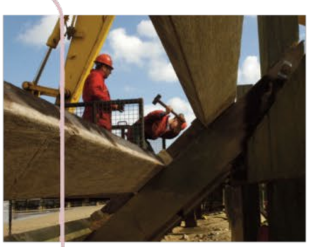
NORTH NORFOLK

# Local Development Framework

# Monitoring Report 2021-2022



**Covering the period 1 April 2021 to 31 March 2022**

Annual Monitoring Report

Nov 2022

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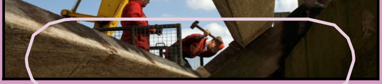

# 1 Introduction

## 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 2021 - 31 March 2022**, compares this to previous years and presents information on the progress of the development of the emerging Local Plan (2016- 2036). It also includes information used in the development of the emerging Local Plan. The content allows the Council and others to monitor the progress that is being made in meeting a range of targets and test the effectiveness of policies contained in the adopted Core Strategy.

1.2 Monitoring progress of adopted and emerging planning policies, and the performance of these policies is critical to the process of "plan, monitor, review" which underpins the existing Local Development Framework and which is helping to inform the new Local Plan. It ensures the early identification of issues and provides a clear mechanism for checking that targets have been 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.

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## 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 is working on a replacement single Local Plan which will run for the period 2016 and 2036. The Proposed Submission Version of the New Local Plan, Regulation 19 consultation took place in January/ February 2022. This followed the considering of sites brought forward through the 'call for sites' process and commissioning evidence. As part of evidence gathering the council in partnership with adjoining authorities commissioned Opinion Research Services, (ORS) to produce a Strategic Housing Market Assessment (SHMA) in order to identify a functional Housing Market Area and provide an objectively assessed need (OAN) for North Norfolk. Since then, the publication of the National Planning Policy Framework requires a new approach to establishing a housing need. The new approach (the national standard methodology) would resulted in an increase in the future requirement from a current average of 409 dwellings per year identified in the Central Norfolk Strategic Housing Market Assessment 2017 to an annual baseline requirement to deliver 553[1] net additional dwellings.

1.7 In 2019 the Council commissioned Opinion Research Services to undertake a partial review of the 2017 SHMA. In light of this evidence, the Council resolved not to follow the national standard methodology when assessing local need for new homes but instead to base its assessment of future needs on the 2016-based projections (rather than the 2014 based Projections required by the standard methodology). As a result of this the requirement is now to deliver **479** net additional dwellings per year.

1.8 More information on Local Plan preparation is contained in the Local Development Scheme or alternatively more information can be found at www.north-norfolk.gov.uk/localplan.

1.9 During the year commencing April 2021 to March 2022, 516 dwellings were completed in the District. Completion rates in each of the preceding four years 2016 -21 exceeded the requirement for dwellings identified in the most up to date evidence (SHMA). Since April 2016, the base year for the proposed new Local Plan, some 2,938 additional dwellings have been delivered in North Norfolk, of which 2,266 were new builds.

1.10 Increasing the supply of affordable housing continues to remain a key priority for the Council.

1.11 North Norfolk District Council's Housing Delivery Incentive Scheme was revised and then published in June 2017 after being first introduced in September 2013. The scheme was designed to speed up the delivery of approved housing development, as well as a response to difficult economic conditions. The revised scheme considered:

- The gap between the number of dwellings required and those being built;
- The abolition of the national Code for Sustainable Homes and replaced its building standards with enhanced Building Regulation requirements which apply to all new dwellings;
- Recovery of the Market where many of the national house builders reported improved profit margins;
- The publication of a new Housing White Paper which includes some provisions which would further assist with scheme viability

1.12 In the period 2016/17: 1159 planning permissions were granted for dwellings, 649 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 220 affordable dwellings, formed part of the total.

[1] Based on 2014 National Household Projections with 2019 based affordability ratio uplift

In the period 2017/18: 571 planning permissions were granted for dwellings, 86 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 85 affordable dwellings, formed part of the total.

In the period 2018/19: 484 planning permissions were granted for dwellings, 108 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 69 affordable dwellings, formed part of the total.

In the period 2019/20: 301 planning permissions were granted for dwellings, 62 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 20 affordable dwellings, formed part of the total.

In the period 2020/21: 1059 planning permissions were granted for dwellings, 995 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 172 affordable dwellings, formed part of the total.

It would seem that 2020/21 has delivered a very large number of permissions for dwellings across the board, however the downward trend would have continued had it not been for the permission for 950 dwellings in Fakenham.

In the period 2021/22: 535 planning permissions were granted for dwellings, 109 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 64 affordable dwellings, formed part of the total.

1.13 The new Local Plan proposes allocations for residential development suitable for 4,764 dwellings, 2,422 dwellings were completed for the period 1st April 2016 – 31st March 2021, and an additional 516 in the period 2021/22, giving a total of 2938 over the period 2016 to 2022. There were a further 2,452 dwellings with permissions at 31st March 2022.



# 2 Housing

## Housing: Objectives & Targets

**Core Strategy Aim: to address the housing needs of the whole community**

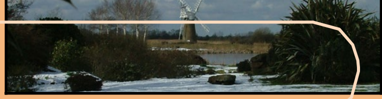
- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.



## Targets

| Measure | 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | 2020/2021 | 2021/2022 | Notes |
|---|---|---|---|---|---|---|---|
| To ensure that over a period of 5 years an average of 420 dwellings are provided each year | 442<br>5 Year Average - 410 | 546<br>5 Year Average - 471 | 534<br>5 Year Average - 501 | 419<br>5 Year Average - 484 | 481<br>5 Year Average - 484 | 516<br>5 Year Average - 499 | 516 Completed, 36 lost, net 480 dwellings. Over the last 5 years, on average, 499 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% | A total of 332 new dwellings were completed, 237 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% | 79 of the total of 332 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. | Of the total 237 new dwellings completed in towns, 58 were on developments with a net density of 40 dph. A total 95 new dwellings completed elsewhere, 6 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 | 36 Affordable homes, Affordable Rent and Shared Equity were completed in the period 2021/22 |
| To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation | 81% | 77% | 78% | 73% | 74% | 61% | Of the 36 affordable dwellings completed in 2021/22, 22 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 | Developments in towns granted permission with more than 10 dwellings:<br>Full planning permission for 36 and 52 dwellings in Holt were granted, which included 23 affordable dwellings, during 2021/22. |
| 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 | Developments in villages granted permission with more than 2 dwellings:<br>Planning Permission for 36 affordable homes on four sites in rest of the district, was granted during 2021/22. |
| To maximise the number of rural exceptions schemes permitted | 0 Completed | 2 Completed<br>1 Permitted | 3 Completed<br>2 Permitted | 4 Completed<br>1 Permitted | 2 Completed | N/A | Completed Exceptions Schemes 2016-2022: (Total AH)); Binham (14); Bodham (10); Briston (12): Edgefield (12); Erpingham (14); Knapton (14); Roughton (12); Ryburgh (5); Trunch (18) & Upper Sheringham (8). |
| To ensure that at least 40% of new dwellings built have two bedrooms or less | Unknown | 44% | 49% | 51% | 61% | 42% | There were 140 dwellings with 2 or less bedrooms out of 332 new dwellings completed. |
| To provide two short stay stopping places for Gypsies and Travellers by 2009 | Achieved | Achieved | Achieved | Achieved | Achieved | Achieved | Holt Road, Cromer, on land next to the District Council offices.<br>South of the A148 Holt Road to the north-east of Fakenham, 300 meters east of the Clipbush Lane/Fakenham bypass roundabout |

**Table 2.0 – Targets; Measures, Performance**





## Housing Permissions

2.1 This section sets out the position in terms of new housing in the District over the period of **1 April 2021 to 31 March 2022**. It looks at the amount of permissions granted, the number of dwellings completed, the Five Year 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 2021/22 Parish | Ref. | Total | Affordable | % of Affordable Housing | No. of AH Potential | Permission Date | Notes | Location |
|---|---|---|---|---|---|---|---|---|
| **Hindringham** | PF/20/1345 | 11 | 7 | 63.6% | 7 | 20/12/2021 | Broadland Development Services | Land South Of Wells Road |
| **Holt** | **H12** PF/17/1803 | 52 | 23 | 44.2% | 26 | 02/06/2021 | Developer Contribution | Residential development Land off Hempstead Road |
| **Ludham** | **LUD01** PF/19/0991 | 12 | 3 | 25.0% | 6 | 25/02/2022 | | Land South of School Road |
| **Northrepps** | PF/20/1781 | 19 | 10 | 52.6% | 10 | 01/03/2022 | Broadland Development Services | Residential Development Land North Of Broadgate Close |
| **Sheringham** | PF/20/2483 | 13 | 5 | 38.5% | 6 | 22/09/2021 | | St Nicholas Nursing Home 1-3 St Nicholas Place |
| **Walcott** | PF/20/1582 | 18 | 16 | 88.9% | 9 | 14/02/2022 | Exceptions Site | Residential Development Land off Ostend Road |
| **Total** | | **125** | **64** | **17.8%** | **64** | | | |

**2021/22 Planning permissions granted for affordable housing**

2.2 At 31 March 2022 the dwelling stock in North Norfolk was approximately 55,830.
https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2022

2.3 The table below shows the total number of dwellings that were permitted each year in the district over the past five years:

| Year | Number of dwellings permitted |
|---|---|
| 2021/22 | 536 |
| 2020/21 | 1153 |
| 2019/20 | 301 |
| 2018/19 | 484 |
| 2017/18 | 572 |
| 2016/17 | 1055 |

**Table 2.5 Number of dwellings permitted Source: NNDC monitoring data).**





2.4 The number of permissions continue to fall, however new permission on allocations in Fakenham has increased the supply this year (2021/22). The table below shows a breakdown for the types of dwelling that were granted.

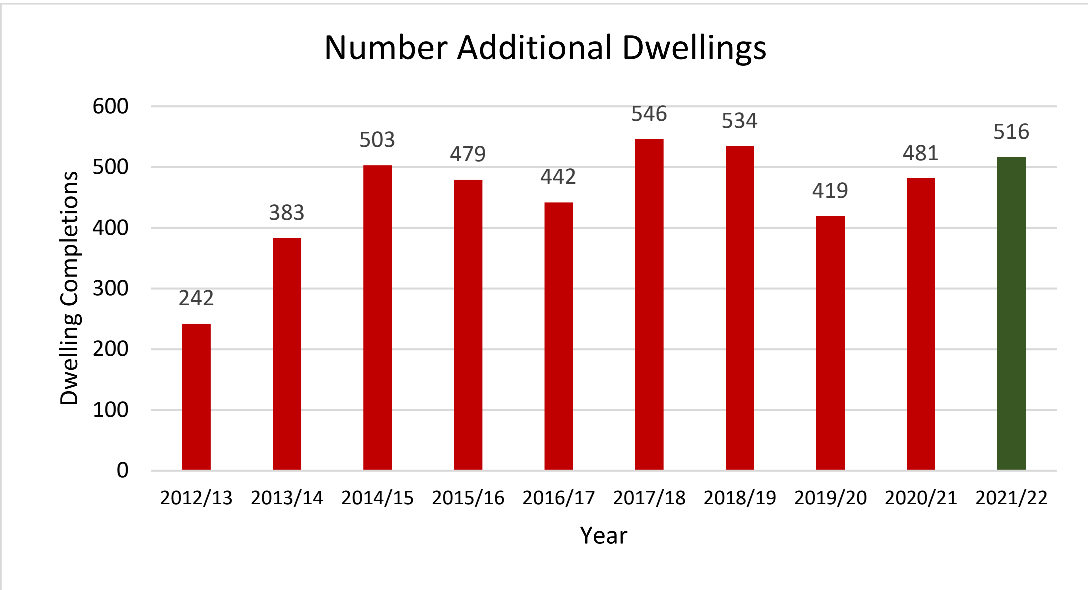
| Permissions 2021/22 | No. of Dwellings |
|---|---|
| Outline Permissions | 133 |
| Barn Conversions | 47 |
| Change of Use | 83 |
| Conversions | 12 |
| New Dwellings | 385 |
| Garden Plots (included in New Build) | 16 |
| Cert. Lawfulness | 0 |
| Removal of Condition | 9 |
| **Permissions Total 2018/19** | **536** |

**Table 2.6a Type & Number of dwellings permitted 2021/22 (Source: NNDC monitoring data).**

2.5 Prior to 2015, planning permission allowed 5 years for a scheme to commence and the relevant permission to be implemented. However, this was changed to a period of 3 years from March 2015. Once started, there is no time limit for completions. Therefore, there is no certainty on when the permissions granted may come forward, and generally more than 10% of permissions never get built. The Interim Statement: Five Year Supply of Housing Land & Housing Trajectory (2022) looks at all sites with planning permission for 10 or more dwellings and site allocations and estimates that **2234** dwellings are likely to come forward in the next 5 years.

## Additional Dwellings

2.6 There were **516** dwelling completions in North Norfolk during 2021/22 higher than the 481 in 2020/21. The annual average number of additional dwellings during 2016 to 2021 is 490. The graph below shows the additional dwellings completions by year.




**Graph 2.6 Total dwelling completions by year since 2012 (Source: North Norfolk District Council, 2022)**

2.7 In 2021/22 there was an increase in the delivery of dwelling completions from the previous year. The average delivery over the last five years has remained consistent. The graph below shows how the granting of permissions directly translates into the delivery of dwelling completions.


2.8 The table below shows how many of the new dwellings provided, over the last six years, were new build, 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 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (No.) | (%) | (No.) | (%) | (No.) | (%) | (No.) | (%) | (No.) | (%) | (No.) | (%) |
| New build | 305 | 69% | 423 | 77% | 449 | 84% | 332 | 79% | 425 | 88% | 332 | 64% |
| Conversions | 91 | 21% | 61 | 11% | 44 | 8% | 39 | 9% | 30 | 6% | 92 | 18% |
| Change of use (Removal/variation of conditions) | 46 | 10% | 62 | 11% | 41 | 8% | 48 | 11% | 26 | 5% | 92 | 18% |
| **Total** | **442** | | **546** | | **534** | | **419** | | **481** | | **516** | |

**Table 2.10 Break-down of dwelling completions by type (Source: North Norfolk District Council, 2022)**

| Bedrooms on Completions Financial Year 20/21 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Flats | | House | | | | | | Total |
| | 1 Bed | 2 Bed | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | Unknown | Units |
| **Totals** | **56** | **67** | **24** | **107** | **141** | **88** | **20** | **13** | **516** |

**Table 2.10a Break-down of dwelling completions by bedrooms. (Source: North Norfolk District Council, 2021)**

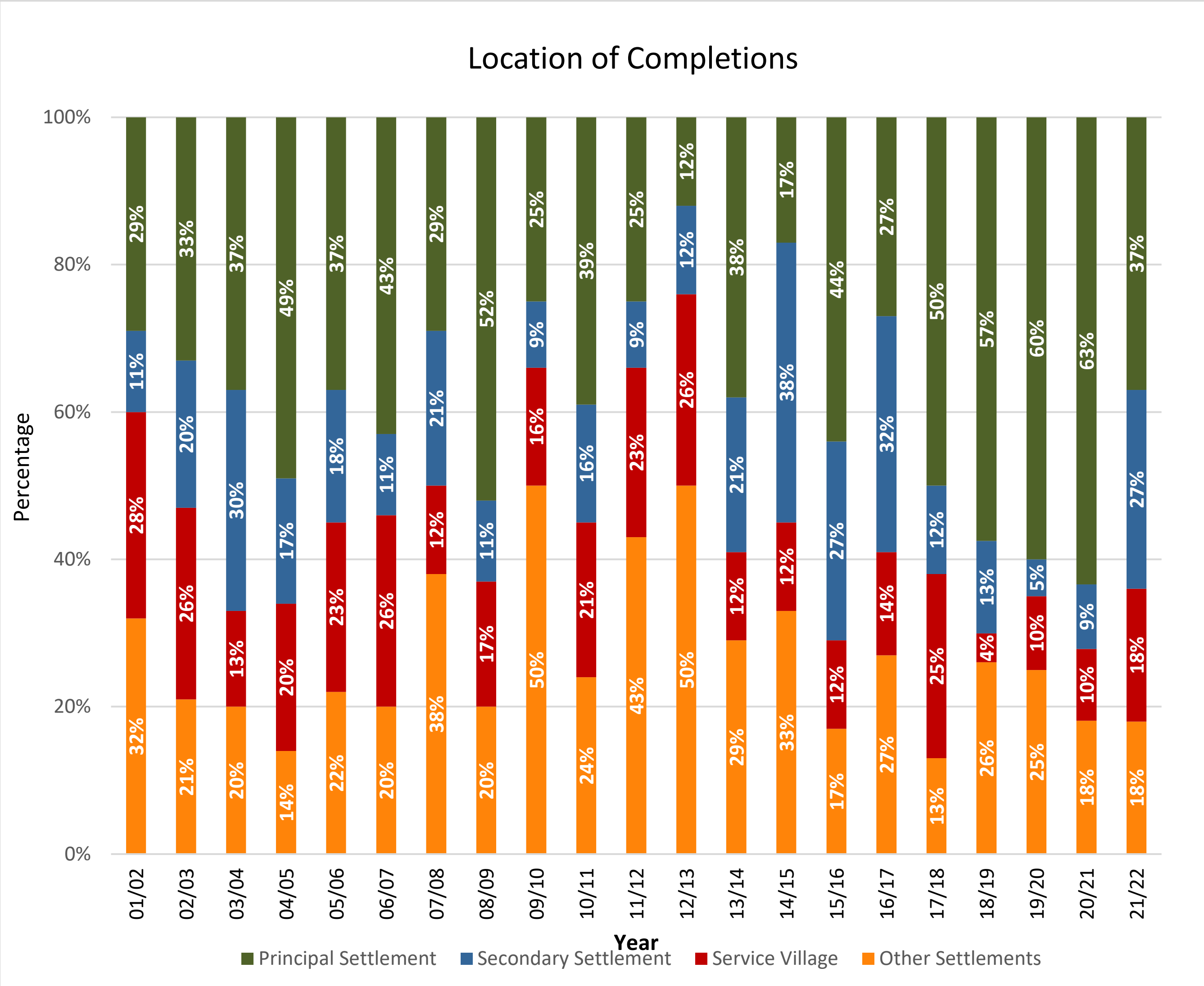




2.9 The following table shows dwelling completions by ward and indicates the general location of development, while Graph 2.09 Location of dwelling completions' shows the distribution between service villages, principal settlements, secondary settlements and other settlements. The Core Strategy seeks 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 village 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 | 20/21 |
|---|---|---|---|---|---|---|---|---|---|---|
| Astley | 7 | 14 | 8 | 3 | 9 | 2 | 5 | 5 | 5 | 8 |
| Briston | 17 | 14 | 8 | 22 | 5 | 8 | 12 | 3 | 16 | 9 |
| Chaucer | 4 | 2 | 0 | 0 | 11 | 2 | 0 | 4 | 2 | 8 |
| Corpusty | 2 | 1 | 8 | 7 | 11 | 2 | 27 | 1 | 26 | 7 |
| Cromer | 10 | 30 | 38 | 157 | 41 | 25 | 25 | 46 | 14 | 53 |
| Erpingham | 1 | 0 | 2 | 4 | 2 | 0 | 4 | 28 | 3 | 2 |
| Gaunt | 3 | 2 | 11 | 1 | 4 | 19 | 3 | 9 | 17 | 6 |
| Glaven Valley | 11 | 15 | 32 | 3 | 8 | 14 | 3 | 4 | 2 | 23 |
| Happisburgh | 1 | 4 | 12 | 5 | 5 | 0 | 5 | 4 | 10 | 6 |
| High Heath | 4 | 4 | 11 | 12 | 1 | 1 | 2 | 11 | 2 | 3 |
| Holt | 3 | 1 | 22 | 1 | 7 | 55 | 99 | 91 | 75 | 89 |
| Hoveton | 0 | 52 | 67 | 4 | 1 | 0 | 1 | 4 | 3 | 25 |
| Lancaster | 4 | 31 | 15 | 12 | 26 | 58 | 99 | 11 | 141 | 29 |
| Mundesley | 9 | 1 | 10 | 6 | 18 | 48 | 25 | 17 | 3 | 9 |
| North Walsham | 11 | 82 | 12 | 42 | 47 | 139 | 84 | 104 | 75 | 22 |
| Poppyland | 4 | 44 | 20 | 14 | 32 | 31 | 17 | 0 | 3 | 3 |
| Priory | 9 | 14 | 69 | 41 | 61 | 30 | 18 | 22 | 14 | 13 |
| Roughton | 16 | 5 | 3 | 12 | 12 | 30 | 3 | 6 | 5 | 19 |
| Scottow | 10 | 2 | 1 | 7 | 1 | 1 | 0 | 5 | 2 | 9 |
| Sheringham | 7 | 9 | 33 | 10 | 20 | 32 | 57 | 14 | 18 | 68 |
| St. Benet | 5 | 1 | 1 | 3 | 1 | 1 | 1 | 3 | 3 | 4 |
| Stalham & Sutton | 19 | 11 | 44 | 74 | 61 | 17 | 7 | 7 | 13 | 41 |
| The Raynhams | 56 | 18 | 26 | 0 | 22 | 18 | 9 | 2 | 1 | 7 |
| The Runtons | 2 | 4 | 20 | 2 | 1 | 1 | 3 | 1 | 3 | 7 |
| Walsingham | 6 | 4 | 3 | 6 | 8 | 0 | 0 | 7 | 3 | 6 |
| Waterside | 12 | 2 | 6 | 7 | 5 | 5 | 5 | 1 | 8 | 9 |
| Waxham | 2 | 7 | 6 | 7 | 0 | 3 | 4 | 3 | 2 | 3 |
| Wensum | 1 | 3 | 4 | 8 | 14 | 1 | 12 | 5 | 9 | 18 |
| Worstead | 6 | 6 | 11 | 9 | 8 | 3 | 4 | 1 | 3 | 10 |
| **TOTAL** | **242** | **383** | **503** | **479** | **442** | **546** | **534** | **419** | **481** | **516** |

**Table 2.09 New Dwelling Completions 2012/13 to 2020/22 (Source: North Norfolk District Council, 2022)**




**Graph 2.0 Location of dwelling completions** **(Source: North Norfolk District Council, 2022)**



## Housing Trajectory

2.10 In 2011 the Council adopted a Site Allocations Development Plan which allocated land for an additional 3,400 dwellings. The New Local Plan continues with the allocation of sites so that planned development can take place. The number of dwellings planned for are arrived through the identification of need within the District, to cater for the growing population, Government requirements and ensure that there is adequate 5 year supply of housing land, over the plan period.

2.11 The government had announced that it would substantially ease the set of housing delivery test results by subtracting four months from councils' housing requirement figures for 2020/21 - a third of the entire year - due to the "disruption" caused to homebuilding by the Covid-19 pandemic. This has led to completion rates in each of the preceding three years being in parity with the requirement for new dwellings as identified in the national Housing Delivery Test (HDT) with the result that the District delivered **100%** of its housing requirement over the period.

| Number of homes required | | | Total number of homes required | Number of homes delivered | | | Total number of homes delivered | Housing Delivery Test: 2021 measurement | Housing Delivery Test: 2021 consequence |
|---|---|---|---|---|---|---|---|---|---|
| 2018-19 | 2019-20 | 2020-21 | | 2018-19 | 2019-20 | 2020-21 | | | |
| 543 | 506 | 368 | 1416 | 533 | 412 | 469 | 1415 | 100% | None |

**Housing Delivery Test: 2021 measurement (Source: Housing Delivery Test: 2021 measurement - GOV.UK (www.gov.uk)**

2.12 In 2018 government indicated that a new approach should be taken to the way in which future housing requirements are assessed. Where a Local Plan is more than five years old, as is the case with the North Norfolk Core Strategy, this new approach is based on the 2014 National Household Projections with a single standardised adjustment to these to take account of local evidence in relation to the affordability of homes. The standard national methodology results in an increase in the future requirement from a current average of 409 dwellings per year identified in the Central Norfolk Strategic Housing Market Assessment 2017, to an annual baseline requirement to deliver 553[2] net additional dwellings.

2.13 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. More recently a further slowing of expected growth rates is projected in the latest 2018 based Sub National Population Projections. However, the standard methodology continues to rely on the 2014 Household Projections and the higher growth forecasts contained within them.

2.14 In June 2019 the Council commissioned Opinion Research Services (ORS) to undertake a partial review of the Strategic Housing Market Assessment (SHMA). This review was focused on establishing the future need for homes in the District and in particular

[2] Based on 2014 National Household Projections with 2019 based affordability ratio uplift

considered if the 2014-based National Household Projections represented a robust starting point for assessing future requirements. The 2014 Projections had previously been accepted as being flawed and shown to overestimate the requirement for new homes in the District. The revised SHMA (2019) concludes that the 2014 Projections overestimate housing requirements by a significant amount and in light of this the Council has resolved that pending the on-going review of the standard methodology the requirement for new homes in North Norfolk is **479** dwellings per annum. This figure is derived from the 2016-based National Household Projections and incorporates the standard affordability uplift required by the national methodology together with a further 5% buffer to extend choice as required by the NPPF.

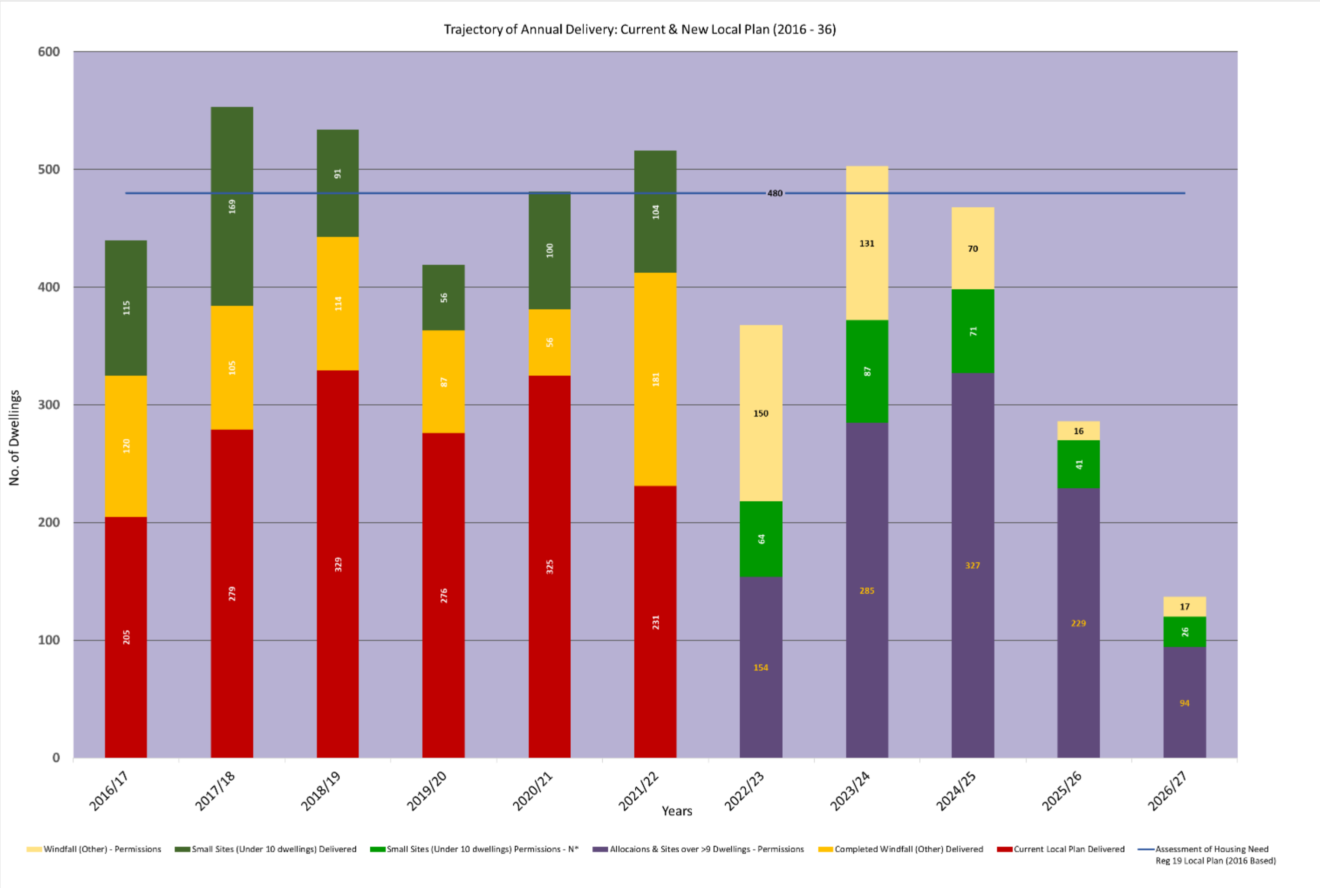
2.15 Taking account of the planning permissions which have been granted, the allocated development sites in the Site Allocations Development Plan and making an allowance for windfall developments there is a total assessed deliverable supply of land suitable for some 2,234 additional homes

2.16 Total expected dwelling completions during the new Plan period 2016-36 are shown in the table below. The total figure is projected to be **12,096** by 2036.

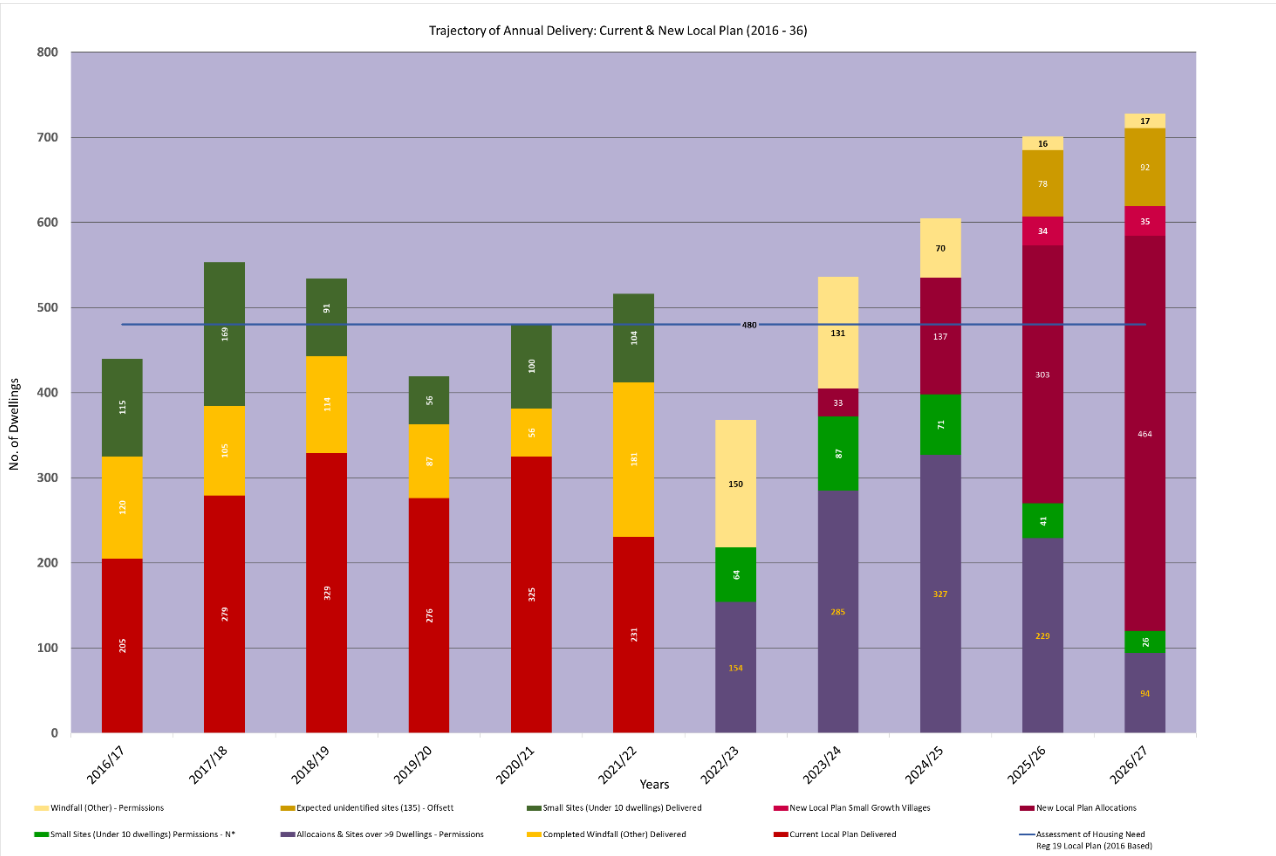
| Sources of Housing Supply (Projected 2036) | Total |
|---|---|
| Additional Dwellings completed 2016-2021 | 2,422 |
| Commitment | 2,393 |
| Emerging New Local Plan Allocations (Subject to Change) | 5,391 |
| Estimated 'windfall' development including rural building conversions and 'exception' development schemes. | 1,890 |
| **Total dwellings expected within remaining plan period** | **12,096** |

**Table 2.14 HOU1 Emerging New Local Plan Proposed Submission Version (Reg. 19)** (Source: NNDC)

2.17 The Housing Trajectory is a useful tool for monitoring the rate, and expected rates, of additional dwellings against a target number of dwellings required over a given time period. The target for the New Local Plan 2016-36 was set using the methodology prescribed by government. The trajectory is calculated using data about planning permissions approved, deliverable dwellings on allocated sites and those on expected unidentified sites (these are added by projecting into the future the expected number, using historic delivery data). The trajectory, therefore is not a random number, but a future forecast using real data, very much like a weather forecast, where the near future is reasonable accurate, but diminishing the further forward in time we look. The trajectory illustrates the position as of 31st March 2021 and shows the number of dwellings recorded complete on an annual basis since 2016. The Target has been determined by applying the national standard housing needs methodology to the 2016 projections, and using the (2020) affordability ratio for the District, produces a minimum housing requirement for around 480 dwellings per year, or 9,600 new homes in the twenty years covered by the Plan. The second trajectory shows the projection of the likely number of dwellings over the same period, but includes the allocations/ allowances in the New Local Plan. Future dwelling supply is broken down into various sources of supply including sites with planning permission which have yet to be built, new sites allocations/ allowances, for development in the New Local Plan 2016-36. An estimate for housing completions that will occur on unidentified sites (Windfall) has been calculated by offsetting current permissions.




**Graph 2.3 Housing Trajectory excluding New Local Plan Allocations/ Allowances.** (Source: NNDC Housing Trajectory)




**Graph 2.3 Housing Trajectory including New Local Plan 2016-36 Allocations/ Allowances** (Source: NNDC Housing Trajectory)

**2.18** The trajectory indicates that dwelling completions in the District are projected to remain below 480 dwellings per year, on average, until the New Local Plan allocations begin to take effect. The Council will regularly review the trajectory on an annual basis.





## New Local Plan 2016 -2036. (Reg. 19)

2.19 The new Local Plan will aim to deliver between 9,500 and 11,000 new homes over the plan period 2016-2036. A minimum of 2,000 of these will be provided as affordable dwellings. The Council consulted on the final numbers during the Reg. 19 consultation in January/ February of 2022. The following HOU1 table was published

| Settlement Hierarchy | Settlement/ Location | Dwellings With Planning Permission at 31/03/2021 | Dwelling Completions (01/04/16 - 31/03/21) | Dwellings provided on Allocated Sites inclusive of specialist elderly accommodation | Elderly Persons Accommodation on allocated sites as required in Policy HOU2 AT RATIO OF 1.5:1 | Total |
|---|---|---|---|---|---|---|
| **Large Growth Towns** | North Walsham | 39 | 449 | 2,150 | 373 | 3,011 |
| | Fakenham | 1,016 | 335 | 750 | 67 | 2,168 |
| | Cromer | 194 | 151 | 572 | 107 | 1,024 |
| **Small Growth Towns** | Holt | 194 | 327 | 207 | 40 | 768 |
| | Hoveton | 56 | 5 | 120 | 40 | 221 |
| | Sheringham | 191 | 141 | 133 | | 465 |
| | Stalham | 54 | 101 | 150 | | 305 |
| | Wells-next-the-Sea | 37 | 89 | 70 | | 196 |
| **Large Growth Villages** | Blakeney | 16 | 20 | 30 | | 66 |
| | Briston & Melton Constable | 82 | 50 | 65 | | 197 |
| | Ludham | 11 | 2 | 35 | | 48 |
| | Mundesley | 13 | 59 | 30 | | 102 |
| **Small Growth Villages** | Villages named in **Policy SS1 "Spatial Strategy"** | 172 | 294 | 452 | | 918 |
| **Remainder of District** | All remaining settlements and countryside | 318 | 399 | 0 | | 717 |
| **Windfall development (2021-2036)** | Across entire District | | 0 | | | 1,890 |
| | **Total HOU1** | **2,393** | **2,422** | **4,764** | **627** | **12,096** |

**Table 2.15 Housing Growth 2016 - 36 (Source: North Norfolk District Council, 2020)**

### Housing Density

2.20 Adopted Core Strategy Policy H07 requires that developments optimise the density of sites in a manner that protects or enhances the character of the area and says that the Council will aim to achieve a density of not less than 40 dwellings per hectare in the Principal and Secondary settlements (excluding Hoveton) and not less than 30 dwellings per hectare in Service Villages.

2.21 The North Norfolk Design Guide sets out the guidance as to minimum densities both in terms of location and in terms of scale of development. A summary of this is set out as follows:

- Urban[3] Centre : 30-50dph
- Urban Fringe: 20-40dph
- Village[4] Centre: 15-35dph
- Village Fringe: 10-30dph

2.22 In terms of conformity with the spatial strategy of the Local Plan, the term 'urban' relates to Large and Small Growth Towns and 'village' refers to Service Villages and Infill Villages. Further detail can be found in the North Norfolk Design Guide.

| Density of development by location 2021/22 | | | | | | |
|---|---|---|---|---|---|---|
| **Settlement** | **Density Required** (dwellings/ha) | **Number Permissions** | **Number of Dwellings** | **Average Density** (Dwellings/ ha) | **No. of dwellings which met density requirement** | **% of dwellings which met density requirement** |
| **Principal** | 40 or more | 3 | 198 | 31 | 36 | 18% |
| **Secondary Settlement** | 30 or more | 0 | 6 | n/a | 0 | n/a |
| **Service Villages** | 30 or more | 2 | 21 | 16 | 0 | 0% |
| **Coastal Villages** | 30 or more | 0 | 0 | n/a | n/a | n/a |
| **Elsewhere** | 30 or more | 0 | 0 | n/a | n/a | n/a |

**Table 2.19a Density by settlement type 2020/22 (Source: North Norfolk District Council, 2022)**

| Density of development by planning permission 2021/22 | | | | | |
|---|---|---|---|---|---|
| **Settlement** | **Parish** | **Planning Ref.** | **Site Area** | **No. dwellings** | **Density** |
| **Principal Settlement** | **Holt** | H09: PM/20/2643 | 0.52 | 36 | 69 |
| | **Holt** | H12: PF/17/1803 | 2.77 | 52 | 19 |
| | **Holt** | PO/18/1857 | 3.16 | 110 | 35 |
| | **Principal Settlement** | **3** | **6.45** | **198** | 31 |
| | **No. of Units at => 40/ ha** | | | 36 | |
| **Secondary Settlement** | **Secondary Settlement** | **0** | | **0** | |
| | **No. of Units at => 30/ ha** | | | 0 | |
| **Service Village** | **Briston** | BRI24: PF/19/1648 | 0.42 | 9 | 21 |
| | **Ludham** | LUD01: PF/19/0991 | 1.2 | 12 | 10 |
| | **Service Village** | **2** | | **21** | **16** |
| | **No. of Units at => 30/ ha** | | | 0 | |

**Table 2.19b Density by settlement Detail 2020/22 (Source: North Norfolk District Council, 2022)**

[3] "Urban" relates to Large and Small Growth Towns
[4] "Village" refers to Service Villages and Infill Villages



## Brownfield Land

2.23 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 North Norfolk just 24% of dwellings completed in 2021/22 were on brownfield land. The substantial fall in this percentage results from a change in the definition of previously developed land which prior to 2017 had included residential garden land. There is very little suitable previously developed land in North Norfolk 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% |
| 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% | 23% |

**Table 2.24 New Homes on Previously Developed Land (Source: North Norfolk District Council, 2022)**



## Affordable Housing

**2.24** 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 sets 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 and it will be necessary to provide approximately 2,000 affordable dwellings by 2036. Anticipated through the emerging Local Plan, the table below shows an indication of numbers and the mix of affordable homes.

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

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 2.25 Delivering the Right Mix of Housing (Source: North Norfolk District Council, New Local Plan, Regulation 19)**

2.25 In 2021/22, permissions for 56 Affordable Homes were granted and there were 36 Affordable Homes completed. The table below shows the detail of the units delivered

| Affordable Housing Completed 2021/22 (Detail) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Parish | Application Ref. | Total | Previously Completed | Completed 2020/21 | Shared Equity | Affordable Rent | Registered Social Landlords | Developer Contributions |
| Cromer | PF/13/0247 | 29 | 24 | 5 | 5 | 0 | 0 | 5 |
| Holt | PM/16/1204 | 51 | 27 | 24 | 6 | 18 | 0 | 24 |
| Hoveton | PF/17/1802 | 7 | 0 | 7 | 3 | 4 | 0 | 7 |
| **Total** | | **87** | **51** | **36** | **14** | **22** | **0** | **36** |

**Table 2.26 Affordable Housing Completed 2021/22 (Source: North Norfolk District Council, 2022)**

2.26 Of the 36 affordable homes completed, 14 were Shared Equity, 22 Affordable Rent. 36 were delivered through developer contributions and none via Registered Social Landlords.

2.27 Since 2011/12 **838** affordable dwellings have been completed in the District.

| Affordable housing completed Year | Number of affordable housing completed |
|---|---|
| 2021/22 | 36 |
| 2020/21 | 84 |
| 2019/20 | 51 |
| 2018/19 | 120 |
| 2017/18 | 90 |
| 2016/17 | 83 |
| 2015/16 | 66 |
| 2014/15 | 74 |
| 2013/14 | 152 |
| 2012/13 | 18 |
| 2011/12 | 64 |

**Table 2.28 Number of Affordable Homes built (Source: NNDC monitoring data).**





## Mix and Tenure of Affordable Housing

2.28 Core Strategy policy H02 requires that the mix and tenure of affordable housing provided reflects the identified housing needs at the time of the proposal and contributes to the Council's target of providing 80% of affordable housing as rented accommodation. The table below shows the percentage achieved.

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| % of affordable housing that comprises rented accommodation | 90% | 100% | 96% | 81% | 83% | 81% | 77% | 80% | 73% | 74% | 61% |

**Table 2.30a Percentage of Affordable Housing that is rented accommodation**. *(Source: NNDC monitoring data).*

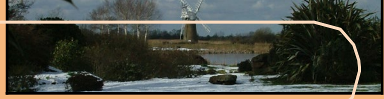
| No. Of Completions by Funding Source | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Wholly funded by Registered Social Landlords and/or Local Authority | 64 | 13 | 110 | 31 | 49 | 8 | 58 | 88 | 19 | 69 | 0 |
|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

**Table 2.30b No. Of Completions by Funding Source**, *(Source: NNDC monitoring data).*

2.29 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 2021/22) |
| 2021/22 | 36 | 336 | 1. Land west of Roughton Road, Cromer.<br>2. Land to the north of Hempstead Road, Heath Farm, Holt.<br>3. Church Field, Hoveton. |
| 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 2.31 Affordable Housing completed and the number of New Build, (Source: NNDC monitoring data).**



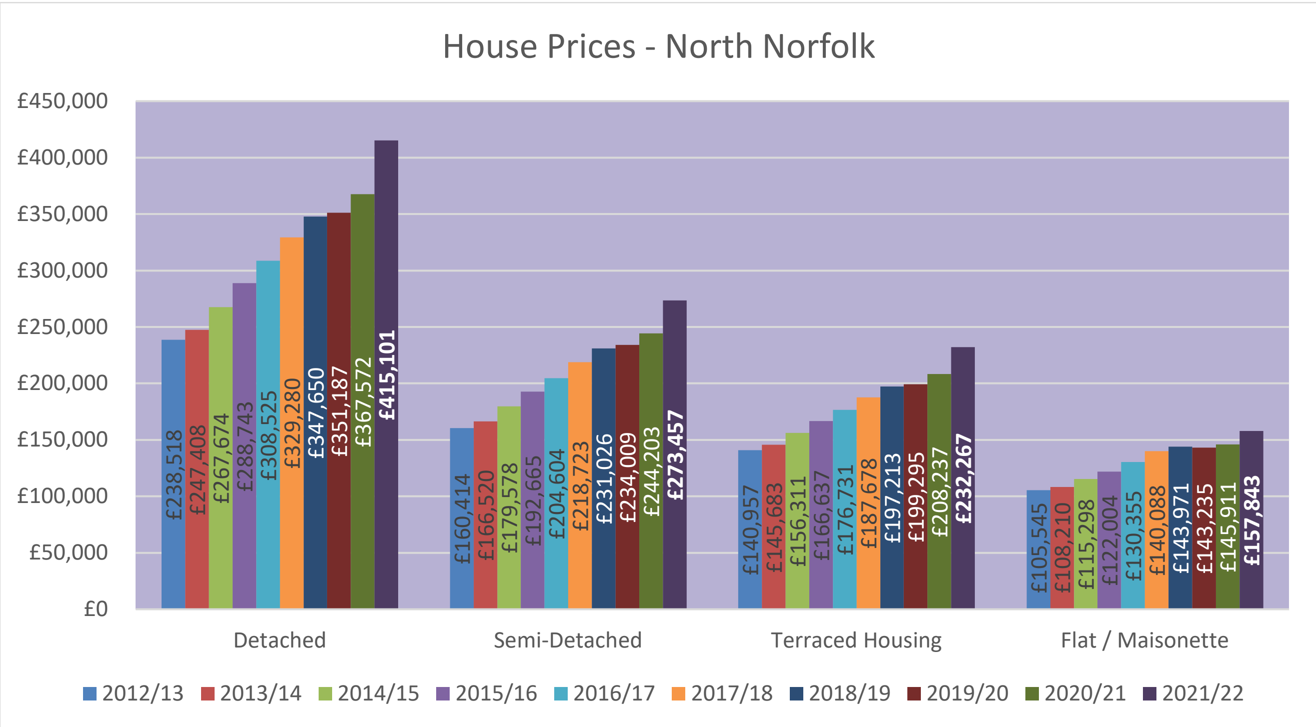

## House Prices

2.30 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 house, except for Flats/ Maisonettes, shown in the table below. However, it is the smallest percentage rise, year on year, over the last 7 years.

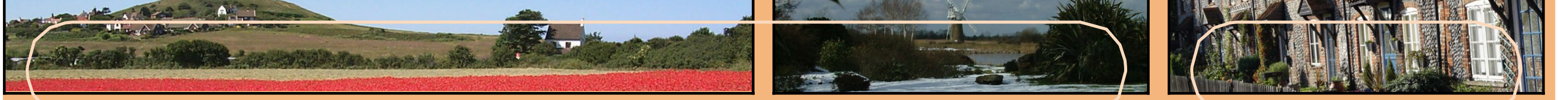
| UK-House Price Index- North Norfolk | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|---|---|---|---|---|---|---|---|
| Detached | £238,518 | £247,408 | £267,674 | £288,743 | £308,525 | £329,280 | £347,650 |
| Semi-Detached | £160,414 | £166,520 | £179,578 | £192,665 | £204,604 | £218,723 | £231,026 |
| Terraced Housing | £140,957 | £145,683 | £156,311 | £166,637 | £176,731 | £187,678 | £197,213 |
| Flat / Maisonette | £105,545 | £108,210 | £115,298 | £122,004 | £130,355 | £140,088 | £143,971 |
| Average | £161,359 | £166,955 | £179,715 | £192,513 | £205,053 | £218,942 | £229,965 |
| (%) Increase on previous Year | | **3.5** | **7.6** | **7.1** | **6.5** | **6.8** | **5.0** |

| UK-House Price Index- North Norfolk | 2019/20 | 2020/21 | 2020/21 |
|---|---|---|---|
| Detached | £351,187 | £367,572 | £415,101 |
| Semi-Detached | £234,009 | £244,203 | £273,457 |
| Terraced Housing | £199,295 | £208,237 | £232,267 |
| Flat / Maisonette | £143,235 | £145,911 | £157,843 |
| Average | £231,932 | £241,481 | £269,667 |
| (%) Increase on previous Year | **0.9** | **4.1** | **11.7** |

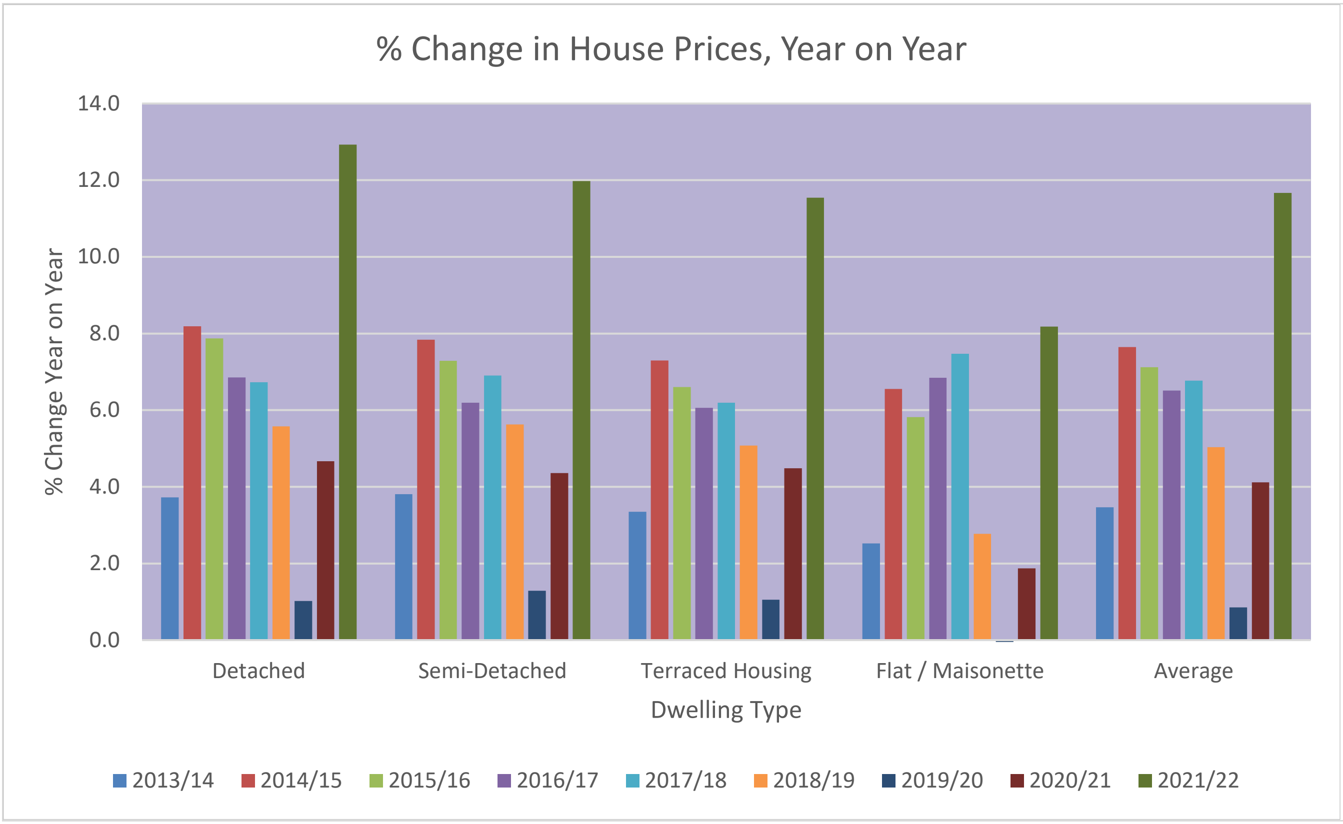
**Table 2.33 House Prices (Source:** gov.uk/government/statistical-data-sets)



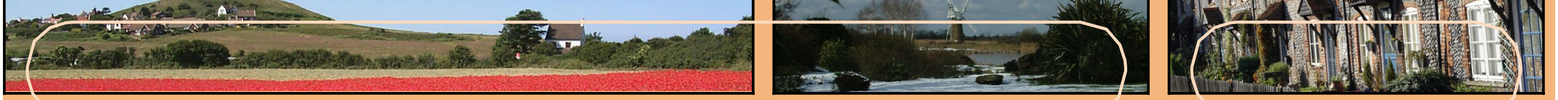

**Graph 2.33 House Prices (Source:** gov.uk/government/statistical-data-sets)







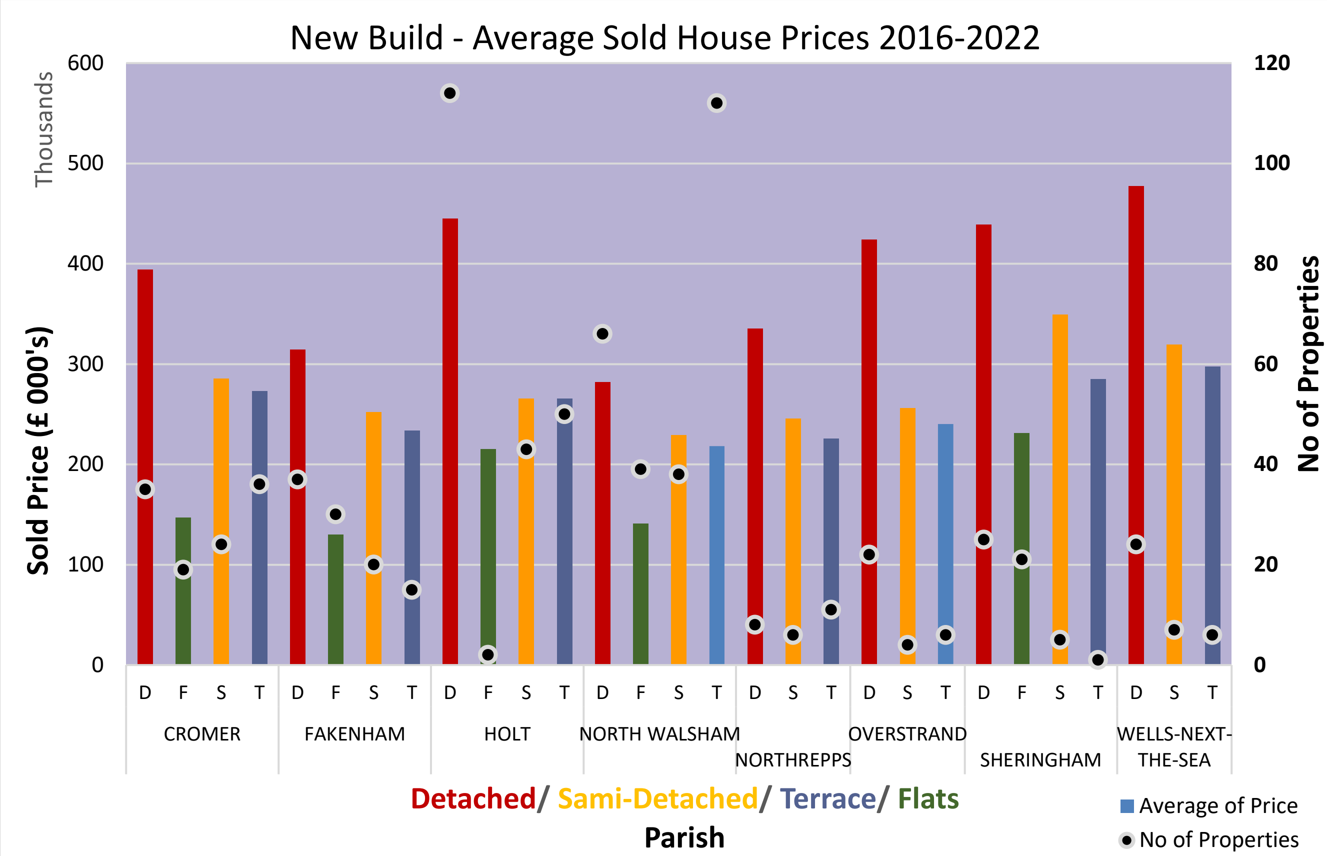

**Graph 2.33a % Change year on year House Prices (Source:** gov.uk/government/statistical-data-sets**)**





**2.33a** New Build Average Sold House Prices 2016-2022

The 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 and flats. The table shows the number of transaction for new build dwellings on the stated developments in the District.




**Graph 2.33a House Prices (Source:** gov.uk/government/statistical-data-sets/price-paid-data-downloads**)**

| Parish | Location | No. Dwellings |
|---|---|---|
| **CROMER** | Justice Court Holt Road Cromer | **18** |
| | Land at Jubilee Lane / Cromer High Station | **9** |
| | Land west of Roughton Road, Cromer. | **84** |
| **FAKENHAM** | Brick Kiln Farm, Rudham Stile Lane | **26** |
| | 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** | Grove Lane | **16** |
| | Kings Meadow | **108** |
| | Land to the north of Hempstead Road, Heath Farm | **83** |
| **NORTH WALSHAM** | 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** | Former Cherryridge Poultry Site, Church Street. Northrepps | **25** |
| **OVERSTRAND** | Land South of Mundesley Road, Overstrand | **32** |
| **SHERINGHAM** | 11 South Street, and Beaumaris Hotel, 13-15 South Street. | **21** |
| | Former Hilbre School site, Holway Road | **19** |
| | Land Rear Of 15 Weybourne Road Sheringham. Jamie Wright Close. | **6** |
| **WELLS-NEXT-THE-SEA** | Land Off Two Furlong Hill And Market Lane. | **37** |



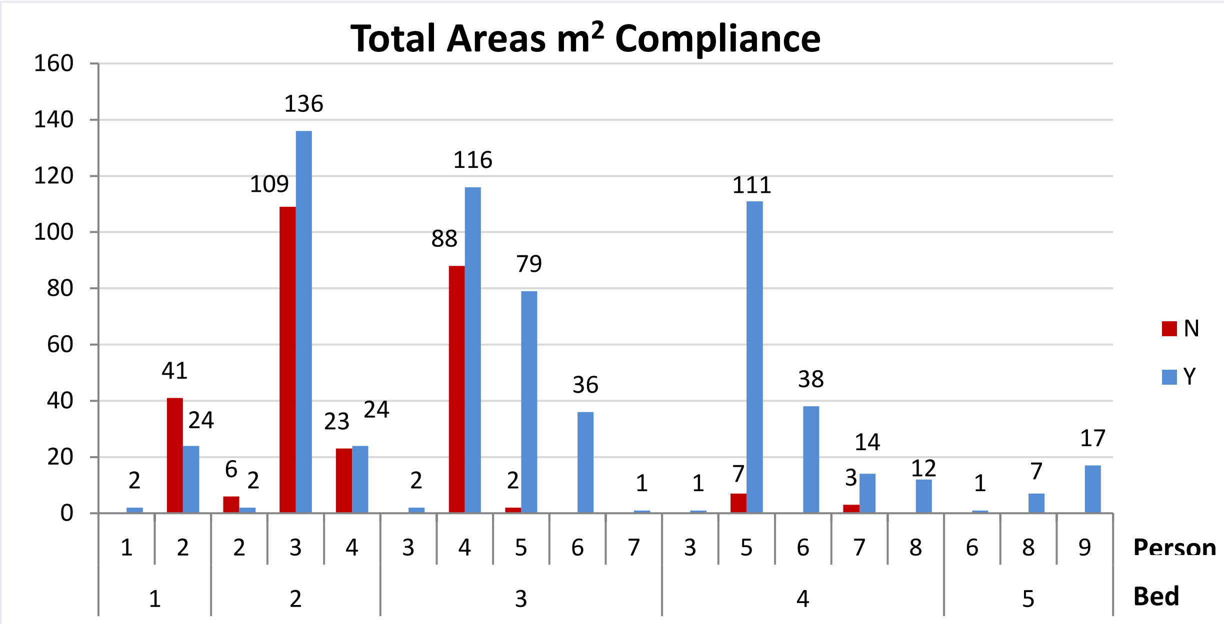
## Space Standards

**2.31** The work done previously has been reiterated here, as it informs the policy on Minimum Space Standards. Once further analysis has been carried out it is intended that it will be publish, either as an appendices to the AMR or as a revised version of this AMR.

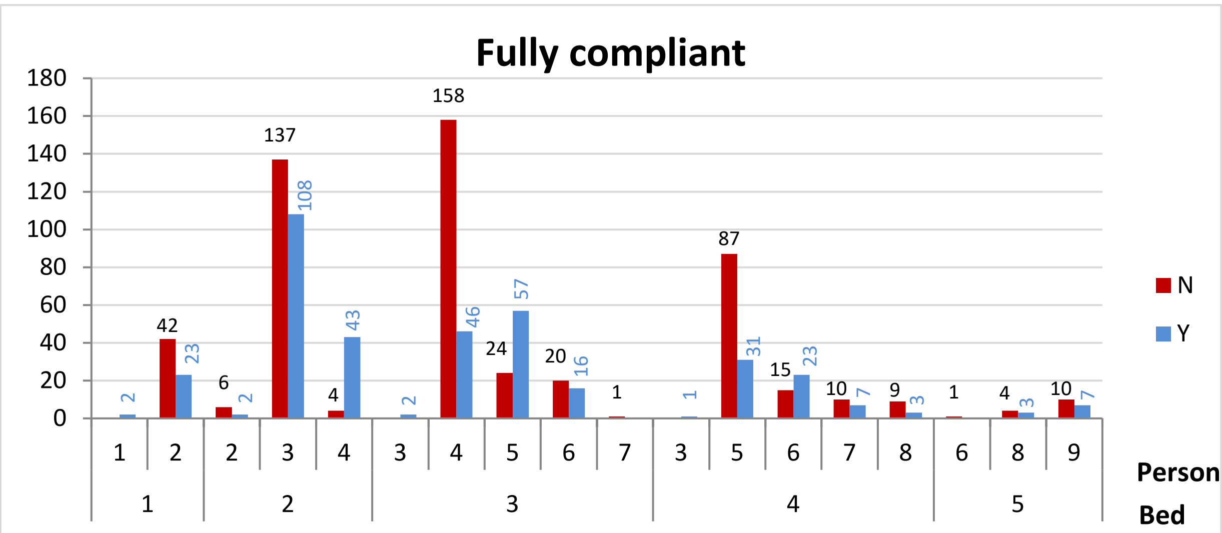
**2.32** Considering all the specifications for space, it was found that 58% (528 dwellings) did not meet one or more of the standard(s) for Flats, the percentage split was 50% (118 dwellings).

**2.33** The Ministerial Statement (March 2015) the nationally described standards 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.

**2.34** 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. A sample size of 902 dwellings was taken, and the results are shown below.




**Graph 2.34a Total Area Compliance**




**Graph 2.29b Compliant for total Area & room sizes.**

2.35 Considering all the specifications for space, it was found that 58% (528 dwelling) did not meet one or more of the standard(s) for Flats, the percentage split was 50% (118 dwellings). Intension to bring policy evoking Government's Technical Standards - Nationally describes Space Standards, through the emerging Local Plan. Further detail can be found in the Local Plan 2016-2036; Background Paper 7: Housing Construction Standards.

2.36 From the analysis, as detailed above, 69% of dwellings assessed meet or exceed the national space standards for total area. For the largest proportion of dwellings, the 1, 2 & 3 bed dwellings (3/4 of the total), the % compliant dropped to 61%. 31% of dwellings 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 78% of the cases. The floorspace of the single beds only met the standard in 62% (38% not meeting standard).

2.37 For the main double bedroom, 92% met the standard for minimum width and for additional double/ twin bedrooms, the percentage dropped down to 82%. For one bedroom, 74% 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 persons (43% meeting the standard) & 4 bed, 5 persons (56% meeting the standard) categories.

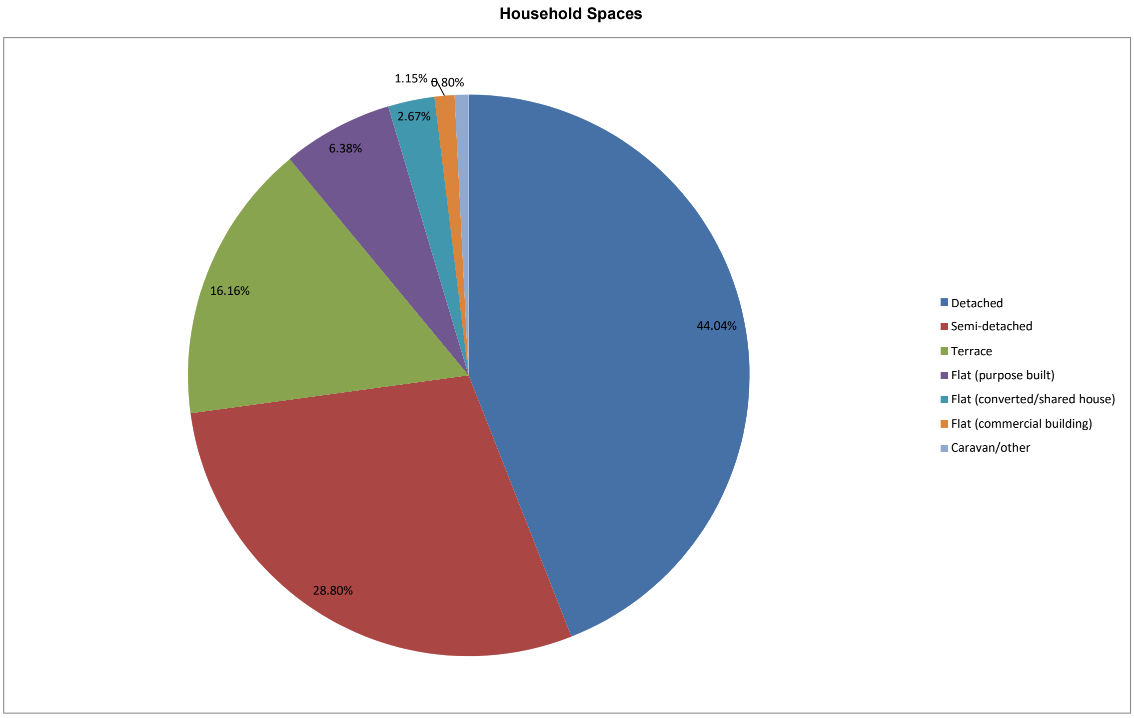
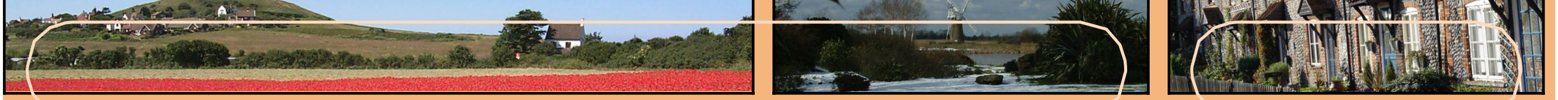



**Figure 2.34 North Norfolk Household Spaces (Source: Census 2011)**





## Affordability

2.38 The table below shows that the Lower Quartile ratio of house price to gross annual residence-based earnings (based on lower quartile averages). This ratio, referred to as the 'affordability ratio' steadily increased to 9.54 in 2017 and then started to decrease to 8.75 in 2020. Those on average lower quartile household incomes now require nearly 9 times their income to access the local housing market.

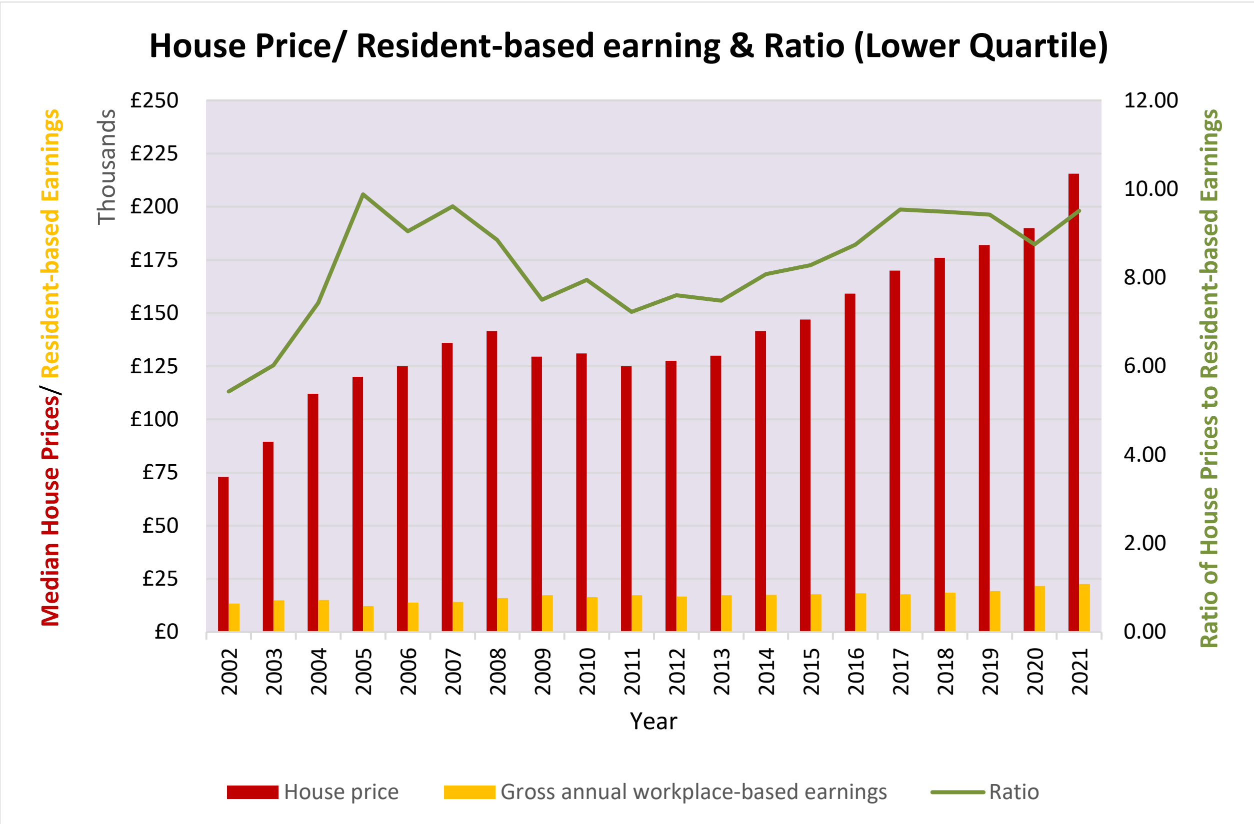
**House price to gross residence-based earnings - Lower quartile**

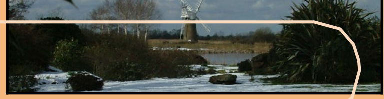
| Lower quartile (Sept.) | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---|---|---|---|---|---|---|---|---|
| Annual House price (£) | £73,000 | £89,500 | £112,000 | £120,000 | £125,000 | £136,000 | £141,500 | £129,475 |
| Residence-based earnings (£) | £13,451 | £14,866 | £15,075 | £12,140 | £13,806 | £14,147 | £15,984 | £17,255 |
| Ratio | 5.43 | 6.02 | 7.43 | 9.88 | 9.05 | 9.61 | 8.85 | 7.50 |

| Lower quartile (Sept.) | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|---|---|---|---|---|---|---|---|---|
| Annual House price (£) | £131,000 | £125,000 | £127,500 | £130,000 | £141,500 | £147,000 | £159,100 | £170,000 |
| Residence-based earnings (£) | £16,486 | £17,286 | £16,766 | £17,390 | £17,512 | £17,762 | £18,201 | £17,814 |
| Ratio | 7.95 | 7.23 | 7.60 | 7.48 | 8.08 | 8.28 | 8.74 | 9.54 |

| Lower quartile (Sept.) | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|
| Annual House price (£) | £176,000 | £181,995 | £190,000 | £215,500 |
| Residence-based earnings (£) | £18,542 | £19,321 | £21,718 | £22,652 |
| Ratio | 9.49 | 9.42 | 8.75 | 9.51 |

**Table 2.40a House price to residence-based earnings ratio (Year Ending Sept.)**
(Source: ONS Ratio of house price to residence-based earnings (lower quartile and median), 2002 to 2022).







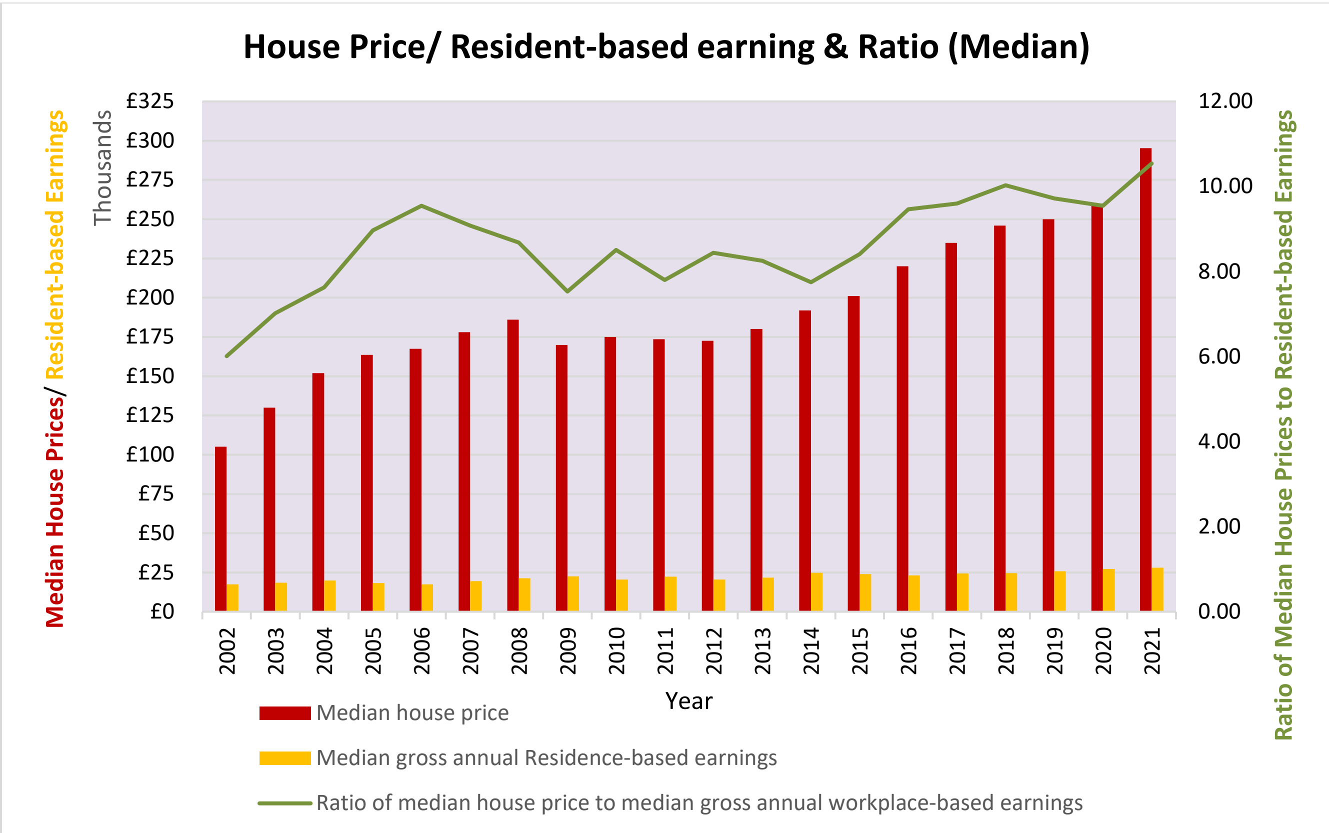
2.39 This table below the Ratio of median house price to median gross annual residence-based earnings since 2002. It has continually increased over that period and shows that house prices are now more than nine times the median residence-based earnings. The consequences of this is that there are more people being priced out of buying a house.

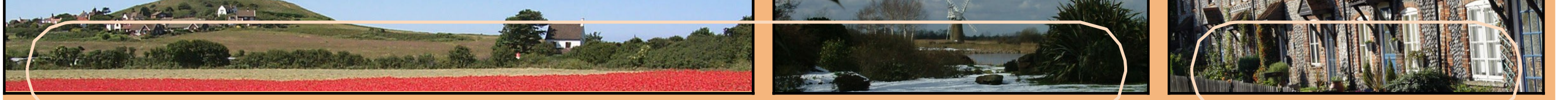
| Median | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
|---|---|---|---|---|---|---|---|
| **House price** | £105,000 | £130,000 | £152,000 | £163,500 | £167,500 | £178,000 | £186,000 |
| Annual Residence-based earnings | £17,460 | £18,520 | £19,923 | £18,221 | £17,548 | £19,597 | £21,433 |
| Ratio of house price to earnings | 6.01 | 7.02 | 7.63 | 8.97 | 9.55 | 9.08 | 8.68 |

| Median | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|---|---|
| House price | £169,950 | £175,000 | £173,500 | £172,500 | £180,000 | £192,000 | £201,000 |
| Annual Residence-based earnings | £22,582 | £20,557 | £22,256 | £20,439 | £21,829 | £24,767 | £23,902 |
| Ratio of house price to earnings | 7.53 | 8.51 | 7.80 | 8.44 | 8.25 | 7.75 | 8.41 |

| Median | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|
| House price | £220,000 | £235,000 | £246,000 | £250,000 | £260,000 | £295,250 |
| Annual Residence-based earnings | £23,266 | £24,479 | £24,529 | £25,724 | £27,213 | £28,019 |
| Ratio of house price to earnings | 9.46 | 9.60 | 10.03 | 9.72 | 9.55 | 10.54 |

**Table 2.41 House price to work-based-based earnings ratio.** (Source: ons.gov.uk/peoplepopulationandcommunity

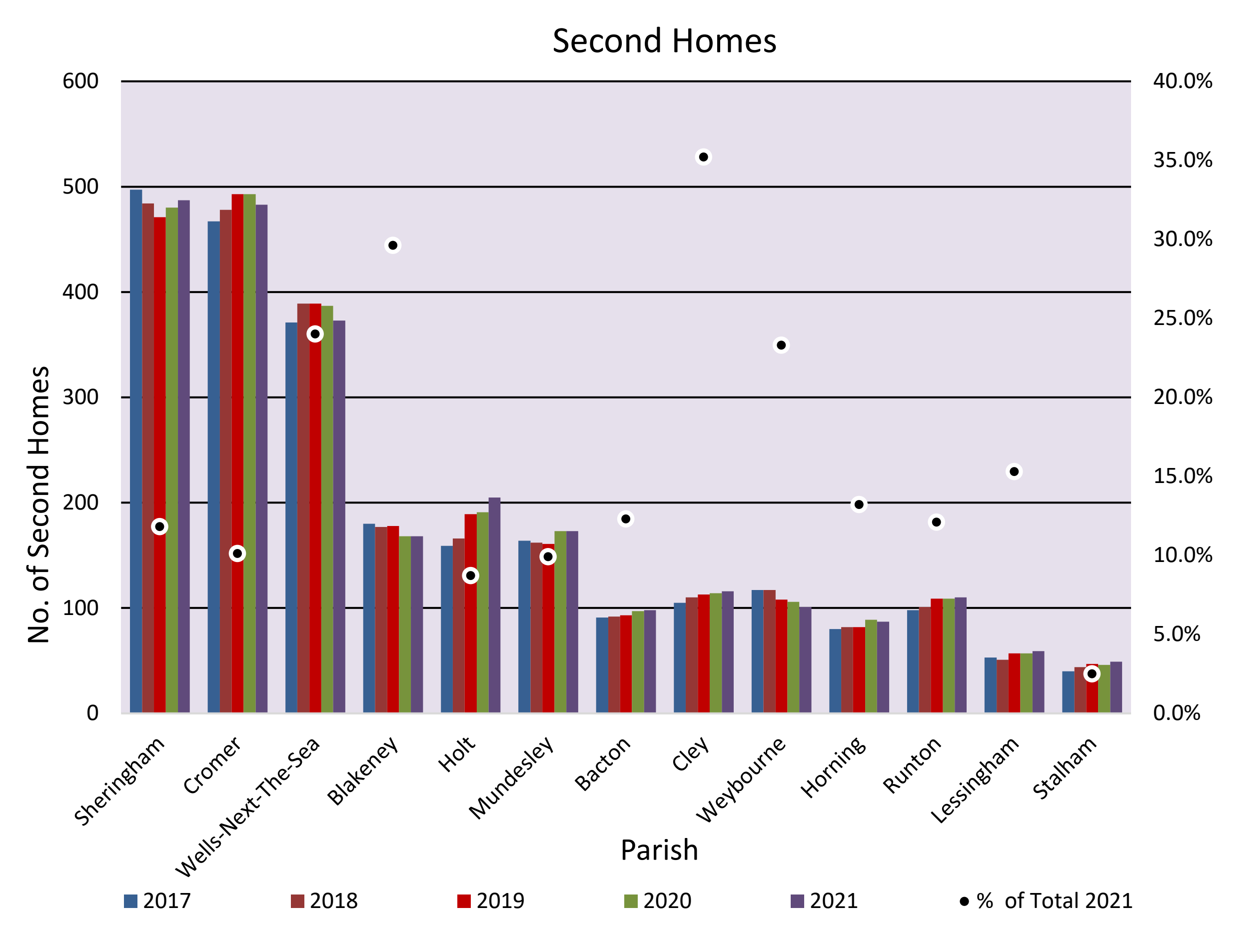






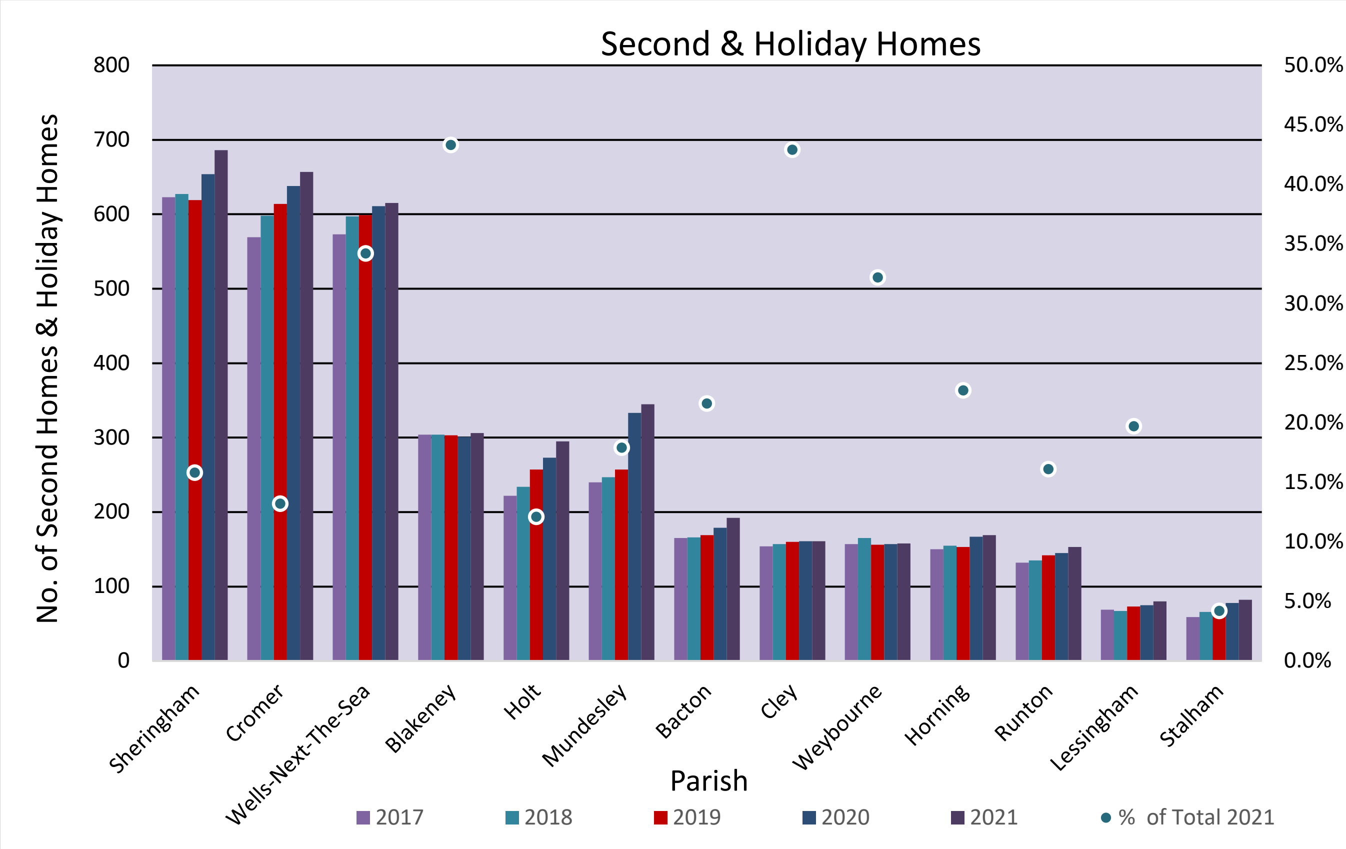
## Second Homes

2.40 North Norfolk is an attractive destination for visitors and Coastal towns remain popular 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 2020-21. Certain areas are 'hot spots' for second home ownership, namely Cromer, Sheringham, Wells-Next-the-Sea & the villages along 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.




**Graph 2.43: Second Homes Trend (NNDC 2021)**

2.41 Second Homes and Holiday Homes showed a rise in the district. During the Covid-19 period home owners 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.



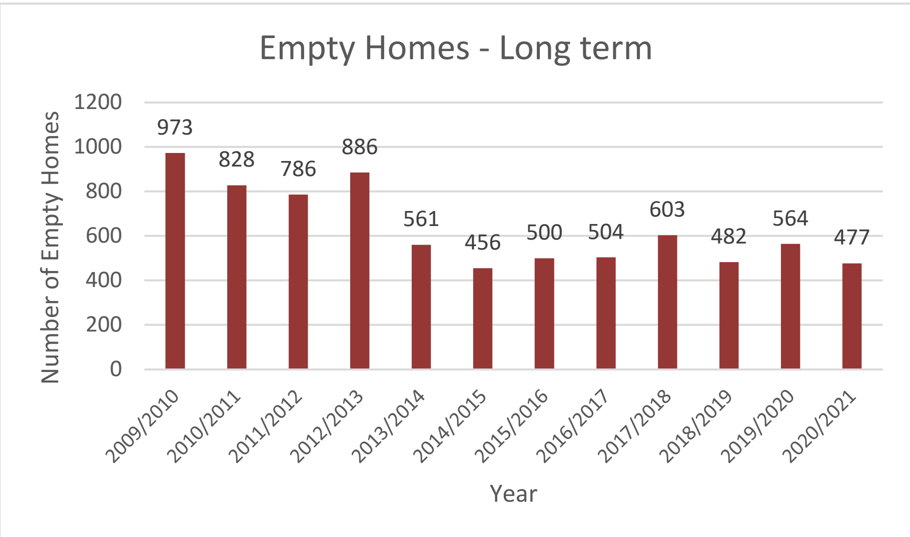

**Graph 2.33: Second Homes + Holiday Homes Trend (NNDC 2021)**

## Empty Homes

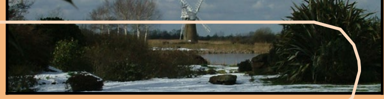
2.42 In 2020/21, **477** dwellings were classified as being long term vacant (6 months or more as at October each year).

2.43 The Government provided incentives to local authorities and charitable & social enterprise housing, through a mix of grants & loans to bring these properties back into use, but this ended in 2015.

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




**Graph 2.46: Empty Homes - Long term (NNDC 2021)**




### Special Housing Needs

**2.45** In 2017 as part of the Duty to Cooperate the Norfolk Authorities collectively prepared a **Gypsy, Traveller, and Caravan 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 site.

# 3 Environment

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

~~3.0~~ The Local Planning Authorities across Norfolk (Norfolk Authorities) in conjunction with Natural England have 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

3.1 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 Home | Habitat Mitigation: Recreational impacts (north-norfolk.gov.uk)

3.2 All net residential development and tourism accommodation proposals will be are required to contribute towards strategic mitigation measures identified in the Norfolk Green Infrastructure & Recreational Impact Avoidance & Mitigation Strategy (GIRAMS), or subsequent Supplementary Planning Document/ updates , through the payment of a per-dwelling (or equivalent) developer contribution(85) 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).

3.3 S111 Contributions at 31/10/2022: A total of £21,008.06 as payment had been raised, of which £9,356.45 was received as GIRAMS contributions.

3.4 S106 Contributions at 31/10/2022: Payments totalling £51,688.54 will be due prior to commencement, in accordance with the s106 agreements.

3.5 Mitigation will be provided through the overarching GIRAMS steering group, hosted by the County Council. The intension is that receipts will be transferred at six monthly instalments to the overarching projects Board steered by the Norfolk County Council. Governance arrangements are currently being finalised.

## Population

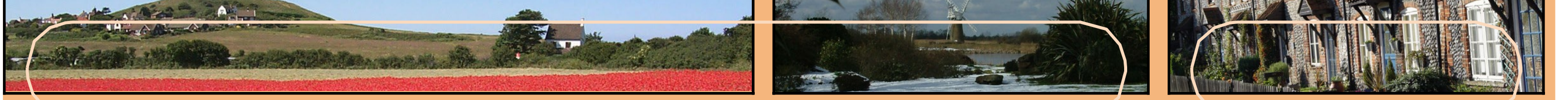
3.6 Although there are no Core Strategy targets or indicators in relation to population, it is important to monitor changes to see if planning policies meet the needs of the current and future population. The census is undertaken by the Office for National Statistics every 10 years and gives us a picture of all the people and households in England and Wales. The first results of the census carried out in 2021 are due to be published on the 28 June 2022. Until then, the data from the 2011 census projections and estimates have been reiterated below.

North Norfolk District had an estimated resident population of 105,799 in 2020 and is 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 in lowland England. (Source NOMIS 2019)

| Age | M | F | Total | M | F | Total | M | F | Total |
|---|---|---|---|---|---|---|---|---|---|
| | 2016 | | | 2018 Projections | | | 2036 Projections | | |
| 0-4 | 2,141 | 2,087 | 4,228 | 2,121 | 2,011 | 4,132 | 2,035 | 1,885 | 3,920 |
| 5-9 | 2,408 | 2,322 | 4,730 | 2,394 | 2,340 | 4,734 | 2,212 | 1,996 | 4,208 |
| 10-14 | 2,405 | 2,220 | 4,625 | 2,464 | 2,296 | 4,760 | 2,418 | 2,134 | 4,552 |
| 15-19 | 2,437 | 2,328 | 4,765 | 2,333 | 2,114 | 4,447 | 2,451 | 2,094 | 4,545 |
| 20-24 | 2,199 | 2,135 | 4,334 | 2,247 | 2,061 | 4,308 | 2,265 | 1,883 | 4,148 |
| 25-29 | 2,277 | 2,195 | 4,472 | 2,212 | 2,176 | 4,388 | 2,333 | 2,102 | 4,436 |
| 30-34 | 2,251 | 2,144 | 4,395 | 2,297 | 2,314 | 4,611 | 2,103 | 2,185 | 4,288 |
| 35-39 | 2,099 | 2,161 | 4,260 | 2,233 | 2,294 | 4,527 | 2,316 | 2,517 | 4,833 |
| 40-44 | 2,469 | 2,508 | 4,977 | 2,300 | 2,301 | 4,601 | 2,656 | 2,883 | 5,539 |
| 45-49 | 3,204 | 3,351 | 6,555 | 3,094 | 3,096 | 6,190 | 2,884 | 3,138 | 6,022 |
| 50-54 | 3,529 | 3,797 | 7,326 | 3,499 | 3,919 | 7,418 | 3,121 | 3,374 | 6,496 |
| 55-59 | 3,699 | 4,004 | 7,703 | 3,797 | 4,167 | 7,964 | 3,415 | 3,796 | 7,212 |
| 60-64 | 3,810 | 4,165 | 7,975 | 3,908 | 4,251 | 8,159 | 4,134 | 4,585 | 8,719 |
| 65-69 | 4,719 | 4,998 | 9,717 | 4,318 | 4,546 | 8,864 | 5,288 | 5,645 | 10,933 |
| 70-74 | 4,043 | 4,074 | 8,117 | 4,623 | 4,766 | 9,389 | 5,408 | 5,629 | 11,037 |
| 75-79 | 2,783 | 3,123 | 5,906 | 2,942 | 3,237 | 6,179 | 4,391 | 4,580 | 8,971 |
| 80-84 | 2,184 | 2,541 | 4,725 | 2,280 | 2,638 | 4,918 | 3,175 | 3,543 | 6,718 |
| 85-89 | 1,214 | 1,846 | 3,060 | 1,293 | 1,858 | 3,151 | 2,289 | 2,975 | 5,264 |
| 90+ | 501 | 1,216 | 1,717 | 534 | 1,278 | 1,812 | 1,101 | 1,909 | 3,010 |
| **Total** | **50,372** | **53,215** | **103,587** | **50,889** | **53,663** | **104,552** | **55,997** | **58,852** | **114,850** |

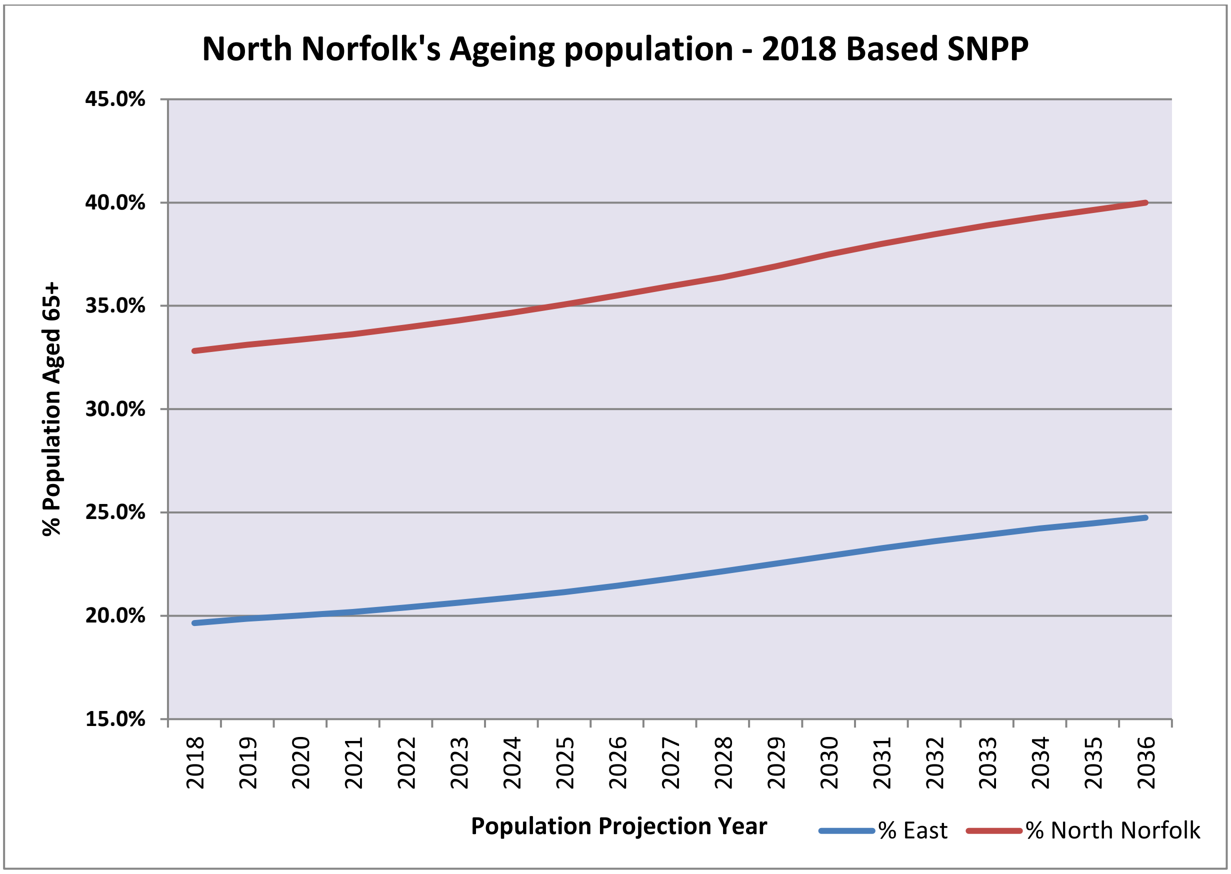
**Table 2.49 Population projections 2018-2036 by gender and age.**
**(SNPP Z1: 2018-based subnational population projections, local authorities in England, mid-2018 to mid-2043)**

3.7 North Norfolk has a significantly aging population. Both the 2014, 2016 and 2018 based projections show that there will be a significant increase in both numbers and proportion of the population aged over 65. By 2036, the end of the Local Plan period there will be over 45,933 people aged over 65 in North Norfolk, an increase of 11,087. Overall the percentage of people aged over 65 increases from 33% to 40% of the Districts population by 2036 (2018 ONS). Conversely collectively population growth from all other age groups increases at a slower rate with the net result that overall proportions of those under 65 are projected to fall from 67% of the total population to 60%.





3.8

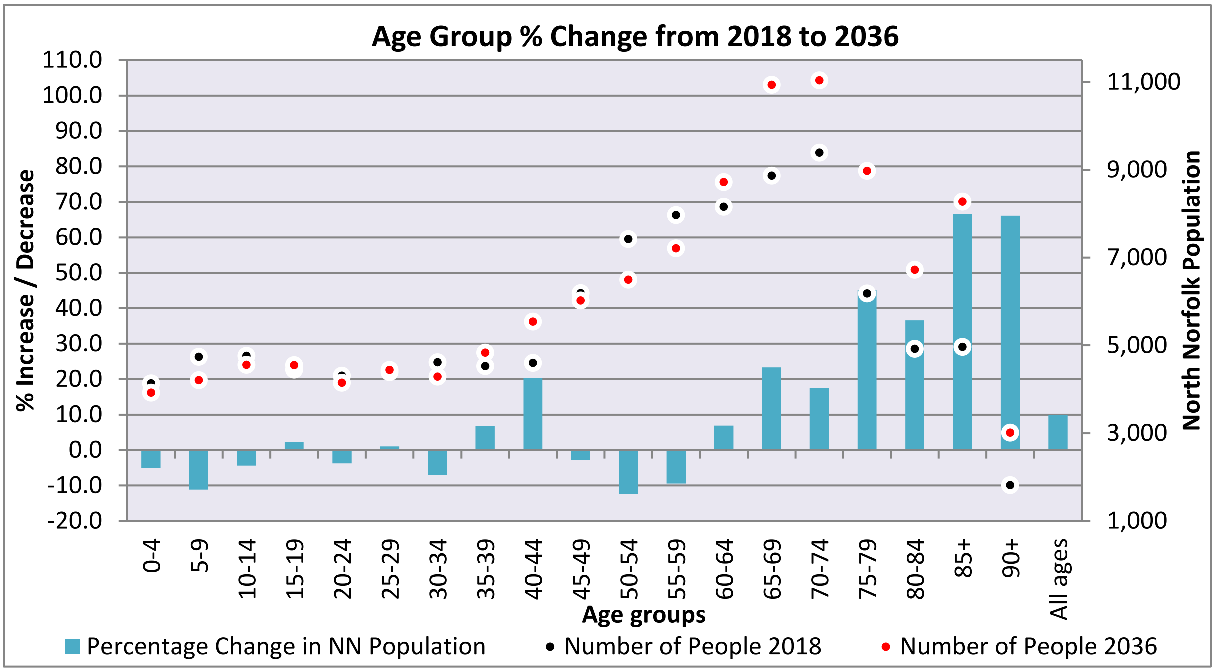



Figures are taken from Office for National Statistics (ONS) Table 2: 2018-based subnational principal population projections for local authorities and higher administrative areas in England.

**Graph 2.50 Ageing Population 65+**

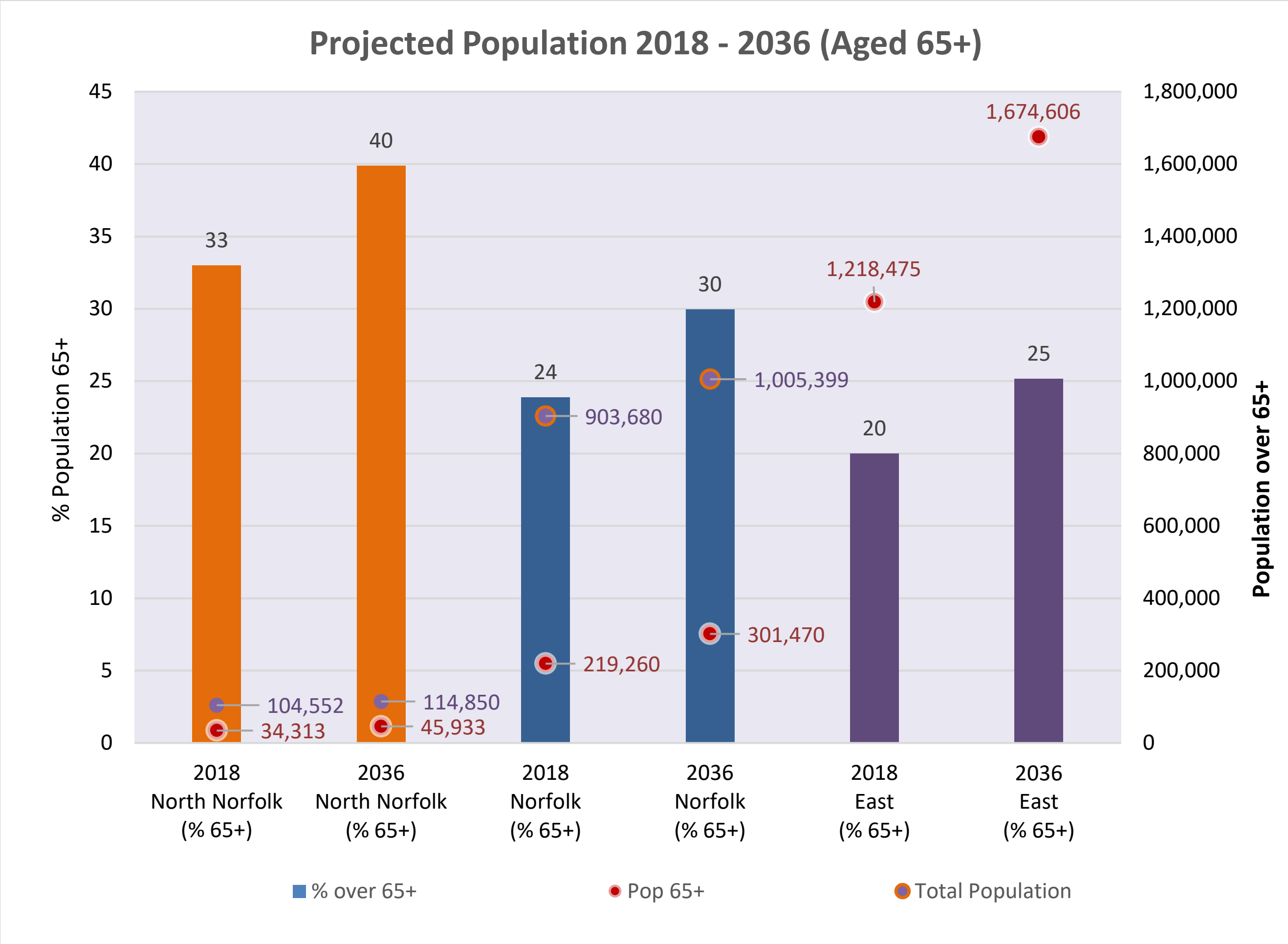
3.9 The percentage change within the age ranges, from 2018 to 2035 is predicted to fall on average for those below 65 years of age and significantly rise for those 65+.

3.10 In the graph 2.50, the rate of change can be seen to increase year on year.




**Graph 2.52 Age Group Change.** **Note 1: NNDC - ONS projections 2018 Based. Note 2: The figures for 85+ and 90+ are mutually exclusive.**

3.11 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.




**Graph 2.53 % 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 | 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 |
| Matlask | 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 (Con.)

| 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 |
| Tattersett | Remainder | 997 | 1044 |
| Thornage | Remainder | 182 | 181 |
| Thorp 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** |

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



# 4 Economy

## Economy: Objectives & Targets

### Core Strategy Aims

**Core Aim 5: To develop a strong, high value economy to provide better job, career and training opportunities**

- To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors
- To improve education and training opportunities building on existing initiatives and institutions
- To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities
- To improve the commercial health of town centres and enhance their vitality and viability consistent with their role and character.

## Employment Land

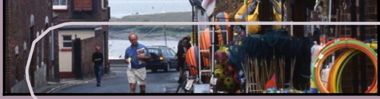
4.0 The NPPF is clear that planning policies should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. However, it is also important to recognise that, as set out within Paragraph 120 of the NPPF, there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

4.1 The proposed 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.

4.2 For the period 2016-2036, a total of 272.07 hectares of land will 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 3.2: Allocated/ designated employment Land** (Source: Local Plan Proposed Submission Version: Regulation 19: Jan 2022)



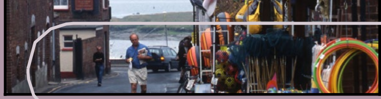

**4.3** The following tables show employment development permitted in 2020/21

| Parish | Reference | Site Address | Proposal | NNDC LP policy | Brown field (B)/ Green field (G) | Existing Use Class | Proposed Use Class | **Gained - Floor Area (m2)** | **Gained CU/ Con - Floor Area (m2)** | **Lost - Floor Area (m2)** |
|---|---|---|---|---|---|---|---|---|---|---|
| **Aylmerton** | **PF/21/1863** | Aylmerton Hall, Holt Road, Aylmerton, Norfolk | Erection of two buildings to provide 6 classrooms with ancillary facilities | No | G | SG | **F1a** | 291 | | |
| **Blakeney** | **PF/20/2515** | St Nicholas Church Hall, The Quay, Blakeney, Holt, Norfolk, NR25 7ND | Change of use from church hall to retail bakery and cafe | No | B | **F2** | **E** | | 88 | |
| **Blakeney** | **PF/21/3036** | 30 High Street, Blakeney, Holt, Norfolk, NR25 7AL | Change of use from delicatessen (Class use E(a) to mixed use as delicatessen and hot food takeaway (sui generis) | No | | E(a) | **SG** | | | 40 |
| **Brinton** | **PF/21/1723** | Sharrington Strawberries, Holt Road, Sharrington, Norfolk, NR24 2PH | Siting of shipping container with canopy for use as stall for sales of produce (fruit and veg) from the holding (retrospective) | No | | E | **E** | 39 | | |
| **Cromer** | **PU/21/0334** | 6 West Street, Cromer, Norfolk, NR27 9HZ | Change of use from shop (Class A1) to cafe (Class A3) with takeaway and operations for the provision of extraction | No | | **A1** | SG | | | 40 |
| | **PF/21/0561** | Morrisons Supermarkets Plc, Holt Road, Cromer, Norfolk, NR27 9SW | Extension to provide home shopping facility and vehicle parking canopy located within existing supermarket service yard | LDF EM P | | SG | **A1** | 4784 | | |
| | **PF/21/0576** | 31 Church Street, Cromer, Norfolk, NR27 9ES | Change of use from newspaper offices (Use Class E(g)(i)) to adult support day centre (Use Class E(f)) | No | | **E(g)(i )** | E(f) | | 123 | |
| **Dilham** | **PF/21/1042** | The Piggeries, Honing Road, Dilham, North Walsham, Norfolk, NR28 9PN | Change of use of part of building from agricultural to use for boat repairs and storage (Class B2) | No | G | SG | **B2** | 150 | | |

| Parish | Reference | Site Address | Proposal | NNDC LP policy | Brown field (B)/ Green field (G) | Existing Use Class | Proposed Use Class | Gained - Floor Area (m2) | Gained CU/ Con - Floor Area (m2) | Lost - Floor Area (m2) |
|---|---|---|---|---|---|---|---|---|---|---|
| Fakenham | PF/21/1536 | 2 Millers Close, Fakenham, Norfolk, NR21 8NW | Erection of new workshop building to existing storage building, and lean-to section for car washing | LDF EMP | B | SG | **B2** | 120 | | |
| | PF/21/1201 | Unit 10, Clipbush Business Park, Hawthorn Way, Fakenham, Norfolk, NR21 8SX | Change of use from mixed use (Use Class B2/B8) to indoor gym (Use Class E(d)) (retrospective) | LDF EMP | B | **B2/B8** | E(d) | | | 215 |
| | PF/21/1851 | Lewis Concrete, 2 George Edwards Road, Fakenham, Norfolk, NR21 8NL | First floor extension to part of building to provide additional office space | LDF EMP | B | B2 | **E** | 36 | | |
| | PF/21/2166 | 11-13 Norwich Street, Fakenham, Norfolk, NR21 9AF | Change of use from travel agent (Use Class E(c)(iii)) to hot food takeaway (sui generis) (retrospective) | No | B | E(c)(ii i) | **SG** | | | 70 |
| Gunthorpe | PF/21/3379 | Rectory Farm, Fakenham Road, Bale, Fakenham, Norfolk, NR21 0QW | Conversion of part of former agricultural out-building to craft workshop (Class E g) III ) (retrospective) | No | G | SG | **E g)III** | 24 | | |
| Happisburgh | PF/21/2875 | Manor Caravan Park, North Walsham Road, Happisburgh, Norfolk, NR12 0AN | Construction of single storey building adjoining existing office building for use as an on site shop. | No | G | SG | **A1** | 19.8 | | |
| Helhoughton | PF/21/0623 | Home Farm House, The Street, Helhoughton, Fakenham, Norfolk, NR21 7BL | Change of use of outbuilding to cookery school | No | G | SG | **F1** | 71 | | |

| Parish | Reference | Site Address | Proposal | NNDC LP policy | Brown field (B)/ Green field (G) | Existing Use Class | Proposed Use Class | Gained - Floor Area (m2) | Gained CU/ Con - Floor Area (m2) | Lost - Floor Area (m2) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Holt** | **PF/21/0671** | Osprey Foods International, Holt Woodlands, Hempstead Road, Holt, Norfolk, NR25 6DG | Two storey modular extension to industrial unit to provide office space (part retrospective) | LDF EM P | G | SG | **B2** | 114 | | |
| **Holt** | **PF/21/0908** | Lion House, 27-29 High Street, Holt, Norfolk, NR25 6BN | Change of use of existing retail unit to bakery with cafe, restaurant and ancillary takeaway with associated internal and external alterations including the installation of extraction and ventilation equipment to facilitate the proposed use | No | B | **A1** | **E** | | 265 6 | |
| **Hoveton** | **PF/21/0217** | Units 4B and 4C , Station Business Park, Horning Road West, Hoveton, Norwich, Norfolk, NR12 8QJ | Change of use from storage (Class B8) to gym/fitness studio (Class E(d)) to provide extension to gym at Unit 5 (retrospective) | LDF EM P | B | **B8** | E(d) | | 256 | |
| **Hoveton** | **PF/21/3232** | Lurista House, Unit 2 , Stalham Road Industrial Estate, Littlewood Lane, Hoveton, Norwich, Norfolk, NR12 8DZ | Change of use from office to shop (Class E( a)) | LDF EM P | B | **B1a** | A1 | | | 160 |
| **Kelling** | **PF/21/1221** | Kelling Heath Holiday Park, Sandy Hill Lane, Weybourne, Norfolk, NR25 7HW | Removal/demolition of existing single storey flat roof buildings, temporary buildings and sheds; erection of a new 2 storey staff office and storage building; front extension to existing single storey building at the south end of the yard; new vehicle storage/car port building; excavation of banking/vegetation and installation of low key retaining structure (i.e. gabion) to provide an extension to the yard area; surfacing, boundary treatment and landscaping area, including new gate, fence line and planting on 0.29 hectares of land at the existing maintenance yard/staff welfare area | No | B | SG | **Eg(i); B8; B2** | | 165 | |
| **Letheringsett With Glandford** | **PM/21/0097** | Unit 1, Manor Farm Barns, Blakeney Road, Glandford, Holt, Norfolk, NR25 7JP | Details of appearance, materials and landscaping -matters reserved under outline planning permission PO/20/0480 for erection of single storey building for 4 no. B1 (a) use (Business Offices other than a use within Class A2) units | No | | SG | **B1** | 476 | | |

| Parish | Reference | Site Address | Proposal | NNDC LP policy | Brown field (B)/ Green field (G) | Existing Use Class | Proposed Use Class | Gained - Floor Area (m2) | Gained CU/ Con - Floor Area (m2) | Lost - Floor Area (m2) |
|---|---|---|---|---|---|---|---|---|---|---|
| North Walsham | **PF/21/0289** | Unit G, Hornbeam Business Park, Hornbeam Road, North Walsham, Norfolk | Erection of insulated steel portal frame buildings for B8 use (Storage and Distribution) (with ancillary trade counter and/ or ancillary showroom and/or ancillary offices) | No | B | SG | **B8** | 373 | | |
| North Walsham | **PF/21/0581** | Bluebird Self Storage, Laundry Loke, North Walsham, Norfolk, NR28 0BD | Use of land for the siting of storage containers and parking in association with an existing self-storage business (B8) (retrospective) | LDF EM P | B | SG | **B8** | 848 | | |
| North Walsham | **PF/22/0223** | Units H,I & J, Hornbeam Business Park, Hornbeam Road, North Walsham, Norfolk | Erection of insulated steel portal frame buildings for B8 (Storage and Distribution) use (with ancillary trade counter and/ or ancillary showroom and/or ancillary offices) and/or Plumbers/builders/tiling/flooring/bathroom/kitchen wholesale merchants (sui generis with ancillary trade counter, showroom and offices); along with associated parking and cycle store. | No | G | SG | **B8** | 569 | | |
| North Walsham | **PF/21/1234** | 12 Market Place, North Walsham, Norfolk, NR28 9BQ | Change of use from bank to a community centre with cafe, sensory room and music studio | No | B | **A2** | **A3** | | 186 | |
| North Walsham | **PF/22/0114** | 8 Church Street, North Walsham, Norfolk, NR28 9DA | Change of use from shop (Class E) to nail bar (sui-generis) | No | B | E | **SG** | | | 76 |
| North Walsham | **PF/21/1676** | Unit 2, 23 Stanley Road, North Walsham, Norfolk, NR28 9EW | Change of use of ground floor from retail (A1) to tattoo parlour (sui-generis) | No | B | A1 | **SG** | | | 51 |
| North Walsham | **PF/21/2143** | 15 Cornish Way Business Park, North Walsham, Norfolk, NR28 0FE | Erection of building for light industrial use (Class E(g)(iii)) | LDF EM P | G | SG | **E(g)(iii)** | 295 | | |
| Raynham | **PF/21/0952** | Unit 5, 21 Blenheim Way, West Raynham, Fakenham, Norfolk, NR21 7PL | Change of use from General Industrial (Class B2) to use for indoor sport, recreation or fitness (Class E(a)) | No | B | **B2** | E(a) | | | 400 |
| Raynham | **PF/21/1095** | South Raynham Service Station, Swaffham Road, South Raynham, Fakenham, Norfolk, NR21 7HP | Erection of building for use for vehicle MOT testing | No | G | SG | **B2** | 415 | | |




| Parish | Reference | Site Address | Proposal | NNDC LP policy | Brown field (B)/ Green field (G) | Existing Use Class | Proposed Use Class | Gained - Floor Area (m2) | Gained CU/ Con - Floor Area (m2) | Lost - Floor Area (m2) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Scottow** | **PF/17/1057** | Scottow Enterprise Park, Lamas Road, Badersfield, Scottow | Change of use of existing buildings within the enterprise park area from former military use and various commercial uses to a range of B1, B2 and B8 designations (light industrial/office/research and development, general industrial and storage/distribution uses). Use of former taxiways and hard standing areas for low-speed vehicle driver training. Â Indicative route shown as land reserved for second site entrance. | Scottow Enterprise Park | B | SG | **E(g)(iii) Eg(i) B8** | 149392 | | |
| **Smallburgh** | **PF/20/1925** | Church Farm, Knowles Lane, Smallburgh, Norwich, NR12 9NB | Change the use of part of barn from agricultural use to storage and distribution (Class B8) | No | G | SG | **B8** | 112 | | |
| **Smallburgh** | **PF/20/2099** | Church Farm, Knowles Lane, Smallburgh, Norwich, NR12 9NB | Change the use of part of barn from agriculture to a brewery, taproom and storage | No | G | SG | **B2** | | 670 | |
| **Stody** | **PF/21/2516** | Stody Hall Barns, Brinton Road, Stody, Norfolk | Conversion of redundant agricultural building to offices | No | G | SG | **Eg(i)** | 270 | | |
| **Wickmere** | **PF/21/1806** | Hall Farm, Goose Green, Wickmere, Norfolk, NR11 7LU | Erection of agricultural building to be used as workshop and spray store | No | G | SG | **B2** | 600 | | |

3.5 One of the Core Strategy aims is to develop a strong, high value economy and to provide better job and training opportunities. 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 are retail, health, manufacturing, accommodation and food services and education, which has been case for the last few years. Common with many coastal districts, recreation and tourism are important parts of the local economy.

| Economically active<br>All people | North Norfolk (Numbers) | North Norfolk (%) | Eastern (%) | Great Britain (%) |
|---|---|---|---|---|
| All people working age 16-64 (2020) | **55,600** | 52.9 | 60.6 | 62.4 |
| **Employment and unemployment (Apr 2021-Mar 2022)** | | | | |
| Economically active | **42,300** | 75.6 | 80.8 | 78.5 |
| In employment | **42,100** | 75.1 | 78.0 | 75.2 |
| Employees† | **32,700** | 58.7 | 68.0 | 65.6 |
| Self employed | **9,400** | 16.4 | 9.8 | 9.3 |
| Unemployed | **1,400** | 3.3 | 3.3 | 3.8 |

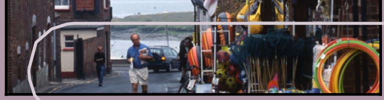
Employment and unemployment (Apr 2021-Mar 2022) (Source: Nomis)

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

3.7 Working Age Population in North Norfolk has reduced from 57,600 in 2011 to its lowest level of 55,600 in 2020. *Figures not updated by NOMIS for 2021 & 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 |

ONS Crown Copyright Reserved (Nomis 2019)
ONS Mid-year population estimates



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

| Employee Jobs (2021) | North Norfolk (employee jobs) | North Norfolk (%) | Eastern (%) | Great Britain (%) |
|---|---|---|---|---|
| Total employee jobs | **32,000** | **-** | | |
| Full-time | **19,000** | **59.4** | 65.9 | 68.1 |
| Part-time | **13,000** | **40.6** | 33.1 | 31.9 |
| **Employee Jobs by Industry** | **North Norfolk (employee jobs)** | **North Norfolk (%)** | **Eastern (%)** | **Great Britain (%)** |
| G : Wholesale and retail trade; repair of motor vehicles and motorcycles | **6,000** | 18.8 | 15.2 | 14.4 |
| I : Accommodation and food service activities | **5,000** | 15.6 | 6.9 | 7.5 |
| Q : Human health and social work activities | **4,000** | 12.5 | 12.2 | 13.7 |
| C : Manufacturing | **3,000** | 9.4 | 7.3 | 7.6 |
| P : Education | **3,000** | 9.4 | 9.5 | 8.8 |
| M : Professional, scientific and technical activities | **1,500** | 4.7 | 9.2 | 8.9 |
| F : Construction | **1,750** | 5.5 | 5.9 | 4.9 |
| R : Arts, entertainment and recreation | **1,250** | 3.9 | 2.2 | 2.3 |
| H : Transportation and storage | **1,250** | 3.9 | 5.5 | 5.1 |
| N : Administrative and support service activities | **1,750** | 5.5 | 11.8 | 8.9 |
| O : Public administration and defence; compulsory social security | **1,000** | 3.1 | 3.4 | 4.6 |
| S : Other service activities | **700** | 2.2 | 1.8 | 1.9 |
| E : Water supply; sewerage, waste management and remediation activities | **150** | 0.5 | 0.7 | 0.7 |
| L : Real estate activities | **600** | 1.9 | 1.7 | 1.8 |
| J : Information and communication | **400** | 1.2 | 4.1 | 4.5 |
| K : Financial and insurance activities | **200** | 0.6 | 2.1 | 3.6 |
| B : Mining and quarrying | **125** | 0.4 | 0.1 | 0.1 |
| D : Electricity, gas, steam and air conditioning supply | **75** | 0.2 | 0.2 | 0.4 |

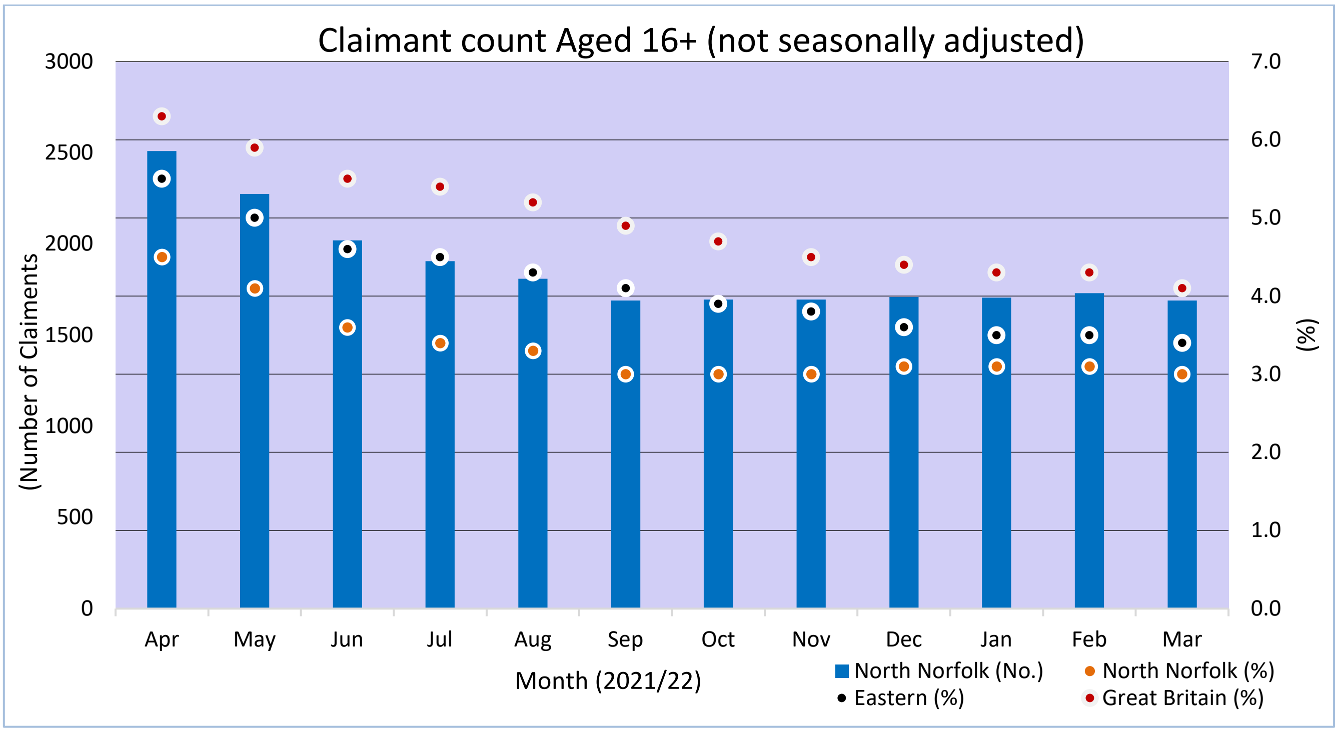
**Table 3.8 Business Register and Employment Survey: open access (Source: ONS, Nomis, 2021)**



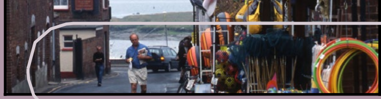
3.9 In North Norfolk 1,690 people were claiming benefit (March 2022), principally for the reason of being unemployed. Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, 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+ | 1,690 | 3.0 | 3.4 | 4.1 |
| Aged 16 to 17 | 5 | 0.3 | 0.2 | 0.2 |
| Aged 18 to 24 | 285 | 5.0 | 4.4 | 4.9 |
| Aged 18 to 21 | 175 | 5.9 | 4.6 | 4.9 |
| Aged 25 to 49 | 925 | 3.9 | 3.9 | 4.7 |
| Aged 50+ | 475 | 2.0 | 2.6 | 3.3 |

**Table 3.9 Numbers of Benefits claimants March 2022 (Source: Nomis)**




**Graph 3.9 Numbers of Benefits claimants (Apr 2021 - Mar 2022 (Source: Nomis)**




3.10 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, more residents aged 16-64 then there are jobs.

| Jobs density (2019) | Jobs | North Norfolk (Density) |
|---|---|---|
| **North Norfolk** | **47,000** | **0.85** |
| Breckland | 57,000 | 0.70 |
| Broadland | 52,000 | 0.68 |
| Great Yarmouth | 45,000 | 0.78 |
| King's Lynn & West Norfolk | 68,000 | 0.80 |
| Norwich | 98,000 | 1.01 |
| South Norfolk | 63,000 | 0.76 |
| Eastern | 3,243,000 | 0.85 |
| Great Britain | 34,305,000 | 0.84 |

**Table 3.10 Jobs Density (Source: Nomis, 2020)** *Latest Data*

Jobs density is defined as the number of jobs in an area divided by the resident population aged 16-64 in that area. For example, a jobs density of 1.0 would mean that there is one job for every resident aged 16-64.

3.11 Core Strategy policies also seek to improve education and training opportunities, to meet the needs of business and help residents' access better quality jobs. The figure are median earnings for full time workers.

| Earnings by place of residence (2021) Gross weekly pay | North Norfolk (Pounds) | East (Pounds) | Great Britain (Pounds) |
|---|---|---|---|
| Full-time workers | 512.5 | 601.9 | 612.8 |
| Male full-time workers | 514.1 | 651.6 | 654.3 |
| Female full-time workers | 451.6 | 542.0 | 558.1 |

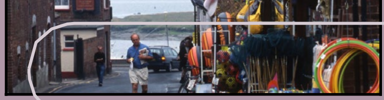
**Table 3.11 Average gross full time weekly pay (2021) (Source: Nomis)**

3.12 The number of residents with qualifications to NVQ4 and above has increased from 34.2% in 2019 to 34.7% in 2018, and remains below the percentage for the eastern region as the table below shows.

| 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 3.12 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

3.13 In 2021 North Norfolk attracted just over 6m day and overnight 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.

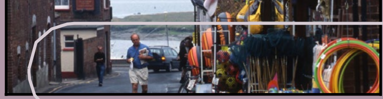
| Tourism | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|
| Number of Day Trips | 6,733,000 | 7,451,000 | 7,392,000 | 7,755,000 | 8,207,000 | 9,008,000 | 9,317,000 | 4,115,000 | 5,633,000 |
| Number of Overnight Trips | 569,000 | 545,600 | 558,700 | 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 3.13 Economic Impact of Tourism North Norfolk – 2021. (Source: Destination Research Ltd.)**

3.14 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 come from the UK 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 3.15 Staying visits by accommodation type (Source: Destination Research: 2020; 2021)**



## 3.15 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 3.16 Spend by accommodation type (Source: Destination Research: 2020; 2021)**

## 3.16 Economic Impact of Tourism – Headline Figures

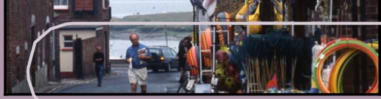
| Headline Figures | 2019 | 2020 | 2020 |
|---|---|---|---|
| Total number of trips (day & staying) | 9,919,200 | 4,400,600 | 6,082,000 |
| Total staying trips | 602,200 | 285,600 | 449,100 |
| Total day trips | 9,317,000 | 4,115,000 | 5,663,000 |
| Total staying nights | 2,474,000 | 1,114,000 | 1,765,000 |
| 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 3.17 Economic Impact of Tourism – Headline Figures (Source: Destination Research: 2020; 2021)**

3.17 Across North Norfolk, there is a broad range of tourist accommodation available including (but not limited to) caravan sites, camp sites 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 can have positive impact on the economy.

3.18 The Core Strategy states, in North Norfolk the tourism economy is heavily dependent on the quality of the natural environment and the towns also contain many attractions and act as a focus for visitors. New tourist accommodation are permitted where it is demonstrated that it will have a minimal effect on the environment and where Principal & Secondary Settlements are the preferred locations for new development.

3.19 Within the Service Villages and countryside, where re-use of existing buildings is preferred.




## Town Centres

3.20 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*

3.21 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, 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

| 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 3.20 Projections & suggested distribution 2016 - 2026. (Retail & town Centre Uses Study NNDC 2017)**

3.22 In previous years the County Council have also monitored vacancy rates, which also ceased after 2010. The same principle for monitoring will be applied as stated in 3.22.

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3.23 The North Norfolk Retail and Main Town Centres Uses Study (Mar 2017) makes reference to the economic downturn which has had a significant impact on the retail and leisure sectors. 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 3.22 Existing retail provision. (Retail & town Centre Uses Study NNDC 2017)**
*** includes out of centre food stores and retail warehouses**

3.24 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."

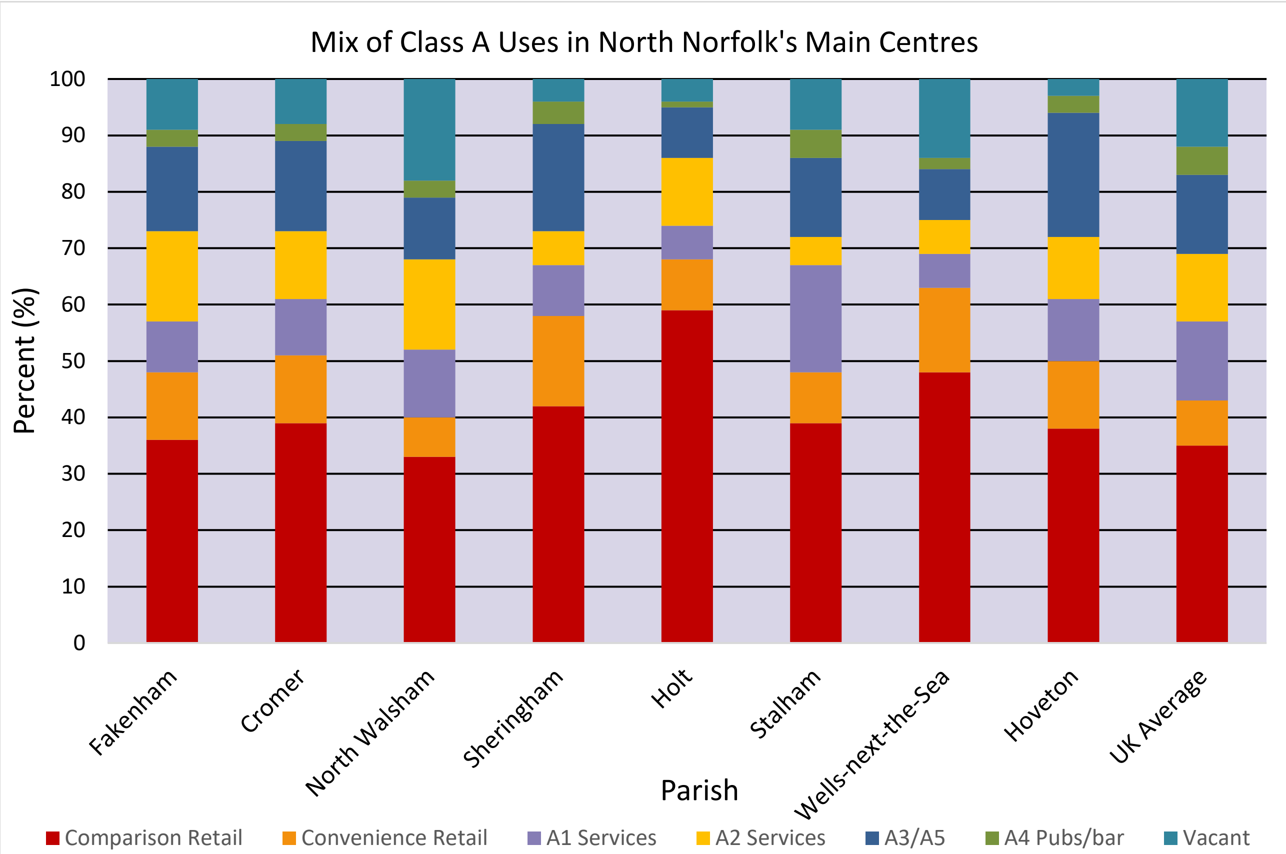



**Table 3.23 Source: Lichfields' Survey (September 2016) and Goad National averages for town centres**

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

i. 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.

ii. 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

iii. 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.

iv. 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.

v. 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.

vi. 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.

vii. 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.

viii. 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.

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

i. Fakenham - Good range of independent shops and a small range of multiples (chain stores) selling a range of comparison goods.

ii. 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.

iii. 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.

iv. 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.

v. 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.

vi. Stalham - a limited range of independent retailers. There is a Boots Pharmacy.

vii. Wells - a reasonable range of independent retailers comparison within the centre.

viii. Hoveton & Wroxham - Roys of Wroxham plus a limited range of independent retailers.

3.27 Services

i. 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.

ii. 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.

iii. 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.

iv. 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.

v. Holt - Tourist information centre, dry cleaners, shoe repairs, a number of hairdressers/beauty parlours and a good selection of cafés, restaurants and takeaways.

vi. 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.

vii. Wells - A limited range of service units including a post office, tourist information centre, a hairdresser and a good selection of cafés, restaurants, takeaways.

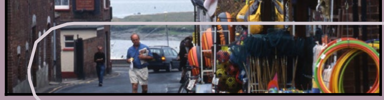
viii. Hoveton & Wroxham - a limited range of service units including a tourist information centre, hairdressers and a good selection of cafés, restaurants, takeaways.

| Parish | Type of Unit | Units within Primary Shopping Area (PSA) | Total Town Centre Units | % of Total Units | % of Total Units - UK Average |
|---|---|---|---|---|---|
| Fakenham | Comparison Retail[5] | 39 | 47 | 36.2 | 35.8 |
| | Convenience Retail[6] | 13 | 16 | 12.3 | 8.4 |
| | A1 Services (2) | 8 | 11 | 8.5 | 12.3 |
| | A2 Services (3) | 18 | 21 | 16.2 | 12.3 |
| | A3/A5 | 13 | 20 | 15.4 | 14.9 |
| | A4 Pubs/bar | 0 | 3 | 2.3 | 4.5 |
| | Vacant | 7 | 12 | 9.2 | 11.8 |
| | Total | 98 | 130 | 100 | 100 |

| Parish | Type of Unit | Units within Primary Shopping Area (PSA) | Total Town Centre Units | % of Total Units | % of Total Units - UK Average |
|---|---|---|---|---|---|
| Cromer | Comparison Retail | 51 | 72 | 39.8 | 35.8 |
| | Convenience Retail | 18 | 20 | 11 | 8.4 |
| | A1 Services (2) | 11 | 18 | 9.9 | 12.3 |
| | A2 Services (3) | 13 | 21 | 11.6 | 12.3 |
| | A3/A5 | 19 | 30 | 16.6 | 14.9 |
| | A4 Pubs/bar | 3 | 6 | 3.3 | 4.5 |
| | Vacant | 5 | 14 | 7.7 | 11.8 |
| | Total | 120 | 181 | 100 | 100 |

[5] Products clustered together, which consumers purchase relatively infrequently and evaluated on prices, features and quality levels before purchasing. Examples of **comparison** goods include cars, televisions and major appliances

[6] A **convenience** shop, **retail** business that stocks a range of everyday items such as coffee, groceries, snack foods, confectionery, soft drinks, tobacco products, over-the-counter drugs, toiletries, newspapers, and magazines.




| Parish | Type of Unit | Units within Primary Shopping Area (PSA) | Total Town Centre Units | % of Total Units | % of Total Units - UK Average |
|---|---|---|---|---|---|
| North Walsham | Comparison Retail | 30 | 37 | 33.6 | 35.8 |
| | Convenience Retail | 7 | 7 | 6.4 | 8.4 |
| | A1 Services (2) | 9 | 14 | 12.7 | 12.3 |
| | A2 Services (3) | 15 | 16 | 14.5 | 12.3 |
| | A3/A5 | 9 | 13 | 11.8 | 14.9 |
| | A4 Pubs/bar | 4 | 4 | 3.6 | 4.5 |
| | Vacant | 17 | 19 | 17.3 | 11.8 |
| | Total | 91 | 110 | 100 | 100 |

| Parish | Type of Unit | Units within Primary Shopping Area (PSA) | Total Town Centre Units | % of Total Units | % of Total Units - UK Average |
|---|---|---|---|---|---|
| Sheringham | Comparison Retail | 59 | 68 | 42 | 35.8 |
| | Convenience Retail | 24 | 27 | 16.7 | 8.4 |
| | A1 Services (2) | 9 | 13 | 8 | 12.3 |
| | A2 Services (3) | 9 | 10 | 6.2 | 12.3 |
| | A3/A5 | 28 | 32 | 19.8 | 14.9 |
| | A4 Pubs/bar | 1 | 6 | 3.7 | 4.5 |
| | Vacant | 3 | 6 | 3.7 | 11.8 |
| | Total | 133 | 162 | 100 | 100 |

| Parish | Type of Unit | Units within Primary Shopping Area (PSA)/ Town Centre | % of Total Units | % of Total Units - UK Average |
|---|---|---|---|---|
| Holt | Comparison Retail | 98 | 59.8 | 35.8 |
| | Convenience Retail | 14 | 8.5 | 8.4 |
| | A1 Services (2) | 10 | 6.1 | 12.3 |
| | A2 Services (3) | 19 | 11.6 | 12.3 |
| | A3/A5 | 15 | 9.1 | 14.9 |
| | A4 Pubs/bar | 1 | 0.6 | 4.5 |
| | Vacant | 7 | 4.3 | 11.8 |
| | Total | 164 | 100 | 100 |

| Parish | Type of Unit | Units within Primary Shopping Area (PSA) | Total Town Centre Units | % of Total Units | % of Total Units - UK Average |
|---|---|---|---|---|---|
| Stalham | Comparison Retail | 18 | 29 | 39.7 | 35.8 |
| | Convenience Retail | 6 | 6 | 8.2 | 8.4 |
| | A1 Services (2) | 9 | 14 | 19.2 | 12.3 |
| | A2 Services (3) | 1 | 4 | 5.5 | 12.3 |
| | A3/A5 | 6 | 10 | 13.7 | 14.9 |
| | A4 Pubs/bar | 3 | 3 | 4.1 | 4.5 |
| | Vacant | 4 | 7 | 9.6 | 11.8 |
| | Total | 47 | 73 | 100 | 100 |

**Table 3.26 Percentage of A1 and vacant units within retail frontages (Source: North Norfolk District Council: 2015)**

# 4 Plan Making

4.1 The Council has undertaken a consultation on the Proposed Submission version of the emerging New Local Plan, under Regulation 19, In January 2022.

4.2 The consultation document and supporting evidence can be found on the Council's web site.

# 5 Monitoring Framework

5.1 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 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.

5.2 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.

5.3 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.

5.4 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.

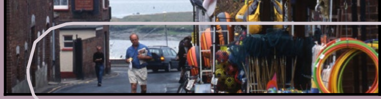
| Strategic Objective | Key Policies | Key Indicators | Commentary / Target |
|---|---|---|---|
| 1.Delivering Climate Resilient Sustainable Development | CC1 – CC13<br>SS1<br>HOU1<br>HOU2<br>HOU7 | • Number and percentage dwellings permitted/completed in Growth Towns<br>• Number / percentage on allocations | a. Top two tiers of Hierarchy;<br><br>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 (CO2) as required by policy / legislation over plan period.<br>• Number / percentage achieving net zero ready (CO2) | Reduction year on Year.<br><br>(Implement targets in accordance to national requirements).<br><br>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.<br>• Number of EV charging points provided (non-residential) | 100% residential<br>50% communal<br>30%, Hotels<br>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.<br>• Number and percentage of dwellings completed on Previously Developed Land. | a. Updates from Brownfield Register.(Published annually December).<br>b. Maximise. |

| Strategic Objective | Key Policies | Key Indicators | Commentary / Target |
|---|---|---|---|
| 2. Protecting Character | ENV1<br>ENV4<br>ENV5<br>ENV7<br>ENV8<br>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 (£).<br>(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.<br>(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<br>HOU2<br>HOU3<br>HOU5<br>HOU8<br>HOU9<br>SS1<br>DS1 | • Number / percentage net additional dwellings delivered against housing target.<br>• Number / percentage of dwellings delivered in each settlement / tier of hierarchy.<br>• Allocations permitted / delivered<br>• Number / percentage dwellings permitted / completed in Countryside policy area.<br>• 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:<br>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<br>b. Number units delivered on specified allocations. |
| 4 Enabling Economic Growth | E1<br>E2<br>E3<br>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<br>CC11<br>CC13<br>HC2<br>HC3<br>SS1<br>SS3 | • Amount of green space provided (Open space including Amenity Space) per parish<br>• 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<br>• 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/$m^3$.<br>Source<br>North Norfolk District Council, 2020 Air Quality Annual Status Report. |

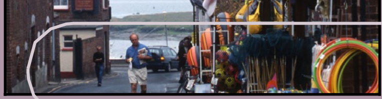
**SA Objectives**

| Sustainability Appraisal Objective/s | 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 access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality. | Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates. |
| | 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. |




| Sustainability Appraisal Objective/s | Monitoring Indicators |
|---|---|
| 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:<br>E(c)(i) Financial services,<br>E(c)(ii) Professional services (other than health or medical services), or<br>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. |




# 5 Duty to Cooperate

5.1 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.

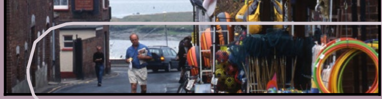
5.2 The Town and Country Planning Regulations (2012) requires Local Authorities to give details of what action they have taken under the Duty to Co-operate within the Annual Monitoring Report.

5.3 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<br>Housing and Economic Land Availability Assessment (HELAA<br>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<br><br>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 & GIRAME<br>Green Infrastructure & recreation Impact avoidance and Mitigation Strategy (GIRAMS).<br>Habitats Regulation Assessment / Visitor Pressure Report.<br><br>Coastal adaptation Supplementary Planning Document. (Draft) |

**Table 5.2 Duty to Co-operate Purposes and Key Outcomes**

The Norfolk Author
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

These are not Local Plan documents but do on adoption form part of the overarching Development Plan for the District

Made Plans

| Document | Geographical Area | Area Designation | Pre submission Consultation | Submission | Adoption |
|---|---|---|---|---|---|
| **Corpusty & Saxthorpe** | Parish area | 02 December 2013 | 5 Jul 2017 - 24 July 2017 | 01 June 2018 | 01 April 2019 |

Emerging Plans

| Document | Geographical Area | Area Designation | Pre submission Consultation | Submission | Adoption |
|---|---|---|---|---|---|
| **Holt** | Parish area | 02 December 2013 | 11 Jan – 23 Feb 2018 | NA | NA |
| **Happisburgh** | Parish area | 01 February 2016 | N/A | N/A | NA |
| **Overstrand** | Parish area | 01 October 2016 | N/A | N/A | NA |
| **Ryburgh** | Parish area | 01 April 2017 | 12 Aug – 23 Sept 2018 | 16 March 2020 | NA |
| **Blakeney** | Parish area | 01 November 2017 | 03 Oct – 15 Nov 2019 | N/A | NA |
| **Wells-next-the-Sea** | Parish area | 11 February 2019 | N/A | NA | NA |

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: Annual Completions by Parish Summary

| Parish | Completions Local Development Framework | | | | | | | | | | | | | | | 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** |
| Alby with Thwaite | | | | | | | | | | | | | | | | | | 2 | | 2 | 1 |
| Aldborough | 3 | | | | 1 | 2 | | | 1 | | | | | 1 | 1 | | | | | | 1 |
| Antingham | 2 | 1 | 1 | | | 2 | | 6 | | 1 | | | | | | 1 | | | | 1 | |
| Ashmanhaugh | | | | | | | | | | | | | | | | | | | 2 | 2 | |
| Aylmerton | 9 | 3 | 1 | 2 | | | 2 | | 2 | 2 | 1 | 1 | | 11 | 1 | | | 1 | 1 | 2 | |
| Baconsthorpe | | | | 1 | 1 | | | | | 1 | | | | | | | | 1 | | | |
| Bacton | 6 | 6 | 3 | 4 | 8 | 3 | 3 | 3 | 2 | | 1 | 4 | 1 | 8 | | 8 | 34 | 4 | | 2 | 1 |
| Barsham | | 1 | | | | | 1 | | | | | | 1 | | | | | | | | |
| Barton Turf | 3 | | | | 1 | | | | | | | 1 | 1 | 1 | 1 | 1 | | | | | |
| Beeston Regis | 8 | 3 | 1 | | | 2 | | | 1 | | | | | | | | | | | | |
| Binham | 1 | | | | | 11 | | 2 | 1 | | 2 | | | 1 | 1 | | | 15 | 13 | | 3 |
| Blakeney | 1 | 9 | 1 | 4 | 3 | | 9 | -1 | 6 | 1 | 8 | 2 | 14 | 21 | | 6 | 13 | | | 1 | 18 |
| Bodham | 4 | | 5 | | 2 | | 10 | 1 | 1 | 1 | 2 | | | 3 | 1 | 1 | | 17 | 1 | | |
| Briningham | | | | | | | | | | | | | 2 | 1 | | | | 2 | | 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 |
| Brumstead | | | | | | | | | | | | | | | | | | | | | |
| Catfield | 11 | 11 | 10 | 19 | 1 | 1 | | | 2 | 1 | 3 | 4 | 1 | 2 | 1 | | 2 | 1 | | 8 | |
| 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 |
| Dilham | | | | | 7 | | | | | | | | | 6 | 2 | 1 | | 1 | | | 1 |
| 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 | |
| **Fakenham** | 29 | 37 | 13 | 56 | 27 | 11 | 46 | 22 | 23 | 10 | 20 | 4 | 31 | 15 | 12 | 26 | 58 | 99 | 11 | 141 | 29 |
| Felbrigg | | | | | | | | | | | | | | | | 1 | | 2 | 3 | 1 | |
| 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 |
| Gimingham | | | 1 | 2 | 1 | | 1 | | 1 | | 1 | | | 4 | 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 | |
| Hanworth | | | | | | | | | | | | | | | | | | | | | |
| Happisburgh | 15 | 10 | | | 7 | 2 | | | 1 | | 4 | | 2 | 3 | 2 | 2 | | 1 | 2 | 8 | |
| 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 |
| High Kelling | 14 | 2 | 1 | | | | 1 | | 1 | | | | 1 | 4 | | | | | 2 | | |
| Hindolveston | 2 | 3 | 2 | 1 | 16 | 2 | 4 | 4 | 2 | | | 1 | | 2 | 1 | 5 | | 1 | 5 | 3 | 1 |
| Hindringham | | 3 | | | 5 | | 5 | | | | 7 | 3 | 4 | 1 | 1 | | | | 2 | 1 | 1 |
| 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 |
| Honing | | 2 | | | | | 1 | | | | | | 2 | 3 | | | | | 2 | | 1 |
| Horning | 3 | 1 | | 3 | 2 | 5 | 1 | 3 | 8 | 2 | 3 | 4 | | | 2 | | | 1 | 3 | | 2 |
| Horsey | | | | | | | | | | | | | | | | | | | | | |
| Hoveton | 3 | 2 | 3 | 2 | 19 | | 2 | | 2 | 1 | 2 | | 52 | 67 | 4 | 1 | | 1 | 2 | 1 | 25 |
| Ingham | | 3 | | | 1 | 1 | 1 | | | | | 1 | 3 | | | | | | 2 | | 1 |
| Ingworth | | | | | | | | | | | | | | | 1 | | | | | | |
| Itteringham | | | | | | | | | | | 1 | | | 1 | | 1 | | 2 | | | |
| Kelling | | | | | 1 | | | | | | | | 1 | 1 | 10 | | 1 | | 1 | | |
| Kettlestone | | | | 1 | 3 | | | | | | 1 | 1 | | 1 | 1 | 2 | | 1 | | | |
| Knapton | 1 | | | 1 | 1 | | | | 1 | | 1 | | | 3 | | 1 | | | 1 | 15 | 2 |
| Langham | 4 | 5 | 2 | | 1 | | | 1 | | 1 | 4 | 1 | | 15 | | | 8 | | 5 | | 1 |
| Lessingham | 0 | | 3 | 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 |
| Ludham | | 1 | 1 | 2 | 1 | | 2 | | | | 11 | 5 | 1 | 1 | -3 | | 1 | | 1 | | 7 |
| Matlaske | | | | | | | | | | | | | 1 | | | | | | | | |

| Parish | Completions Local Development Framework | | | | | | | | | | | | | | | 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** |
| Melton Constable | | 7 | | | 1 | 4 | | | | | | 1 | 7 | 4 | 1 | 4 | 1 | | | 1 | 3 |
| Morston | 0 | | | | | | | | | | | | | | | | | 1 | 1 | | 1 |
| Mundesley | 11 | 13 | 2 | | 11 | 28 | 16 | 18 | 8 | 2 | 12 | 4 | | 1 | 4 | 7 | 14 | 21 | 17 | | 6 |
| Neatishead | | 1 | 1 | | 1 | | 2 | 1 | | | 1 | | | | | | 1 | | | 3 | 2 |
| **North Walsham** | 34 | 22 | 23 | 24 | 40 | 73 | 65 | 19 | 24 | 46 | 14 | 11 | 82 | 12 | 42 | 47 | 139 | 84 | 104 | 75 | 22 |
| Northrepps | 2 | 3 | 1 | | 2 | 9 | 20 | 10 | | 2 | 8 | 1 | 43 | 12 | 11 | 32 | | 1 | | | |
| Overstrand | 4 | 9 | 3 | 1 | 18 | 5 | 9 | 1 | 3 | 2 | 1 | 3 | 1 | 7 | 3 | | 31 | 15 | | 3 | 3 |
| Paston | 1 | 1 | | | | | | | | | | | | | 2 | 3 | | | | 1 | 2 |
| Plumstead | | | | | | | | | | | | | | | | | | | | | |
| Potter Heigham | 4 | 10 | 2 | 6 | 5 | 2 | 4 | 1 | 1 | 1 | | 1 | | 2 | 5 | 1 | 2 | | | | |
| Pudding Norton | | | | | | | | | | | | | | | | | | | | | 3 |
| Raynham | 2 | 1 | | 3 | | | 1 | 1 | 55 | | 1 | 54 | 7 | 22 | | 21 | 18 | 2 | | | 3 |
| Roughton | 3 | 1 | | 1 | 3 | 18 | 1 | | | | 5 | 10 | 1 | | 4 | 8 | 24 | | | | |
| Runton | 5 | 2 | 5 | | 2 | | 4 | 2 | 2 | 1 | 5 | 1 | 4 | 9 | 1 | 1 | 1 | 1 | | 1 | 7 |
| Ryburgh | | 4 | | | 1 | 9 | 3 | 2 | 2 | 9 | 3 | | 1 | 2 | | 1 | | 6 | | | |
| 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 |
| Sea Palling | 4 | | 5 | 1 | 1 | 4 | 3 | | | 2 | | 1 | 2 | 1 | 1 | | | | | 1 | 1 |
| Sheringham | 21 | 56 | 62 | 21 | 44 | 10 | 31 | 21 | 17 | 12 | 6 | 7 | 9 | 33 | 10 | 20 | 32 | 57 | 14 | 18 | 68 |
| Sidestrand | | | | | | | | | | | 1 | | | 1 | | | | | | | |
| Skeyton | | | | | | | | | | | | | 2 | | | 1 | 1 | | | 2 | 1 |
| Sloley | 1 | | | | 1 | | | | | | | | 2 | 1 | 3 | | | | 1 | | 4 |
| Smallburgh | 3 | 2 | | | | | 2 | | | 1 | | | | | | 1 | | | 4 | 2 | 3 |
| Southrepps | 6 | 2 | | 1 | 4 | 2 | 6 | | 4 | 14 | 9 | 6 | 3 | 2 | 8 | 2 | 6 | 1 | 2 | 1 | 17 |
| Stalham | 3 | 5 | 1 | 19 | 14 | 23 | 31 | 2 | 11 | 10 | 19 | 18 | 11 | 43 | 74 | 60 | 16 | 6 | 6 | 13 | 38 |
| Stibbard | | | | | 1 | 1 | | | 1 | | | 1 | | | | 2 | | | | 1 | |
| Stiffkey | | | | | | | | | | | | | | 2 | 1 | | 1 | | 1 | 1 | |
| Stody | | | | | | | | | | | | | | | | | | | | | 1 |
| Suffield | | | | | | | | | | 2 | | | | | 6 | 3 | | | | | 3 |
| Sustead | | | | | | | | | | | | | | | | | | | 2 | | 6 |
| Sutton | 3 | | | | | 6 | 2 | 2 | 2 | | 1 | 1 | | 1 | | 1 | 1 | 1 | 1 | | 3 |
| Swafield | | 1 | | | | | | | | | 1 | | 2 | 1 | | 1 | 2 | | | | 3 |
| 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 |
| Thornage | | | | | | 1 | | | 1 | | | | | | | 2 | | 1 | | | |
| Thorpe Market | | | 1 | | 2 | | 1 | | 2 | 1 | 1 | | 1 | 1 | | 1 | | | 1 | 3 | 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 |
| Tunstead | | 1 | 1 | | 2 | | | | 7 | 9 | 14 | 2 | | | 2 | | 1 | | | | 2 |
| Upper Sheringham | | 2 | | | | | | | | | 4 | 1 | 1 | | | 10 | 1 | | | | 1 |
| Walsingham | 4 | 4 | 1 | | | 2 | 6 | 2 | 1 | 2 | 8 | 1 | | | 5 | 3 | | | 5 | | 3 |
| Warham | | 4 | | | | | 5 | | | | | | | 1 | | | 6 | | | 2 | 1 |
| Wells-next-the-Sea | 14 | 21 | 2 | 1 | 2 | 3 | 50 | 6 | 8 | 5 | 4 | 5 | 10 | 49 | 38 | 61 | 15 | 3 | | 10 | 7 |
| Beckham | 2 | | 1 | | | | | | 1 | | 1 | | | | | 1 | | | | | |
| Westwick | | | | | | | | | | | | | | | | 1 | | | | | 1 |
| Weybourne | 1 | 1 | | 2 | 1 | | | 2 | 2 | | | 2 | 1 | 1 | 2 | 3 | | | 8 | 1 | 2 |
| Wickmere | 1 | | | | | | 2 | | | | | 1 | | | 1 | | | | 2 | | |
| Wighton | 1 | 2 | 1 | | | | | | | | 1 | | 2 | | | 1 | | | | | |
| Witton | 1 | 1 | | | | | 5 | | | | | 1 | | | 1 | 2 | | 1 | | | 1 |
| Wiveton | 1 | | | | | | 1 | | | | | | | | | | | 1 | | | 1 |
| Wood Norton | | 2 | | | | | 1 | 1 | | | | 1 | | | | | 1 | 1 | | | 2 |
| Worstead | | 2 | | 1 | 3 | 6 | | | 2 | 1 | 1 | 5 | 1 | 3 | 1 | 3 | | | | | 2 |
| Walcott | | | | | | | | | | | | 1 | | 2 | | | | 2 | | 2 | 3 |
| Losses | | | | | | | | | | | | | | | | | | | -11 | -15 | -36 |
| **Total (Gross)** | 370 | 428 | 230 | 250 | 445 | 342 | 451 | 256 | 309 | 178 | 337 | 242 | 383 | 503 | 479 | 442 | 546 | 534 | 419 | 481 | 516 |
| **Total (Net)** | 370 | 428 | 230 | 250 | 445 | 342 | 451 | 256 | 309 | 178 | 337 | 242 | 383 | 503 | 479 | 442 | 546 | 534 | 408 | 466 | 480 |

Annual Monitoring Report 2021 - 2022