

Background Paper 1

Approach to Setting the Draft Housing Target

A non-technical guide which explains the approach that North Norfolk District Council is taking to set a housing target in the new North Norfolk Local Plan 2016-2036

Published to support Regulation 18 First Draft Local Plan (Part 1) consultation.
May 2019

Background Paper No 1	Housing Strategy for the District - Setting the Draft Housing Target.
National Legislation and Guidance	Housing White Paper, Feb 2017 National Planning Policy Framework, July 2018 National Planning Practice Guidance Housing Delivery Test Rule Book, July 2018 Gypsy and Traveller Guidance Localism Act 2011 Town and Country Planning Acts
Related Evidence	Central Norfolk Strategic Housing Market Assessment, 2016 and 2017. Annual Statements of Five Year Land Supply and Housing Land Availability. Housing and Economic Land Availability Assessment (HELAA) Part 1, 2017. National Population and Household Projections, 2014 and 2016 base. East of England Forecasting Model (EEFM). North Norfolk Viability Assessment 2018. Gypsy, Traveller and Caravan Needs Assessment 2018.

Content

1. Purpose	4
2. Introduction and summary	4
3. The demographic starting point	8
4. Adjustments for affordability	9
5. Applying a cap	10
6. Setting a draft housing target	10
7. Sources of housing supply	15

Tables

Table 1 – Summary approach to setting the draft housing target.	7
Table 2 – Potential Affordable Housing Delivery	13
Table 3. Number of dwellings likely to be built between 2016 and 2020.	16
Table 4. Sources of Housing Supply 2016-2036.	16

Figures

Figure 1 – Number of recorded new dwelling completions in England.	8
Figure 2 – Recent ONS national projections of household growth.	9
Figure 3 – Applying an affordability adjustment.	9

Appendices

A – Policy HOU1 of the Draft North Norfolk Local Plan 2016-2036	
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Draft North Norfolk Local Plan Regulation 18 Consultation - Setting a Draft Housing Target.

1. Purpose.

1.1 This is one of a number of Background Papers which have been published to help explain and justify various aspects of the new draft Local Plan which is being prepared by North Norfolk District Council. It relates mainly to proposed **Policy HO1** of the consultation draft of the Plan which sets a draft housing delivery target and explains how the Council has arrived at the proposed target. The draft policy is attached as **Appendix A**.

1.2 We have separately published a new Design Guide for consultation dealing with all aspects of design including for housing proposals. The other Background Papers include:

- Paper 1 - Approach to Setting the Draft Housing Target (this Paper).
- Paper 2 - Distribution of Growth.
- Paper 3 - Approach to Employment.
- Paper 4 - Infrastructure Position Statement.
- Paper 5 - Interim Green Infrastructure Strategy.
- Paper 6 - Development Sites Selection Methodology.
- Paper 7 - Housing Construction Standards.

1.3 It is not the purpose of this document to repeat all of the evidence that the Council has relied upon when preparing the draft Plan. This evidence has been separately published and is available on the Council's web site. However, where appropriate this document refers to the source of evidence and provides a brief summary or explanation of how the evidence has been considered. Similarly, options which are referred to in the text are explained further in the **North Norfolk Local Plan 2016-2036 Alternative Options Considered** and the associated **Sustainability Appraisal** report.

1.4 The Council is not seeking comments specifically on this Background Paper although you may wish to refer to it in making any comments on the draft Local Plan. Please use the standard response form which has been provided to make comments on the Local Plan.

2. Introduction and Summary

2.1 The housing strategy in the new Local Plan has been positively prepared to promote and deliver the quantity and type of growth in the District which the evidence indicates will be required over the plan period whilst ensuring that the Plan properly takes account of the social, environmental and economic characteristics of North Norfolk as a whole and the individual communities in the area.

2.2 Our key objectives in relation to housing are to deliver sufficient homes of the right types and in the right places when they are required so that everyone in the District has the opportunity to live in a good quality, resource efficient home. This includes the provision of affordable homes for which we have set a separate target.

2.3 The Council considers that the strategy is deliverable. The Site Allocations identified within the Plan will ensure that sufficient homes can be built and each is 'deliverable' within the meaning of the National Planning Policy Framework¹. Each of the proposed allocations has been tested for its suitability, they are available for development, and each has a realistic prospect of being developed within the time period specified within the Plan. The strategy will ensure that at any given time throughout the plan period there will be sufficient deliverable sites available to satisfy the subsequent five years of need. The Council may consider including a stepped delivery trajectory² in the final Plan to ensure that the annual targets for housing growth are more closely aligned with our delivery expectations over the entire plan period. The proposed sites have been compared to a comprehensive selection of alternatives all of which have been subject to a detailed appraisal process. Details of these alternatives and why they are not favoured at this time are published alongside the Draft Plan. The method for selecting future development sites is explained in **Background Paper No 6 – Development Site Selection Methodology**.

2.4 The strategy has been tested to ensure that it is viable and that development will produce a reasonable return for land owners, a competitive profit for developers, and a package of reasonable contributions such as affordable homes and infrastructure improvements which are necessary to ensure that development is acceptable in land use terms, and is sustainable.

2.5 The proposed housing target has changed throughout the process of plan preparation and may change further before the Final Plan is adopted. When Plan preparation was commenced in 2015 it was estimated that around 8,000 – 9,000 new dwellings would be required but this has subsequently increased to around 10,000 to 11,000. In large part this is due to methodological changes to the way that housing requirements are required to be calculated rather than changes in the underlying demand and need for new homes in the District. The Council will not set a final housing target for the Plan until closer to the date of its submission for independent examination, but is currently planning for between 10,500 and 11,000 new homes over the twenty years between 2016 and 2036 in the expectation that this number is unlikely to fall.

2.6 The National Planning Policy Framework, July 2018³ requires that Local Plans deliver sufficient homes. *Sufficient* means addressing the full need for homes over the plan period. The framework describes this process as meeting Objectively Assessed Need, or OAN. If a Local Plan proposes not to address need then such a decision should be supported by evidence and agreement should be reached with adjacent authorities to ensure that full needs are met by accommodating the required growth elsewhere.

¹ Sites are available, suitable for development and development will be viable

² Setting variable annual delivery targets over the duration of the plan period rather than an annualised average for the entire period.

³ Central government's national planning policy

2.7 The Draft Plan seeks to address in full the need for new homes in North Norfolk (OAN) and consequently there is no current requirement to reach agreement with others to accommodate the Districts needs elsewhere. Similarly, the adjacent authorities are preparing their own Local Plans to address their specific needs in full. Formal agreements in this respect and a Statement of Common Ground have been prepared with adjacent authorities⁴ to ensure that strategically important cross boundary issues have been properly taken into account in preparing the Plan.

2.8 The way in which OAN is to be established is also prescribed in the National Planning Policy Framework. This requires that each planning authority applies a standardised national housing need methodology which when applied will ensure that the country as a whole aims to deliver 300,000 new homes per year. The standardised approach has three stages:

- **Stage 1.** Establish the likely household growth over the plan period using centrally produced Household Projections published bi-annually by the Office for National Statistics. The methodology is subject to on-going review but currently requires that projections for the period commencing 2014 onwards are used.
- **Stage 2.** Adjust the result of stage 1 by applying a multiplying factor derived from the ratio between local incomes and local house prices. This affordability ratio is published annually by the Office of National Statistics.
- **Stage 3.** Where the results of stages 1 and 2 produce very high results a cap may be applied to the result to ensure that requirements remain realistic.

2.9 The OAN requirement used in the Draft Plan has been derived using the current⁵ standard national methodology included within the National Planning Policy Framework 2018. Using this the demographic growth requirement in Stage 1 is **402** dwellings per annum. In Stage 2 the process adds a 35% 'affordability uplift' to the predicted demographic growth rates derived in Stage 1 increasing the requirement to **543** dwelling per annum.

2.10 The size of this uplift is determined by the standard national methodology and is substantial in North Norfolk reflecting a high affordability ratio. Although the uplift is large it is nevertheless necessary to consider if it is large enough to address likely needs or if the figure produced by the methodology is too high and would result in unacceptable impacts in North Norfolk. In this paper we describe this check as **Stage 4** - converting Objectively Assessed Need into a draft housing target.

2.11 The Council has concluded that because of the large size of the uplift resulting from Stage 2 of the standard methodology, further upward adjustments beyond the OAN requirement are neither necessary or supported by the evidence.

2.12 Consequently, at this stage of plan preparation the Draft Plan aims to deliver between 10,500 -11,000 new homes of which around 2,000 will need to be provided as affordable dwellings.

⁴ Norfolk Strategic Planning Framework and Statement of Common Ground 2018.

⁵ Based on mid 2014 Household Projections and 2018 based affordability ratio

2.13 On the date of its likely adoption in 2020 it is calculated that approximately half of the required dwellings will have been provided for, either because they will already have been built in the first four years of the plan period (2016-2020), or will have planning permission, or will be provided via future windfall⁶ developments over the remaining plan period. The Draft Plan suggests new development sites (allocations) suitable for the majority of the remainder. The Council will produce a Part 2 Plan which will be subject to later consultation making proposals for additional small scale development proposals in some of the villages in the District. This Part 2 Plan will provide the opportunity to review the housing target and 'top up' housing supply should further evidence suggest this is necessary.

2.13 The housing target to be included in the final Local Plan might change. As outlined above the way in which housing needs are assessed has been, and continues to be, subject to review by central government. More recent 2016 based national household projections have suggested a slowing in future rates of household growth due to predicted changes in longevity, fertility and longer term migration trends and the Council will wish to consider this, and any revisions to the standard methodology when they are published, before setting the final target. Before the Plan is examined it is also likely that 2018 based ONS Household Projections will be published and the Council will wish to consider these alongside the results of the Draft Plan consultation, and any further evidence which may be published, before reaching a decision on the final housing target to be included in the Plan.

Table 1 – Summary approach to setting the draft housing target.

Stage	Description
Stage 1	Establish the number of dwellings(households) predicted to be required in the District.
Stage 2	Apply an affordability uplift required by the standard national housing need methodology.
Stage 3	Apply a cap if the uplift results in an increase of more than 40%. No cap is applied in North Norfolk.
Stage 4	Consider if further adjustment to OAN is required to take account of a range of local evidence.

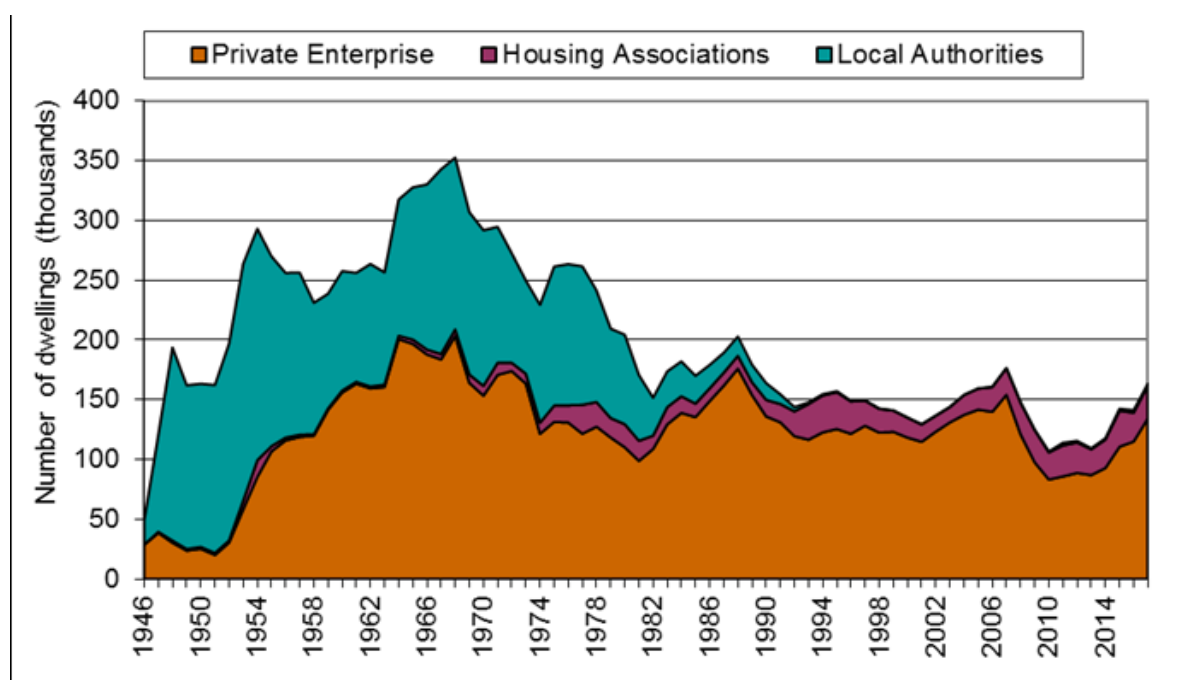
2.14 In the rest of this paper we explain each of the four stages in more detail and in the final section provide information in relation to the expected sources of housing supply over the plan period.

⁶ Windfall developments are usually small scale development proposals such as infill developments, re-development of previously developed land, changes of use and building conversions.

3. Stage 1 – Establishing the demographic starting point

3.1 Central governments stated ambition is to deliver 300,000 homes per year by the early 2020s. Achieving this will require a step change in the quantity of new homes being built in the country.

Figure 1 – Number of recorded new dwelling completions in England



Source: MHCLG National Statistics

3.2 The National Planning Policy Framework 2018 (para's 59-60) states that local authorities are expected to plan for the delivery of *sufficient* homes. To achieve this the NPPF requires that each planning authority produces a Plan which will provided for all of the homes which are likely to be required over the specified plan period (2016-2036). The total number of dwellings required is referred to as Objectively Assessed Need, or OAN, and represents both the demand and need for all types of new dwellings including affordable homes, homes for the gypsy and traveller community, students and other types of permanently occupied dwellings. Government policy is clear that addressing OAN should be regarded as a *minimum* requirement and Local Authorities may set higher housing targets if there are sound local reasons for doing so.

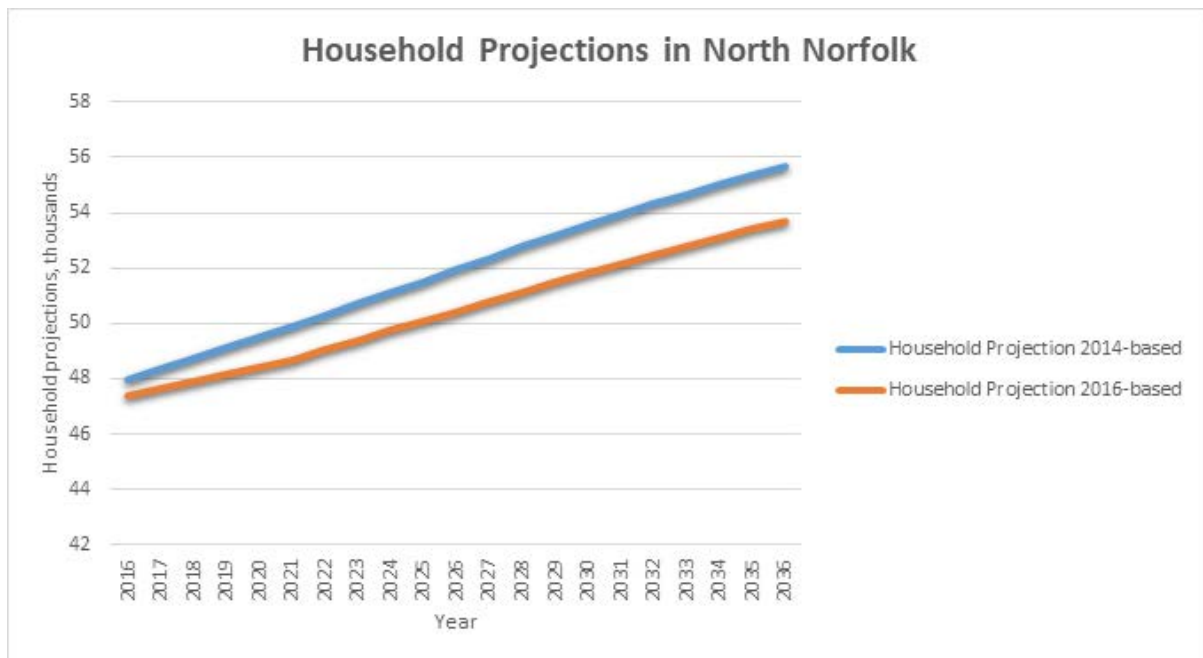
3.3 The NPPF requires that the starting point for housing needs assessment is the nationally produced population and household projections which are published by the Office of National Statistics (ONS) on a bi annual basis. These projections provide figures for each local authority area and carry forward previous trends in household growth to provide an indication of how many new households might form in an area if those trends were to continue. These trends should not be treated as a proxy for the number of dwellings which should be planned for, as previous trends may not continue. Nevertheless they are regarded

by government as the first key stage in deriving local targets. They take into account many local variables including birth rates, death rates, fertility rates, migration trends, the age profile of the population, and household sizes to project how the population is likely to grow and how households will form in the future.

3.4 Currently, the national standard methodology requires the use of the 2014 based Household Projections as these are the most consistent with central governments objective to deliver 300,000 homes per year. Demographic growth projections over the next ten years, commencing in 2018, are the first input into the standard methodology.

3.5 For North Norfolk household growth between 2018 and 2028 is projected to be an average of **402** households per year derived from the 2014 based National Household Projections.

Figure 2 – Recent ONS National Projections of household growth in North Norfolk.



4. Stage 2 – Applying an ‘Affordability’ Uplift

4.1 In Stage 2 of the standard methodology the results of Stage 1 are adjusted to take account of the local affordability of homes. The way that this adjustment is applied is prescribed in the standard approach as follows:

- a) Use the most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level. In this paper we have used the 2018 based affordability ratios.
- b) For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. Where an adjustment is to be made, the precise formula is:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

4.2 In North Norfolk this equation produces an adjustment factor of 0.35 and an OAN requirement of **543** dwellings per annum as follows:

Figure 3 – Applying an Affordability adjustment

Latest published affordability ratio is 9.6 – 4 = 5.6

5.6 divided by 4 = 1.4

1.4 multiplied by 0.25 = 0.35

402 Dwellings (Stage 1 household growth) X 0.35 (Stage 2 adjustment factor) = **543**

Note – The publication of new affordability ratio's by ONS in early 2019 increased housing need by a further 10 dwellings to 553 per annum

5. Stage 3 - Applying a Cap

5.1 The standard methodology indicates that a cap on OAN may only be considered where the results of Stage 2 produce more than a 40% increase in the Stage 1 result. In the case of North Norfolk this increase is 35%, so no cap is applied. The current OAN requirement is therefore 543 dwellings per annum.

6. Stage 4 - Setting a Draft Housing Target

6.1 The purpose of setting a housing target in the Local Plan is to ensure that enough homes are built to meet projected needs. Stage 1 of the standard methodology produces an indication of the likely number of homes that will be required if previous trends in household formation continue. The uplift which is applied at Stage 2 of the methodology is intended to help address issues of local dwelling affordability together with concerns that household formation rates may have been previously suppressed by an absence of suitable housing supply. The main reason for the introduction of a standard national approach was to reduce the need for subsequent local adjustment

of the results. Even so, it is important to 'sense check' the results of the methodology and consider if OAN represents a sensible starting point to determine a housing target for the Plan. In this regard the Council has considered the following factors:

- The needs arising in the wider housing market area and how these are being addressed by adjacent authorities.
- The local impacts of second home ownership rates on the availability of homes
- The need for affordable housing.
- The housing needs of the expected workforce.
- The impacts of growth on the District and whether the requirement can be addressed in a sustainable way.
- The deliverability of the requirement.

6.2 In respect of some of these considerations the case, or otherwise, for any further increase in the housing target above OAN should be considered in the context of the 35% addition already made to Projected Household formation rates in Stage 2 of the standard methodology. This addition, although expressly made as a measure to help address dwelling affordability, produces a requirement for more homes than population projections alone would indicate are necessary. This uplift will not only serve to help address the delivery of affordable homes but will also address other requirements. For example, an upward adjustment made to assist with dwelling affordability will also serve to address the potential needs of a growing workforce (if the workforce was expected to grow at a rate faster than trend) and also help to mitigate the impacts of second home ownership in the District. Because the uplift made at Stage 2 of the calculation is very large, and increases the demographic based requirement by 35%, **the Council has concluded that there is no need, or justification, for making multiple further upward adjustments to the housing target beyond that already made as part of the standard methodology.**

Duty to Co-operate – The Wider Housing Market Area.

6.3 Prior to adoption of the standard national methodology which produces need figures based on the administrative boundaries of District Councils, housing needs assessments were produced for larger Housing Market Areas (HMAs). North Norfolk is part of a large defined HMA comprising the District and much of Broadland, South Norfolk, and Norwich City Council areas. This Central Norfolk Housing Market Area is one of three such defined areas covering the County of Norfolk, the remainder being covered by Kings Lynn and West Norfolk, and Yarmouth and Waveney HMAs for which separate assessments have been completed.

6.4 A Central Norfolk Strategic Housing Market Assessment was commissioned jointly by the partner Authorities and published in 2017 as part of the Duty to Co-operate. This identified the housing needs for the entire HMA as well as for separate geographies within the HMA, including for each of the constituent planning authority areas. It identified the housing need (OAN) for each Planning Authority area making appropriate adjustments to Household Projections to take account of a range of local considerations including migration patterns, affordable housing need, jobs growth

forecasts, and second homes rates. As with the standard methodology it is based on the 2014 National Household Projections. For North Norfolk the Assessment produces housing need figures of around **410** dwellings per year inclusive of an affordability uplift.

6.5 All Authorities in the County have reviewed the local impacts of the new national standard methodology and are currently producing Local Plans to address their own identified needs (a joint Plan is being prepared by Norwich, South Norfolk and Broadland District Council's for the Greater Norwich Area). A Norfolk Strategic Planning Framework and Statement of Common Ground has been prepared in which agreements have been reached committing the Authorities to at least address their own needs. Whilst further reviews of the standard methodology (pending) may change this position, it is not currently expected that North Norfolk's Local Plan will need to address housing requirements arising from elsewhere, or vis versa.

6.6 The central Norfolk Authorities are likely to update this Strategic Housing Market Assessment during 2019 and North Norfolk will wish to consider the results of this revised assessment, if it is available, before setting a final housing target in the Plan.

The impact of second home ownership rates on the Housing Target

6.7 The result of applying the three stage standard methodology is to produce a figure which represents the objectively assessed need for new permanently occupied homes, namely, a minimum of 543 net new dwellings per annum. However, a proportion of the existing housing stock, and in all likelihood, some of the new homes that are built, are either recorded as long term vacant (empty for more than six consecutive months) or are used as second or holiday homes. This means they are not available as permanently occupied dwellings and as a result do not contribute towards addressing the need for permanently occupied homes.

6.8 At any given time, between 8% and 11% of dwellings in North Norfolk are not available as permanent dwellings, although this figure is much higher in many of the coastal communities between Sheringham and Wells. Consequently, it is necessary to consider if it is desirable to increase the housing target upwards to account for this. The Council has concluded that given the 35% increase added in Stage 2 of the standard methodology, which is much greater than the 11% figure, it is not necessary to make a further upwards adjustment to account for this factor.

The local need for affordable homes

6.9 The Council considers that the draft target should be sufficient to make a meaningful contribution towards addressing the need for affordable homes in the District. The need for affordable homes is established in a separate process from establishing overall need and is a composite part of the overall total. This is explained in more detail in the Strategic Housing Market Assessment 2017. There is a direct relationship between the overall housing target and the quantity of affordable homes which it is realistic to expect to be delivered. This is because

affordable housing policy requirements, and hence the rate of delivery, are expressed as a proportion of the total number of dwellings built on qualifying sites. For example, in the Draft Plan we propose that in the west of the District a scheme of 150 dwellings would be required to deliver 35% affordable homes. Such a scheme could reasonably be expected to deliver 53 affordable dwellings (150 x 35% = 53).

6.10 The Council has profiled the likely affordable housing delivery arising as a result of the policies in the Draft Plan. This shows that based on the proposed distribution of development, the size of sites and which sites would be expected to provide affordable dwellings, and making a reasonable allowance for the delivery on rural exceptions and windfall developments, the Council can expect the strategy to deliver approximately 2,325 affordable dwellings over the Plan period.

Table 2 – Potential Affordable Housing Delivery

Source of Affordable Dwellings	Methodology	Number of affordable homes
Estimated affordable housing yield on proposed allocation sites in Affordable Housing Zone 1 (west of District)	Calculated at 35% of all dwellings on qualifying sites in accordance with Policy HO1	1,200
Estimated affordable housing yield on proposed allocation sites in Affordable Housing Zone 2 (east of District)	Calculated at 15% of all dwellings on qualifying sites in accordance with Policy HO1	700
Allowance for affordable homes on rural exceptions developments and windfalls	Allowance made of just 25 per year for remainder of plan period. (17 years). Actual delivery expected to be higher.	425
Total		2,325

6.11 As the Local Plan housing strategy will provide for a significant proportion of affordable homes the delivery of which will address the assessed needs for such accommodation there is no need to adjust the housing target.

The housing needs of the projected workforce

6.12 Prior to the introduction of the standard methodology it was often the case that Local Authorities would make upward adjustments to housing targets to ensure that there were sufficient homes in an area to accommodate a growing workforce. Failure to make such adjustments risked constraining jobs growth, or increasing commuting distances, as a consequence of insufficient homes being built locally. This would be particularly the case where authorities include jobs growth targets in Local Plans where target rates of job creation exceed ‘business as usual’; as business as usual growth would already be adequately reflected in the trend based national household projections.

6.13 Whilst the population of the District is projected to grow over the Plan period this growth will mainly be as a consequence of inward migration of those seeking to retire to the area. Whilst the policies of the Draft Local Plan aim to strengthen and broaden the local economy the Plan does not set a specific jobs growth target, and forecasts indicate that economic activity rates are likely to remain broadly constant. Consequently, there is no evidence which would suggest that the number of homes planned for the District is likely to hold back economic growth.

Deliverability

6.14 The Council is concerned about the deliverability of higher targets particularly when these are expressed as an annual average requirement. This approach fails to take account of the wide range of factors which influence the delivery of new homes. For example, in 2012 there was a large supply of suitable and consented development sites and the annual requirement for new dwellings was 400. Despite the availability of land, only 178 dwellings were completed in that year, and the target was missed in a number of the subsequent years mainly as a consequence of the economic down turn. Hence, for reasons almost entirely outside of the influence of the local authority, completion targets were not achieved.

6.15 Hitting the suggested draft target in the new Plan will require the consistent delivery of around 550 dwellings per annum. This figure has rarely been achieved in North Norfolk, including at times when land supply has not been constrained. The Council will not wish to set a target which is unlikely to be delivered and will consider this issue further before publishing a final Plan.

7 Sources of housing supply over the plan period

7.1 The housing development that is required over the twenty-year Plan period will be delivered from a number of different sources. These sources include homes which have already been built, homes which are currently under construction and with planning permission on the date of Plan adoption (commitment), development on the newly allocated development sites included in the Plan, and finally, an allowance for windfall developments over the remaining years of the plan period. These sources are identified, and separately accounted for, in Policy HOU1 of the Draft Plan.

7.2 The remainder of this paper explains the expected contribution from each of these sources in further detail. Further evidence about the rates of housing delivery in the District and the various sources of supply can be found in Five Year Land Supply Statements and Annual Monitoring reports which are published by the Authority on a regular basis.

Built Development

7.3 The housing target included in the Draft Plan relates to the entire plan period between 2016 and 2036. This means that when the Plan is likely to be adopted in 2020, four years of the period covered by it will have elapsed and a proportion of the required development over the period will already have been built.

7.4 Draft Housing Policy HOU1 separately accounts for the different source of housing supply. In relation to planning permissions and under constructions (commitment) and dwellings already built we have used the latest available figures to January 2019. These show that approximately 1,300 of the required dwellings have been built and a further 2,500 already have planning permission of which around half are located on larger sites where development is underway.

7.5 Each year the Council produces a Five Year Land Supply Statement. These statements provide information on the expected rate of dwelling completions over the next five years from the date of publication and document how many dwelling completions there were in earlier years. This evidence indicates that in the period 31st March 2016 to the 1st of April 2020 (the earliest date on which the Plan is likely to be adopted) some **2,061** dwellings will have been built.

Table 3. Number of dwellings likely to be built between 2016 and 2020 in North Norfolk.

	Built 2016-2017	Built 2017-2018	Projected completions 2018-19	Projected completions 2019-20	Totals 2016-2020
Number of dwellings	442	553	406	660	2,061

Commitment

7.6 On the date of Plan adoption there will be a number of dwellings which are under construction and others which will have planning permission but where development is yet to commence. The number of dwellings in this category varies from one year to the next dependent upon build out rates and numbers of permissions granted. It is highly likely that by 2020 the large urban extension in the current Local Plan at Fakenham (900 dwellings) will have planning permission. The Council estimates that around **1,500** dwellings could have planning permission in early 2020 inclusive of those which will already be under construction.

Windfall Allowance

7.7 In a large rural District such as North Norfolk a significant proportion of all new housing development is delivered on windfall sites. These are sites which are not formally allocated in the Local Plan but can nevertheless come forwards via adopted policies. This would include small scale infills within adopted development boundaries, dwellings provided via the conversion, change of use and intensification of use of existing buildings including barn conversions and dwelling subdivisions, and dwellings delivered on rural exceptions sites as part of the Councils affordable housing strategy.

7.8 The published Five Year Land Supply Statements include detailed assessments of the likely contribution that windfall development can be expected to make and conclude that around 135 dwellings per year (about 50% of historical rates) could be delivered.

7.9 The Council therefore concludes that this source could provide a further **2,295** dwellings in the 17 years remaining in the plan period.

New Allocations

7.10 The remainder of the requirement is provided for on the draft allocations included in the Local Plan (Parts 1 and 2). The Council proposes that approximately **4,690** dwellings will be provided on the allocated sites over the remainder of the plan period to 2036.

Table 4. Sources of Housing Supply 2016-2036

Source	Built	Commitment	Windfalls	Allocations	Totals
Number of dwellings	2,061	1,500- 2,000	2,160	4,500-5,000	10,176 -11,200

Appendix A

Chapter 1 Housing Targets for Market & Affordable Homes

The Council will aim to deliver between **10,500 and 11,000** new homes over the plan period 2016-2036. A minimum of **2,000** of these will be provided as affordable dwellings. To achieve this

	Settlement	Dwellings With Planning Permission at January 2019	Dwelling Completions (01/04/16 - 30/01/19)	Proposed New Allocations	Total Growth (2016 - 2036)
Large Growth Towns	North Walsham	218	222	2,150	2,590
	Fakenham	1,163 Inclusive of approx 900 dwellings on the Trinity College site at Fakenham (decision on planning application pending).	129	680	1,972
	Cromer	244	73	592	909
Small Growth Towns	Holt	411	85	327	823
	Sheringham	255	89	135	479
	Stalham	73	80	150	303
	Wells-next-the-Sea	31	79	80	190
	Hoveton	31	2	150	183
Large Growth Villages	Briston & Melton Constable	113	28	80	221
	Mundesley	46	21	50	117
	Blakeney	5	19	30	54
	Ludham	9	1	40	50
Small Growth Villages	Villages named in Policy SD3	276	189	400 Suitable sites to be identified in a Part 2 Plan.	865
Remainder of District	All remaining settlements and countryside	377	183	0	560
Windfall Development 2019-2036 across entire District					2,295
TOTALS		3,252	1,200	4,864	11,611
Total Projected Housing Growth 2016 - 2036					

specific development sites suitable for not less than **4,500** new dwellings will be identified for development as follows: