: Existing retail provision (Source: Retail & town Centre Uses Study NNDC 2017)
* includes out-of-centre food stores and retail warehouses

4.23 The report goes on to say: “All centres have a reasonable proportion of comparison goods shops when compared with the national average. Holt has a particularly strong comparison goods offer due to the large number of independent specialists. Conversely Holt has a relatively low provision of convenience retail facilities and A1 non-retail services.” And : “The vacancy rate is lower than the national average in all centres with the exception of North Walsham. The provision of Class A3/A5 is particularly strong in Hoveton/ Wroxham, Wells-next-the-Sea and Sheringham, reflecting the role of the centres as tourist destinations.”



Graph 19: Source: Lichfields’ Survey (September 2016) and Goad National averages for town centres



4.24 Convenience shopping – *Source: North Norfolk Retail & Main Town Centre Uses Study: Appendix 5*

- Fakenham - Large Tesco (2,033 sq.m net) and an Aldi (1,051 sq.m net) and a number of small convenience outlets which serve basket/top-up food shopping trips. In addition to these town centre facilities Fakenham has out of centre Morrison's (2,656 sq.m net) and Lidl (970 sq.m net) stores.
- Cromer - Cromer town centre includes a Bugden's (746 sq.m net) and an Iceland (446 sq.m net) and a number of small convenience outlets which serve basket/top-up food shopping trips. There is a large edge of centre Morrison's (2,526 sq.m net), and out of centre Co-op (1,087 sq.m net) and a Lidl (1,030 sq.m net) stores
- North Walsham - Lidl (1,373 sq.m net) store is located within the town centre which is supported by 6 additional convenience shops that serve basket/top-up food shopping trips. There is a large Sainsbury's (3,006 sq.m net) and a Lidl (1,373 sq.m net) within the town centre boundary. There is a medium sized Waitrose (1,507 sq.m net) beyond the town centre boundary.
- Sheringham - The main food stores in Sheringham is a mid -sized Tesco (1,355 sq.m net). The Tesco is supplemented by a Sainsbury's Local (222 sq.m net) and 23 additional convenience stores.
- Holt - The main food store in Holt is a mid-sized Bugden's (1,033 sq.m net) which is supplemented by 13 small convenience shops. A new Aldi store is proposed and will improve food store provision in the town.
- Stalham - The main food store in Stalham is a mid-sized Tesco food store (1,689 sq.m net), supported by 6 small convenience units within the centre.
- Wells-Next-the sea - the main food stores in Wells-next-the-Sea is a small Co-op (614 sq.m net) which is supported by 12 small convenience shop.
- Hoveton and Wroxham - the main food store in Hoveton and Wroxham is the Roys of Wroxham (4,708 sq.m net) which is supplemented by the Broads Centre Supermarket, a newsagent and 4 additional convenience units.

4.25 Comparison shopping – Source: North Norfolk Retail & Main Town Centre Uses Study: Appendix 5.

- Fakenham - Good range of independent shops and a small range of multiples (chain stores) selling a range of comparison goods.
- Cromer - reasonable range of independent shops selling a range of comparison goods. There is a limited range of multiples (chain stores) include a Boots, Mountain Warehouse, M&Co and a Superdrug.
- North walsham - reasonable range of comparison goods retailers within the centre, comprising independent retailers and a couple of national multiples including a QD and a Boots Pharmacy.
- Sheringham - The main food stores in Sheringham is a mid -sized Tesco (1,355 sq.m net). The Tesco is supplemented by a Sainsbury's Local (222 sq.m net) and 23 additional convenience stores.
- Holt - A good range of independent comparison goods retailers, comprising a high number of specialist/gift shops and galleries. There is also a small number of good quality multiple retailers including a Fat Face, Mountain Warehouse and a Joules. The Bakers & Larners department store acts as an important anchor store.
- Stalham - a limited range of independent retailers. There is a Boots Pharmacy.
- Wells - a reasonable range of independent retailers comparison within the centre.
- Hoveton & Wroxham - Roys of Wroxham plus a limited range of independent retailers.



4.26 Services

- Fakenham - A post office, a good range of high street national banks, and a reasonable selection of cafés, restaurants, takeaways, travel agents and hairdressers/beauty parlours.
- Cromer - A post office, a good range of high street national banks, and a reasonable selection of cafés, restaurants, takeaways, travel agents and hairdressers/beauty parlours.
- North Walsham - A Post Office, a good range of high street national bank, travel agency, a reasonable selection of cafés, restaurants, takeaways and hairdressers/beauty parlours.
- Sheringham - A Post Office, a reasonable range of high street national bank, dry cleaners, shoe repairs, hairdressers/beauty parlours and a good selection of cafés, restaurants, takeaways.
- Holt - Tourist information centre, dry cleaners, shoe repairs, a number of hairdressers/beauty parlours and a good selection of cafés, restaurants and takeaways.
- Stalham - reasonable range of service units including hairdressers and a beauty salon, funeral directors, a dog groomer and a limited selection of cafés and takeaways.
- Wells - A limited range of service units including a post office, tourist information centre, a hairdresser and a good selection of cafés, restaurants, takeaways.
- Hoveton & Wroxham - a limited range of service units including a tourist information centre, hairdressers and a good selection of cafés, restaurants, takeaways.

5 Plan Making

5.1 The Council is preparing a new Local Plan for the District, which once adopted will replace the existing Core Strategy and Site Allocations Development Plans.

5.2 The Plan was subject to Regulation 19 (Proposed Submission Plan) consultation during 2022 and was examined in public during January-March 2024 and remains under examination. It is expected that further hearing sessions will be required in 2025 to address a shortfall in housing so far identified and the council's subsequent approach. The council is working to a revised timeframe of adoption towards the end of 2025.

6 Monitoring Framework

6.1 To enable the Council to assess whether the emerging new Local Plan is performing effectively, and its objectives are being met, future Annual Monitoring Reports (AMR) will be produced based on a set of proposed key indicative indicators aligned to the Plans Aims and Objectives, as set out below, once adopted. The Monitoring Report will be as comprehensive as possible, providing factual evidence and will also show population change, changes in legislation, and other factors that impact on the delivery of the Plan.

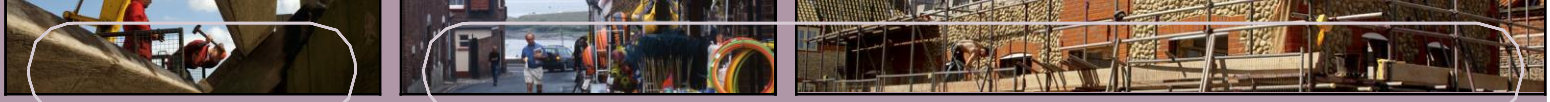
6.2 The key indicators are not exhaustive and the AMR will also be used to monitor trend data over time and will be used as a trigger to either initiate a review of the Local Plan or introduce additional guidance on how to implement a policy, if required. Where appropriate the AMR will also include reference to national indicators required by central government and provide details in relation to the period of the report in relation to the Duty to Cooperate, such as joint working, commitments, consultations and updates to the Norfolk Strategic Framework. It will also monitor Neighbourhood Plans that have been adopted.

6.3 The key indicators below will be added to and or expanded as required. As the Government introduces new changes to the Planning system, the Council will also adapt its monitoring framework to see how these changes affect its policies.

6.4 Along with the key indicators, the Sustainability Appraisal Report (SA) also includes a set of monitoring requirements. The 16 objectives of the SA will also be monitored and reported in the AMR. The monitoring of these indicators will help to measure how well the Plan contributes to sustainable development and inform future reviews of plans and policies as well as enabling the Council to consider whether any remedial action needs to be taken to deal with any unanticipated problems. The SA indicators as reported in the SA Report are reproduced for completeness below.



Strategic Objective	Key Policies	Key Indicators	Commentary / Target
1.Delivering Climate Resilient Sustainable Development	CC1 – CC13 SS1 HOU1 HOU2 HOU7	• Number and percentage dwellings permitted/completed in Growth Towns • Number / percentage on allocations	a) Top two tiers of Hierarchy; b) Update on allocations and %age of development.
		• Percentage of development providing at least 10% biodiversity net gain	100%
		• Amount of renewable energy capacity and low carbon energy permitted / installed	Maximise.
		• Number of dwelling / percentage of applications achieving a reduction below the target emission rate (CO_2) as required by policy / legislation over plan period. • Number / percentage achieving net zero ready (CO_2)	Reduction year on Year. (Implement targets in accordance to national requirements). Maximise.
		• Number of / percentage of non-residential dwellings achieving BREEAM very good and above	100%
		• Number and percentage of new dwellings including conversions, that meet or exceed higher water efficiency standards	100% Compliance <110Lts/ day/ person and BREEAM requirements.
		• Percentage residential development incorporating electric vehicle charging infrastructure. • Number of EV charging points provided (non-residential)	100% residential 50% communal 30%, Hotels 20% non-residential.
		• Number of applications approved / refused in the Coastal Change Management Area, CCMA.	Number and rational of approvals.
		• Number of permissions for relocation and replacement across Use classes as a result of Coastal Change Adaptation.	Positive action to support communities due to coast change.
		• Percentage of dwellings permitted in each flood risk zone	Target 100% FZ1.
		• No of applications approved contrary to EA advice on Flood Risk.	Target Zero.
		• Amount of Brown field land available for development. • Number and percentage of dwellings completed on Previously Developed Land.	a. Updates from Brownfield Register (Published annually in December). b. Maximise.



Strategic Objective	Key Policies	Key Indicators	Commentary / Target
2. Protecting Character	ENV1 ENV4 ENV5 ENV7 ENV8 CC10	• Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.	In line with programme.
		• No dwellings / conversion permitted / completed in AONB.	Amount/ number of major development permitted (≥ 10 units).
		• Percentage of proposals in conformity with adopted Design Guide SPD.	100% of those required to comply.
		• Contributions collected towards the scheme of recreational avoidance and mitigation measures in accordance with the GIRAMS (£)	Contributions (£). (Provision of rational where these have not been collected.)
		• Amount of additional provision of onsite Enhanced Green Infrastructure (EGI) Ha / contributions towards off-site strategic green infrastructure (£)	Amount of ha./ Contributions. (As specified in planning decision conditions/ s106/ any other associated requirements).
		• Number of planning applications within Local Nature Recovery Strategies.	Once defined (NCC).
3. Meeting Accommodation Needs	HOU1 HOU2 HOU3 HOU5 HOU8 HOU9 SS1 DS1	• Number / percentage net additional dwellings delivered against housing target. • Number / percentage of dwellings delivered in each settlement / tier of hierarchy. • Allocations permitted / delivered • Number / percentage dwellings permitted / completed in Countryside policy area. • Updated housing trajectory	Delivering the quantity of homes necessary for required needs incudes table 2 update.
		• Growth levels in Small Growth Villages and remaining indicative allowances (table 2)	Update of table 2 permissions and completions and remaining village indicative allowances. (as set out in appendix 4)
		• Number / percentage windfall development	≥135/ year.
		• Number / percentage affordable dwellings permitted / completed	Target 2,000.
		• Number and location of exception housing schemes / dwellings permitted / completed	As permitted.
		• Number and percentage 2 & 3 bedroom dwellings.	As required in Policy HOU2.
		• Amount of provision for Gypsy and Travellers (Plots) transit/ permanent	As permitted.
		• Percentage of dwellings meeting M4(2) & M4(3) standard.	As required by Policy HOU8: M4(2) - 100% & M4(3) 5% on sites 20 units or over

Strategic Objective	Key Policies	Key Indicators	Commentary / Target
		• Percentage dwellings complying / exceeding minimum National Described Space Standards.	As required in Policy HOU9.
		• Number of older people / specialist accommodation units permitted / completed by type and tenure, location and an on allocations	a. 486 specialist retirement units over plan period b. Number units delivered on specified allocations.
4 Enabling Economic Growth	E1 E2 E3 E4	• New employment permitted by Use Class (sqm) in relation to Employment Areas, Enterprise Zones, Former Airbases and non-designated employment areas.	40 ha (on designated areas).
		• Employee jobs by industry.	Third party statistics – ONS.
		• Retail Vacancy rates and floor space available in Large / Medium town centres.	Number and percentage of vacant retail units in town centres.
		• Amount of residential development permitted in town centres, including full permissions and permitted development rights.	Number permitted.
		• Amount of Retail, Office and Leisure developed permitted / lost in Large / Medium Town Centres. Floor spaces sqm. and units.	Number of units and amount of floor space sqm.
		• Value of tourism and the number of tourism supported jobs.	Economic Impact of Tourism Rpt – annual NNDC
5. Delivering Healthy Communities	CC1 CC11 CC13 HC2 HC3 SS1 SS3	• Amount of green space provided (Open space including Amenity Space) per parish • Open space supply by parish, (Table 13 Open Space study 2020)	Amount of open space gained / lost per parish sqm - Open space study table 13, Parish quantities update.
		• Number of proposals and completions on designated Health & Social Care Campuses	Number of units/ type of development/ replacement facility.
		• Details of Made and in progress Neighbourhood Plans • Details housing allocations, permissions and completions in Made Neighbourhood Plans.	Number of Made Plans and monitoring commitments.
		• Annual average concentration of Nitrogen Dioxide, in North Norfolk	Target air quality objective of 40μg/m^3. Source North Norfolk District Council, 2020 Air Quality Annual Status Report.

Table 44: New Local Plan Strategic Objective Key Indicators



SA Objectives

Sustainability Appraisal Objectives	Monitoring Indicators
SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	Number and percentage of dwellings completed on Previously Developed Land.
	Number of permissions for the relocation and replacement of development affected by coastal erosion.
	Area of Grade 1, 2, 3a or 3b agricultural land lost to development.
SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	Percentage of household waste that is recycled / re-used / composted.
SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	Percentage of new dwellings, including building conversions, that meet or exceed the Government's Building Regulations requirement of 110 litres water use per person per day.
SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	Per Capita CO2 Levels.
	Ha of new development permitted in areas at risk of flooding.
SA5: To minimise pollution and to remediate contaminated land.	Number of Air Quality Management Areas (AQMAs).
	Number of contaminated sites remediated through the planning process.
SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	Percentage of SSSI in favourable, unfavourable and recovering condition.
	Contributions to the strategic mitigation package contained in GIRAMS.
	Percentage of the District's County Wildlife Sites (CWSs) in positive conservation management.
SA7: To increase the provision of green infrastructure.	GI permitted / provided (ha).
SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.
SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	Number of heritage assets 'at Risk'.
SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and	Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates.



Sustainability Appraisal Objectives	**Monitoring Indicators**
access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	Amount of new open space provided / loss of Open Space (sqm).
SA11: To reduce crime and the fear of crime.	Recorded crimes per 1,000 population.
SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.
	Number and locations of exception site permissions and housing completions.
	Number of and percentage of dwellings that meet or exceed the Government's Technical Standards- Nationally described Space Standards.
SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	Employee jobs by industry
	New employment permitted by use class (sqm).
SA14: To encourage investment.	Value of tourism and the number of tourism supported jobs.
SA15: To maintain and enhance town centres.	Vacancy rates within town centres and floor space for Retail and Main town centre uses. E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; and E(c) Provision of: E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality.
	Number/ floorspace of retail units lost (including through Permitted Development).
	Number / floor space new retail provision per town centre, edge of centre, out of centre location
SA16: To reduce the need to travel and to promote the use of sustainable transport.	Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.

Table 45: New Local Plan Sustainability Appraisal Objectives & Monitoring Indicators



7 Duty to Cooperate

7.1 The duty to cooperate was created in the Localism Act 2011 introducing a legal duty on local planning authorities and other prescribed bodies, to engage constructively, actively and on an ongoing basis to maximise the effectiveness of the Local Plan preparation in the context of strategic cross boundary matters.

7.2 The Town and Country Planning Regulations (2012) requires Local Authorities to give details of what action they have taken under the Duty to Co-operate within the Annual Monitoring Report.

7.3 The latest Duty to co-operate framework can be found here: Norfolk Strategic Planning Member Forum; Shared Spatial Objectives for a Growing County and Statement of Common Ground.

Strategic Issue	Purpose	Key Outcomes
Delivery	To develop a comprehensive understanding of development delivery issues across the area to inform the drafting of the Norfolk Strategic Framework (NSF). To summarise, analyse and present the evidence in accordance with the agreed timetable.	Shared Spatial Objectives for a Growing County and Statement of Common Ground. May 2021
Housing	To develop a comprehensive understanding of the housing market across the area to include demand, need and capacity for all types of dwellings to inform the drafting of the Norfolk Strategic Framework (NSF) and to summarise and present the evidence in accordance with the agreed timetable.	Strategic Housing Market Assessment Housing and Economic Land Availability Assessment (HELAA Gypsy and Travellers Assessment
Economy	To liaise closely with the business community to develop a comprehensive understanding of both current market and economic development issues in the area (including main town centre uses) and future quantitative and qualitative requirements for land, floorspace and job growth. To summarise, analyse and present the evidence in accordance with the agreed timetable to inform the drafting of the Norfolk Strategic Framework (NSF).	Housing and Economic Land Availability Assessment (HELAA)
Infrastructure	To develop a comprehensive understanding of the strategic infrastructure issues across the area to include impact of known investment, the need for further investment, capacity issues and constraints to inform the drafting of the Norfolk Strategic Framework (NSF). To summarise, analyse and present the evidence in accordance with the agreed timetable.	County Strategic Infrastructure Delivery Plan.
Environment	To develop a comprehensive evidence based and appropriate strategies to address cross-boundaries issues Working in partnership with Coastal Partnership East; East Suffolk Council; Great Yarmouth Borough Council and the Broads Authority to produce a coastal adaptation Supplementary Planning Document.	Strategic Flood Risk assessments & GIRAMS Green Infrastructure & recreation Impact avoidance and Mitigation Strategy (GIRAMS). Habitats Regulation Assessment / Visitor Pressure Report. Coastal adaptation Supplementary Planning Document. (Draft)

Table 46: Duty to Co-operate Purposes and Key Outcomes

The Norfolk Authorities formally cooperate on a range of strategic cross-boundary planning issues through the Norfolk Strategic Planning Framework. For the most up-to-date information visit Norfolk County Council website https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/norfolk-strategic-planning-member-forum

Appendix A: Neighbourhood Development Plans

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and to shape the development and growth of their local area through the development of planning policies that bring additional (evidenced and justified) local considerations to the decision-making process.

Communities are able to choose where they want (additional) new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area and take account of and be in general conformity with national planning policy and the Local strategic policies contained in the adopted and emerging Local Pans.

Neighbourhood Planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet an identified local need. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

The production of neighbourhood plan follows a statutory process including independent examination and must be brought forward by a qualifying body (Town or Parish Council). More information and support can be obtained from the planning policy team.

Neighbourhood Plans in North Norfolk

Neighbourhood Plan Area
Blakeney Neighbourhood Plan (adopted)
Cley-next-the-sea Neighbourhood Plan
Corpusty and Saxthorpe Neighbourhood Plan (adopted)
Happisburgh Neighbourhood Plan
Holt Neighbourhood Plan (adopted)
Hoveton Neighbourhood Plan
Mundesley-on-sea Neighbourhood Plan
North Walsham Neighbourhood Plan
Overstrand Neighbourhood Plan
Ryburgh Neighbourhood Plan (adopted)
Stalham Neighbourhood Plan
Trunch Neighbourhood Plan
Tunstead Neighbourhood Plan
Wells-next-the-sea Neighbourhood Plan (adopted)
Weybourne Neighbourhood Plan

More information on up-to-date Neighbourhood plans can be found at https://www.north-norfolk.gov.uk/info/planning-policy/neighbourhood-plans

Appendix B: Summary of Annual Completions by Parish

Parish	Completions (Local Development Framework)															Completions (New Local Plan Period)							
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Alby with Thwaite																		2		2	1	4	
Aldborough	3				1	2			1					1	1						1		
Antingham	2	1	1			2		6		1						1				1			
Ashmanhaugh																			2	2		2	
Aylmerton	9	3	1	2			2		2	2	1	1		11	1			1	1	2		1	5
Baconsthorpe				1	1					1								1					
Bacton	6	6	3	4	8	3	3	3	2		1	4	1	8		8	34	4		2	1	3	
Barsham		1					1						1									1	
Barton Turf	3				1							1	1	1	1	1						1	
Beeston Regis	8	3	1			2			1														6
Binham	1					11		2	1		2			1	1			15	13		3	4	
Blakeney	1	9	1	4	3		9	-1	6	1	8	2	14	21		6	13			1	18	3	1
Bodham	4		5		2		10	1	1	1	2			3	1	1		17	1				
Briningham													2	1				2		1			1
Brinton																					1		
Briston	19	30	6	7	37	12	13	6	25	8	12	17	14	8	22	5	8	12	3	16	9	5	7
Brumstead																							
Catfield	11	11	10	19	1	1			2	1	3	4	1	2	1		2	1		8		1	
Cley-next-the-Sea	6				2		1	1	4	1		1	1			-2		2			1		
Colby	1													1		2			2				
Corpusty	1		2	1	2	2	1	9		4	1				2	4	2	1			4		
Cromer	33	53	30	11	57	50	34	25	37	11	12	10	30	38	157	41	25	25	46	14	53	11	11
Dilham					7									6	2	1		1			1	2	
Dunton	2	1	1													1				1			
East Ruston		1							2		6		2	4	5		3	5	1	1			
Edgefield			1	2	1		1					2	1	2	1	1		5		26	3		
Erpingham	5			5	20		8		1						1			2	24	1		4	

Parish	Completions (Local Development Framework)															Completions (New Local Plan Period)							
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Fakenham	29	37	13	56	27	11	46	22	23	10	20	4	31	15	12	26	58	99	11	141	29	13	
Felbrigg																1		2	3	1		3	
Felmingham		3					1						1	8				4		1	2		
Field Dalling		2	1				2		1			9			3		1		3		1		
Fulmodeston	1			2	2	1	1					4	4		1			1			2		1
Gimingham			1	2	1		1		1		1			4	1	1		1				1	
Great Snoring														1		2				2	1		
Gresham	2		1				1	8	1			3							2	2	1		
Gunthorpe		2								2			1						5	1		1	
Hanworth																						1	1
Happisburgh	15	10			7	2			1		4		2	3	2	2		1	2	8		6	
Helhoughton	0		2								1		2	2				1	2				
Hempstead															3	4		1					
Hempton	1		1	4	1		1		1			2	7	2									
Hickling	1	3			5		2	2		2	2	2		1	4	4		4			2	2	2
High Kelling	14	2	1				1		1				1	4					2			1	8
Hindolveston	2	3	2	1	16	2	4	4	2			1		2	1	5		1	5	3	1	7	2
Hindringham		3			5		5				7	3	4	1	1				2	1	1	1	2
Holkham					1														1				
Holt	12	33	22	31	43	16	14	66	22	2	39	3	1	22	1	7	55	99	91	75	89	64	64
Honing		2					1						2	3					2		1		1
Horning	3	1		3	2	5	1	3	8	2	3	4			2			1	3		2	1	
Horsey																							
Hoveton	3	2	3	2	19		2		2	1	2		52	67	4	1		1	2	1	25	2	
Ingham		3			1	1	1					1	3						2		1	4	
Ingworth															1								
Itteringham											1			1		1		2					
Kelling					1								1	1	10		1		1			2	
Kettlestone				1	3						1	1		1	1	2		1				2	

Parish	Completions (Local Development Framework)															Completions (New Local Plan Period)							
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Knapton	1			1	1				1		1			3		1			1	15	2	2	
Langham	4	5	2		1			1		1	4	1		15			8		5		1	1	
Lessingham	0		3	1	1	-1									1						1	1	
Letheringsett								2					1	11						1			
Little Barningham											8			2									
Little Snoring	16	6		4	2	2		1	3	2	1		1	1	5	8		5		6	17	6	4
Ludham		1	1	2	1		2				11	5	1	1	-3		1		1		7	2	2
Matlaske													1										
Melton Constable		7			1	4						1	7	4	1	4	1			1	3	14	1
Morston																		1	1		1	3	
Mundesley	11	13	2		11	28	16	18	8	2	12	4		1	4	7	14	21	17		6	2	2
Neatishead		1	1		1		2	1			1						1			3	2	1	
North Walsham	34	22	23	24	40	73	65	19	24	46	14	11	82	12	42	47	139	84	104	75	22	13	4
Northrepps	2	3	1		2	9	20	10		2	8	1	43	12	11	32		1				4	
Overstrand	4	9	3	1	18	5	9	1	3	2	1	3	1	7	3		31	15		3	3	3	
Paston	1	1													2	3				1	2	1	3
Plumstead																						1	
Potter Heigham	4	10	2	6	5	2	4	1	1	1		1		2	5	1	2						1
Pudding Norton																					3	1	
Raynham	2	1		3			1	1	55		1	54	7	22		21	18	2			3	6	
Roughton	3	1		1	3	18	1				5	10	1		4	8	24					3	
Runton	5	2	5		2		4	2	2	1	5	1	4	9	1	1	1	1		1	7	1	
Ryburgh		4			1	9	3	2	2	9	3		1	2		1		6				1	
Salthouse	1		1		1			2	1		3	1		5						1			
Scottow											40	8			2								
Sculthorpe	1		1	1	2	2	1		1	2	9	5	1	2	1	2			2	1	2	1	1
Sea Palling	4		5	1	1	4	3			2		1	2	1	1					1	1	2	
Sheringham	21	56	62	21	44	10	31	21	17	12	6	7	9	33	10	20	32	57	14	18	68	32	77
Sidestrand											1			1									

Parish	Completions (Local Development Framework)															Completions (New Local Plan Period)							
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Skeyton													2			1	1			2	1		
Sloley	1				1								2	1	3				1		4	3	1
Smallburgh	3	2					2			1						1			4	2	3		3
Southrepps	6	2		1	4	2	6		4	14	9	6	3	2	8	2	6	1	2	1	17	3	
Stalham	3	5	1	19	14	23	31	2	11	10	19	18	11	43	74	60	16	6	6	13	38	6	
Stibbard					1	1			1			1				2				1			
Stiffkey														2	1		1		1	1			1
Stody																					1		
Suffield										2					6	3					3	2	
Sustead																			2		6	1	
Sutton	3					6	2	2	2		1	1		1		1	1	1	1		3	2	1
Swafield		1									1		2	1		1	2				3	1	
Swanton Abbott	1	2		1			4				4	1	2		2		2		1		1		
Swanton Novers							1	2		1				1									
Tattersett	5	4	1		1								2				1	6			1	1	
Thornage						1			1							2		1				1	1
Thorpe Market			1		2		1		2	1	1		1	1		1			1	3	2		2
Thurning		1							1		1		1										
Thursford		2		1	-1						1	-1			2	1	1			1	1		
Trimingham	6	1																1					
Trunch	4	1				10	5				4	3		3			17	2	8	1	1	3	3
Tunstead		1	1		2				7	9	14	2			2		1				2	3	1
Upper Sheringham		2									4	1	1			10	1				1		
Walsingham	4	4	1			2	6	2	1	2	8	1			5	3			5		3	2	
Warham		4					5							1			6			2	1	3	
Wells-next-the-Sea	14	21	2	1	2	3	50	6	8	5	4	5	10	49	38	61	15	3		10	7	11	10
Beckham	2		1						1		1					1						2	
Westwick																1					1		
Weybourne	1	1		2	1			2	2			2	1	1	2	3			8	1	2		1

Parish	Completions (Local Development Framework)															Completions (New Local Plan Period)							
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Wickmere	1						2					1			1				2				
Wighton	1	2	1								1		2			1						1	
Witton	1	1					5					1			1	2		1			1	6	
Wiveton	1						1											1			1		
Wood Norton		2					1	1				1					1	1			2	1	
Worstead		2		1	3	6			2	1	1	5	1	3	1	3					2	5	
Walcott												1		2				2		2	3	2	
Losses																			-11	-15	-36	-15	-6
Total (Gross)	370	428	230	250	445	342	451	256	309	178	337	242	383	503	479	442	546	534	419	481	516	314	232
Total (Net)	370	428	230	250	445	342	451	256	309	178	337	242	383	503	479	442	546	534	408	466	480	299	226