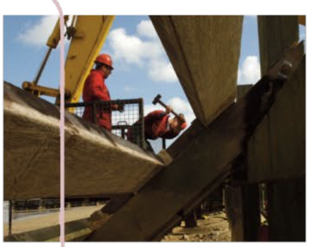
NORTH NORFOLK
Local Development Framework

Monitoring Report
2020-2021



Covering the period
1 April 2020 to 31 March 2021

Annual Monitoring Report

Nov 2022

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Appendices





1 Introduction

Purpose of the Monitoring Report

1.1 This report presents key facts and figures relevant to the North Norfolk District area. It identifies the types and quantities of development which took place between **1 April 2020 - 31 March 2021**, 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.

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. Suitable development sites have been identified and Regulation 18 consultation took place from the 7th May to the 19th June 2019. This followed the stage of considering 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 2020 to March 2021, 481 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 2,422 additional dwellings have been delivered in North Norfolk, of which 1,934 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.

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[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.

1.13 The new Local Plan proposes allocations for residential development suitable for 4,717 dwellings, 2,422 dwellings were completed for the period 1st April 2016 – 31st March 2021, there were a further 2,392 dwellings with permissions at 31st March 2021 .

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	Notes
To ensure that over a period of 5 years an average of 420 dwellings are provided each year	442 5 Year Average - 410	546 5 Year Average - 471	534 5 Year Average - 501	419 5 Year Average - 484	481 5 Year Average - 484	481 Completed, 15 lost, net 466 dwellings. Over the last 5 years, on average, 484 dwellings were completed.
To ensure 70% of all new dwellings are located in either a Principal or Secondary settlement	72	65%	79%	77%	78%	A total of 425 new dwellings were completed, 331 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%	57 of the total of 425 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.	Of the total 331 new dwellings completed in towns, only 135 were on developments with a net density of 40 dph. Of the total 94 new dwellings completed elsewhere, only 5 were on developments with a net density of 30 dph.
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	84 Affordable homes, Affordable Rent and Shared Equity were completed in the period 2020/21
To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	81%	77%	78%	73%	74%	Of the 84 affordable dwellings completed in 2020/21, 62 were for Affordable Rent, 11 Shared Equity and 11 were Intermediate.
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	Developments in towns granted permission with more than 10 dwellings: Planning permission for 950 dwellings in Fakenham was granted, which included 16.5% (156) min. affordable dwellings during 2020/21.
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	Developments in villages granted permission with more than 2 dwellings: An application for 15 affordable dwellings on an allocated site in Southrepps was also granted planning permission during 2020/21.
To maximise the number of rural exceptions schemes permitted	0 Completed	2 Completed 1 Permitted	3 Completed 2 Permitted	4 Completed 1 Permitted	2 Completed	Completed Exceptions Schemes 2016-2021: (Total AH)); Binham (14); Bodham (10); Briston (12): Edgefield (12); Erpingham (12); Knapton (14); Melton Constable (20): 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%	51%	There were 258 dwellings with 2 or less bedrooms out of 425 new dwellings completed.
To provide two short stay stopping places for Gypsies and Travellers by 2009	Achieved	Achieved	Achieved	Achieved	Achieved	Holt Road, Cromer, on land next to the District Council offices. South of the A148 Holt Road to the north-east of Fakenham, 300 meters east of the Clipbush Lane/Fakenham bypass roundabout

Table 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 2020 to 31 March 2021**. 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.

Parish	Ref.	Total	No. of Affordable Housing	% of Affordable Housing	No. of AH Potential *	Permission Date	Notes	Location
Fakenham	PO/17/0680	950	157	16.5%	425	10/12/2020	Policy HO2 On all schemes of 10 or more dwellings or sites of more than 0.33 hectares in Principal & Secondary Settlements, not less than 45% of the total number of dwellings proposed are affordable.	F01: Land North of Rudham Stile Lane
Southrepps	PF/19/0771	15	15	100%	15	21/01/2021	Victory Housing	Residential development Land At Long Lane
TOTAL		**965**	**172**	**17.8%**	**442**			

2020/21 Planning permissions granted for affordable housing

2.2 At 31 March 2021 the dwelling stock in North Norfolk was approximately 55,550.
Council Tax: stock of properties, 2020 - GOV.UK (www.gov.uk)

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
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 (2020/21). The table below shows a breakdown for the types of dwelling that were granted.

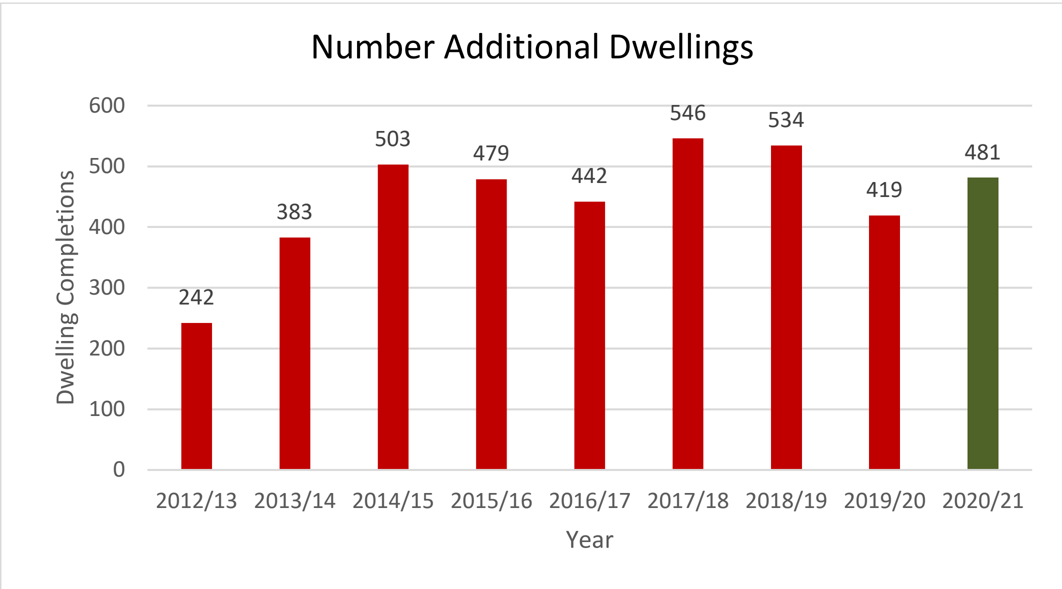
Permissions 2020/21	No. of Dwellings
Outline Permissions	961
Barn Conversions	52
Change of Use	31
Conversions	4
New Dwellings	100
Garden Plots (included in New Build)	16
Cert. Lawfulness	0
Removal of Condition	5
Permissions Total 2018/19	**1153**

Table 2.6a Type & Number of dwellings permitted 2020/21 (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 (2021) looks at all sites with planning permission for 10 or more dwellings and site allocations and estimates that **2503** dwellings are likely to come forward in the next 5 years.

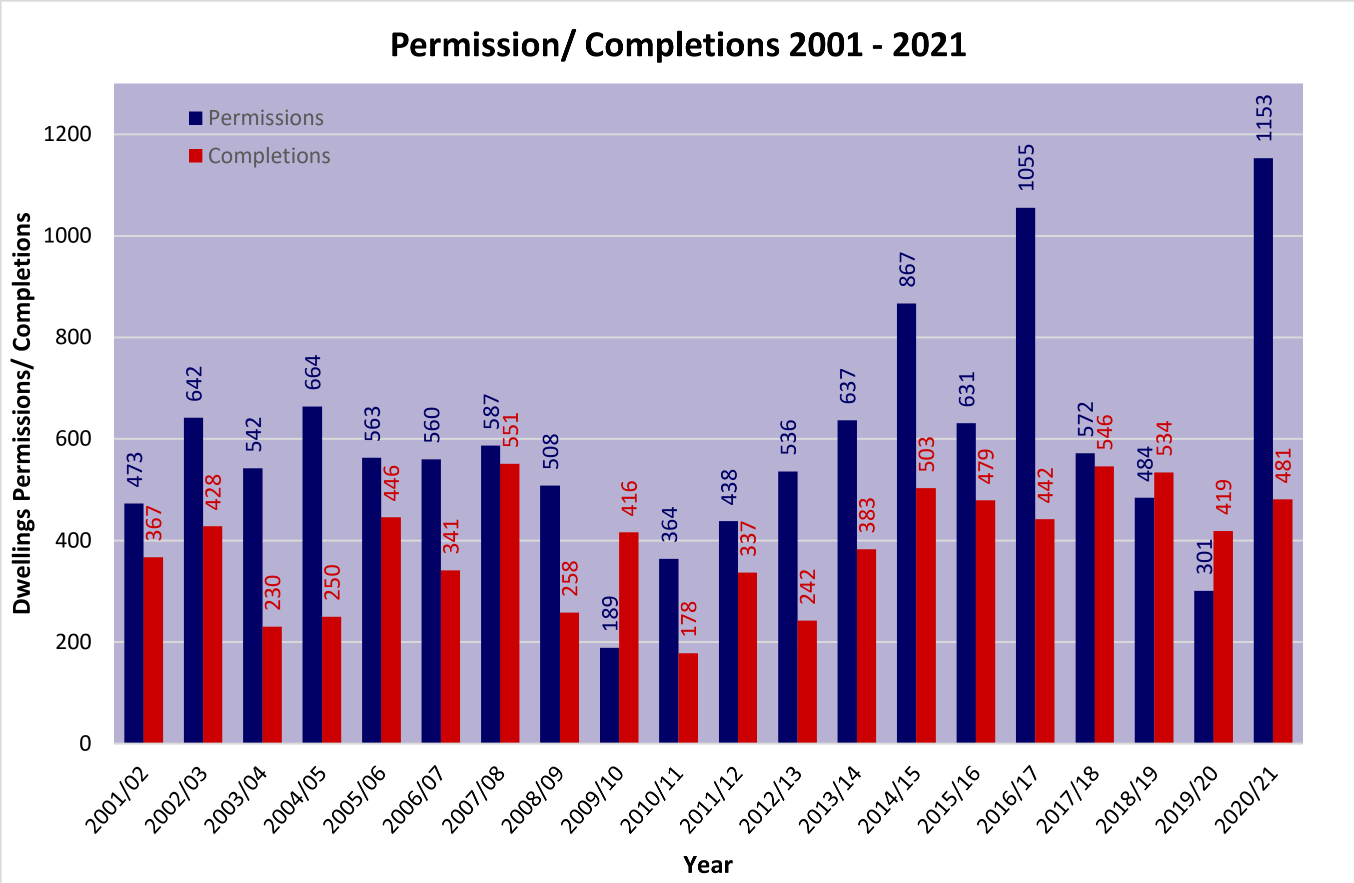
Additional Dwellings

2.6 There were **481** dwelling completions in North Norfolk during 2020/21 higher than the 419 in 2019/20. The annual average number of dwellings built in the last 5 years is 484. The graph below shows dwelling completions by year.



Graph 2.6 Total dwelling completions by year since 2012 (Source: North Norfolk District Council, 2021)

2.7 In 2020/21 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 four 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	
	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)
New build	305	69%	423	77%	449	84%	332	79%	425	88%
Conversions	91	21%	61	11%	44	8%	39	9%	30	6%
Change of use	46	10%	62	11%	41	8%	48	11%	26	58%
Total	**442**		**546**		**534**		**419**		**481**	

Table 2.10 Break-down of dwelling completions by type (Source: North Norfolk District Council, 2021)

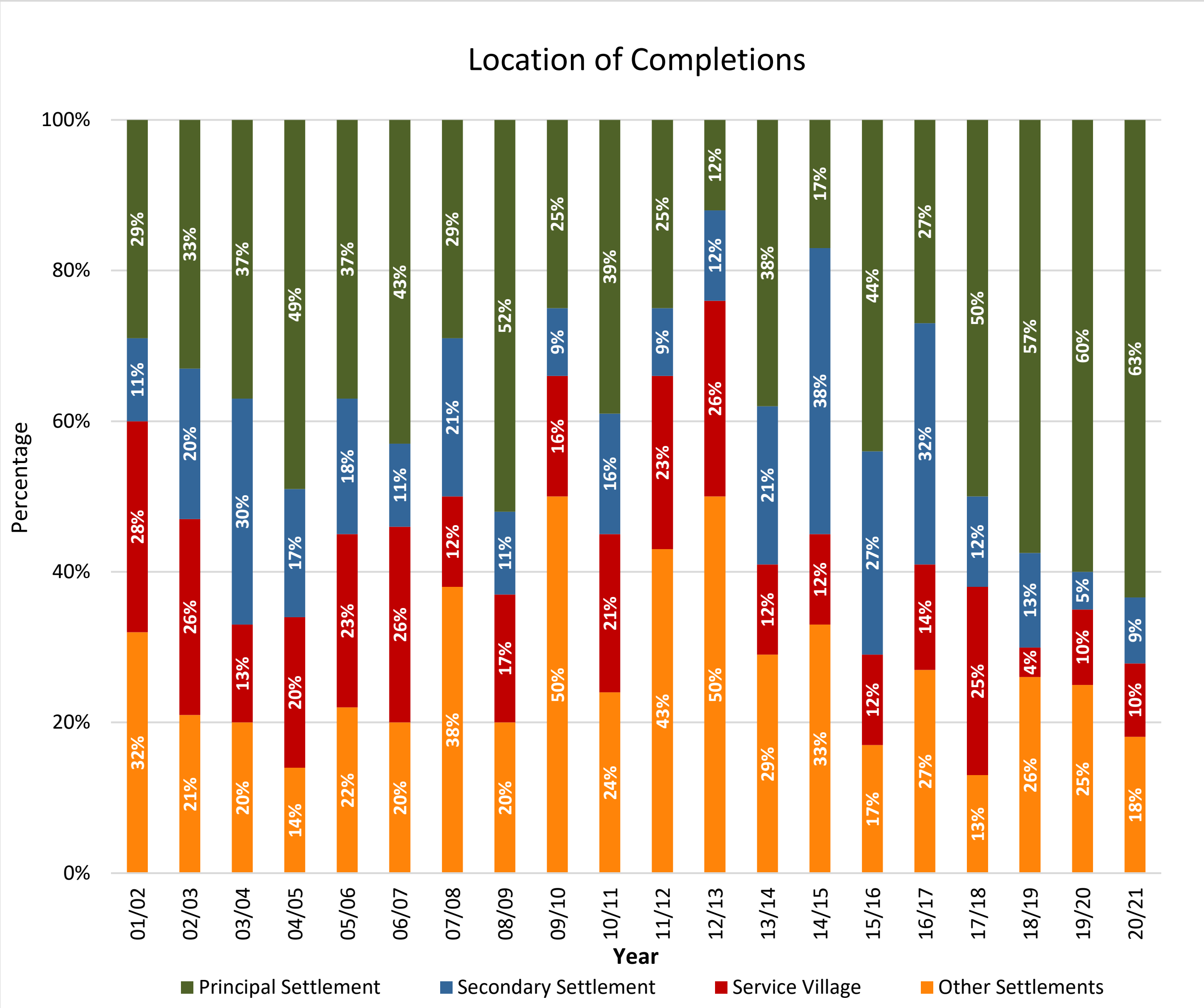
Bedrooms on Completions Financial Year 20/21								
	Flats		House						Total
	1 Bed	2 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Unknown	Units
Totals	**58**	**56**	**29**	**138**	**135**	**52**	**6**	**7**	**481**

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

Table 2.09 New Dwelling Completions 2012/13 to 2020/21 (Source: North Norfolk District Council, 2021)



Graph 2.0 Location of dwelling completions **(Source: North Norfolk District Council, 2021)**



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 Completion rates in each of the preceding three years exceeded the requirement for new dwellings as identified in the national Housing Delivery Test (HDT) with the result that the District delivered **103%** of its housing requirement over the period. It is projected that next year, this will drop to just over 100%. Since April 2014 some **3,404** additional dwellings have been delivered in North Norfolk. The government has announced that it will substantially ease the next 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

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

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 **2,503** new homes

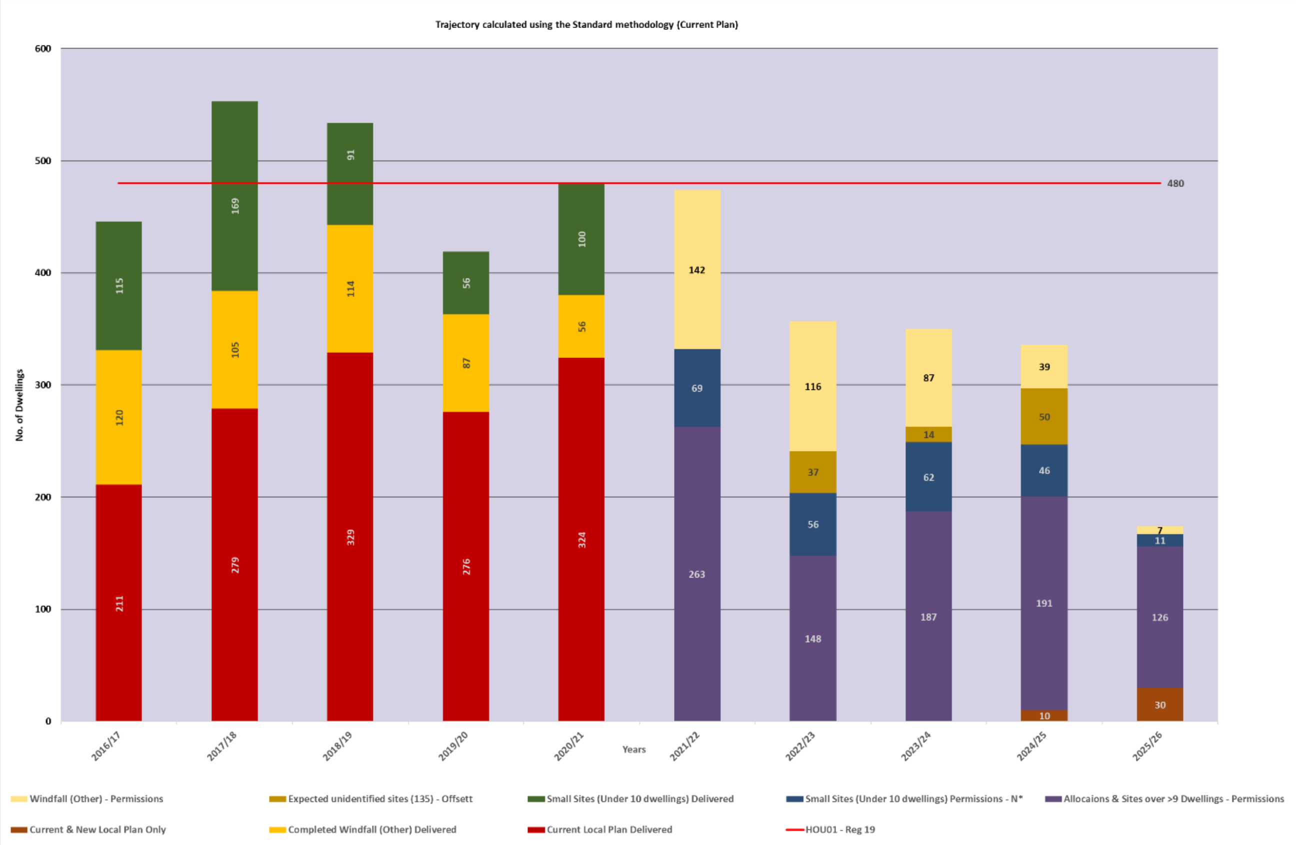
2.16 Each year the Council is required to produce a statement which compares the future target for the delivery of new homes to the supply of housing land that is available to meet that target. The requirement of 480/ year over the next five years, means that there is a 5.2 years of land supply for the period 2021-2026.

2.17 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.

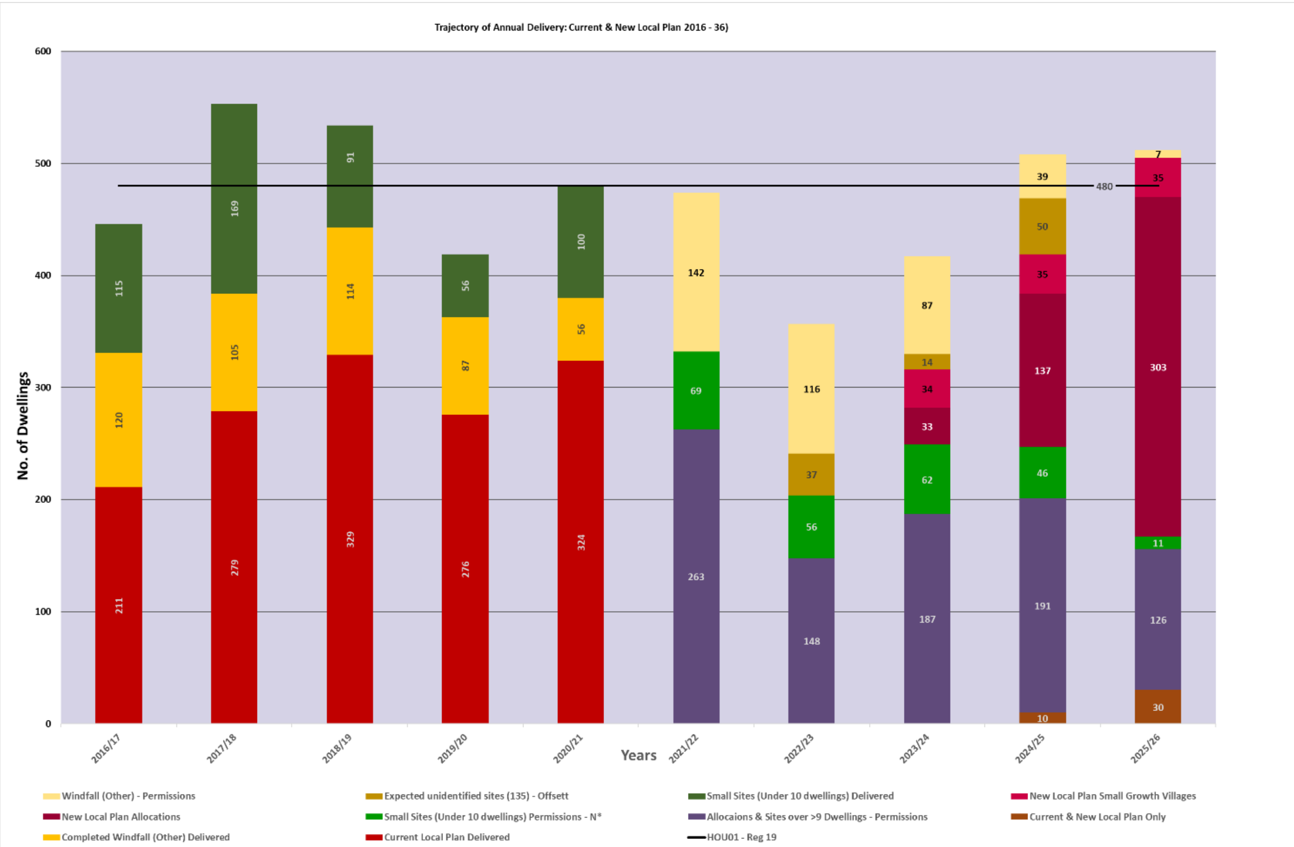
Sources of Housing Supply (Projected 2036)	Total
Additional Dwellings completed 2016-2021	2,422
Commitment	2,393
Emerging New Local Plan Allocations (Subject to Change)	5,391
Estimated 'windfall' development including rural building conversions and 'exception' development schemes.	1,890
Total dwellings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

Table 2.14 Total Housing Provision within New Plan Period (Source: NNDC)

2.18 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 2016-36 Allocations/ Allowances
(Source: NNDC Housing Trajectory)



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

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

2.20 The NPPF requires Local Authorities to demonstrate that there is a 5 year supply of land for housing development. The Council's latest Interim Statement: Five Year Land Supply Statement 2020 - 2025 shows **5.16** years supply of housing land available.



New Local Plan 2016 -2036. (Reg. 18)

2.21 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 aim to consult on the final numbers during the Reg. 19 consultation expected in the summer of 2021. To achieve this, specific development sites suitable for not less than 4,500 new dwellings will be identified for development as follows:

Emerging New Local Plan Allocations (Subject to Change)

Total Projected Housing Growth 2016 - 2036	Settlement	Dwellings With Planning Permission at 31/03/2020	Dwelling Completions (01/04/16 - 31/03/20)	Proposed New/ Current Allocations	Total Growth* (2016 - 2036)
Large Growth Towns	North Walsham	108	374	2,150	2,632
	Fakenham	193	194	1638	2,025
	Cromer	196	137	557	890
Small Growth Towns	Holt	262	252	227	741
	Sheringham	226	123	135	484
	Stalham	67	88	150	305
	Wells-next-the-Sea	41	79	80	200
	Hoveton	56	4	150	210
Large Growth Villages	Briston & Melton Constable	77	33	80	190
	Mundesley	11	59	30	100
	Blakeney	11	19	30	60
	Ludham	11	2	40	53
Small Growth Villages	Villages named in Policy SD3	158	261	400	819
Remainder of District	All remaining settlements and countryside	299	316	0	615
Windfall Development 2020-2036 Across Entire District					1,305
TOTALS		**1,716**	**1,941**	**5,667**	**10,629**

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

Housing Density

2.22 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.

2.23 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

2.24 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 2020/21						
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	1	950	49	950	100%
Secondary Settlement	30 or more	0	6	n/a	0	0%
Service Villages	30 or more	2	45	29	5	11%
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 2020/21 **(Source: North Norfolk District Council, 2021)**

Density of development by planning permission 2020/21					
Settlement	**Parish**	**Planning Ref.**	**Site Area**	**No. Dwellings**	**Dwellings per hectare**
Principal Settlement	**Fakenham**	F01: PO/17/0680	19.2	950	49
	Principal Settlement	**1**	**19.2**	**950**	**49**
	No. of Units at => 40/ ha			950	
Secondary Settlement	**Secondary Settlement**	**0**		**0**	
	No. of Units at => 30/ ha			0	
Service Village	**Roughton**	PM/19/0359	3.07	30	10
	Southrepps	SOU02: PF/19/0771	0.86	15	17
	Service Village	**2**		**45**	**29**
	No. of Units at => 30/ ha			0	

Table 2.19b Density by settlement Detail 2020/21 **(Source: North Norfolk District Council, 2021)**

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

Brownfield Land

2.25 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 13% of dwellings completed in 2020/21 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 2020-21		
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%

Table 2.24 New Homes on Previously Developed Land (Source: North Norfolk District Council, 2021)

Affordable Housing

2.26 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)	% Affordable Homes Required		Required Market Housing Mix	Required Affordable Housing Mix	Number of Serviced Self-Build Plots	Specialist Elderly / Care Provision
	Affordable Zone 1*	Affordable Zone 2*				
0-5	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
6-25	At least 15%. Option of financial contribution on schemes of 6-10 dwellings	At least 35%. Option of financial contribution on schemes of 6-10 dwellings	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented	No requirement	No requirement
26-150	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented	At least one plot or 2% of total number of units proposed, whichever is the greater	No requirement
151-300 (plus each additional 150 dwellings).	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented	At least one plot or 2% of total number of units proposed whichever, is the greater	Minimum 80 bed spaces and further 40 bed spaces for each additional 150 dwellings thereafter

1. *Size and tenure split determined on case by case basis in accordance with local needs evidence*
2. *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*

Table 2.25 Draft Housing Mix Policy for new Local Plan (Source: North Norfolk District Council, Local Plan First Draft (Part 1) Consultation 2019)

2.27 In 2020/21, permissions for 172 for Affordable Homes were granted and there were 84 Affordable Homes completed. The table below shows the detail of the units delivered

Affordable Housing Completed 2020/21 (Detail)								
Parish	Application Ref.	Total	Previously Completed	Completed 2020/21	Shared Equity	Affordable Rent	Registered Social Landlords	Developer Contributions
Edgefield	PF/15/1223	12	0	12	3	9	12	-
Holt	PM/16/1204	51	12	15	2	13	0	15
Knapton	PM/15/1461	14	0	14	6	8	14	-
North Walsham	PF/17/1951	43	0	43	11	32	43	-
Total		**120**	**12**	**84**	**22**	**62**	**69**	**15**

Table 2.26 Affordable Housing Completed 2020/21 (Source: North Norfolk District Council, 2021)

2.28 Of the 84 affordable homes completed, 22 were Shared Equity, 62 Affordable Rent. 15 were delivered through developer contributions and 69 via Registered Social Landlords.

2.29 Since 2011/12 **797** affordable dwellings have been completed in the District.

Affordable housing completed Year	Number of affordable housing completed
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

2.30 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
% of affordable housing that comprises rented accommodation	90%	100%	96%	81%	83%	81%	77%	80%	73%	74%

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
Wholly funded through Developer Contributions	0	0	42	43	17	75	30	32	32	15
Total	**64**	**13**	**152**	**74**	**66**	**83**	**90**	**120**	**51**	**84**

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

2.31 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 2020/21)
2020/21	84	425	1. Land off Rectory Road and Holt Road, Edgefield (12) 2. Land to the north of Hempstead Road, Heath Farm, Holt (15) 3. Land off, School Close, Knapton (14) 4. Land at Laundry Loke, North Walsham (43)
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).

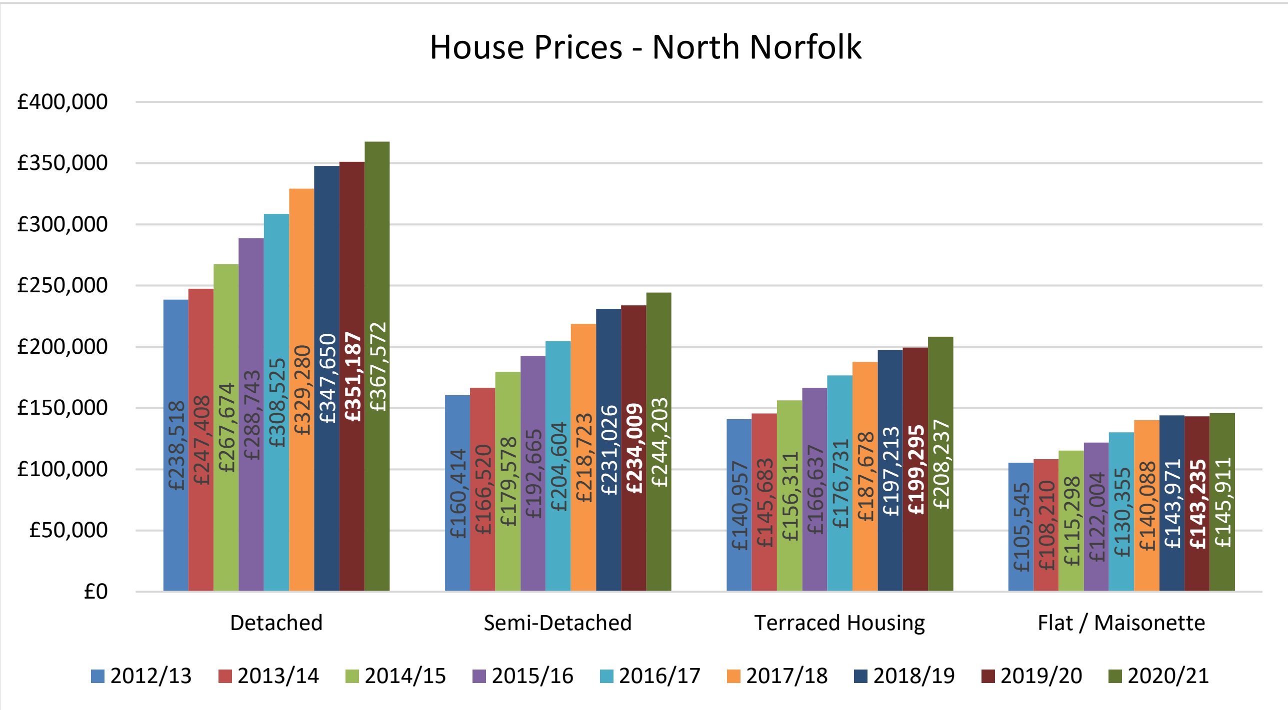
House Prices

2.32 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.

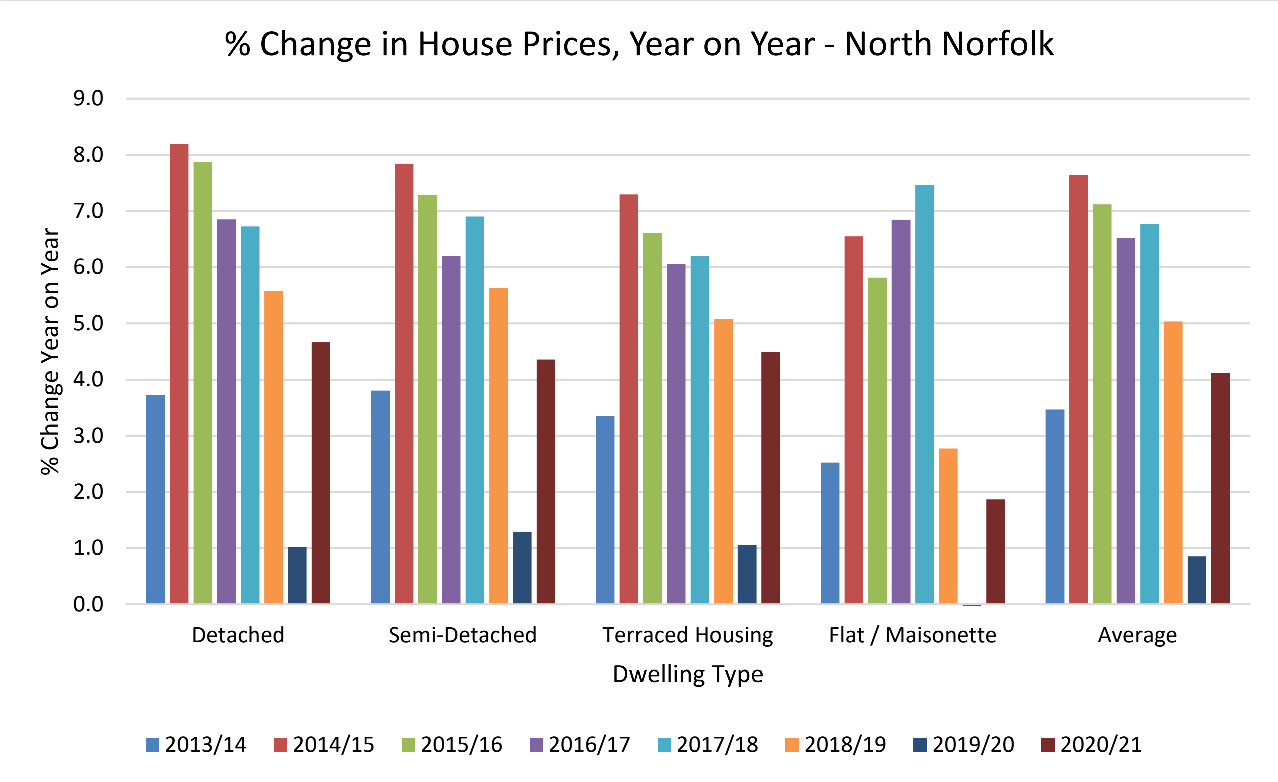
UK-House Price Index- North Norfolk	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Detached	£238,518	£247,408	£267,674	£288,743	£308,525	£329,280	£347,650
Semi-Detached	£160,414	£166,520	£179,578	£192,665	£204,604	£218,723	£231,026
Terraced Housing	£140,957	£145,683	£156,311	£166,637	£176,731	£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
Detached	£351,187	£367,572
Semi-Detached	£234,009	£244,203
Terraced Housing	£199,295	£208,237
Flat / Maisonette	£143,235	£145,911
Average	£231,932	£241,481
(%) Increase on previous Year	**0.9**	**4.1**

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

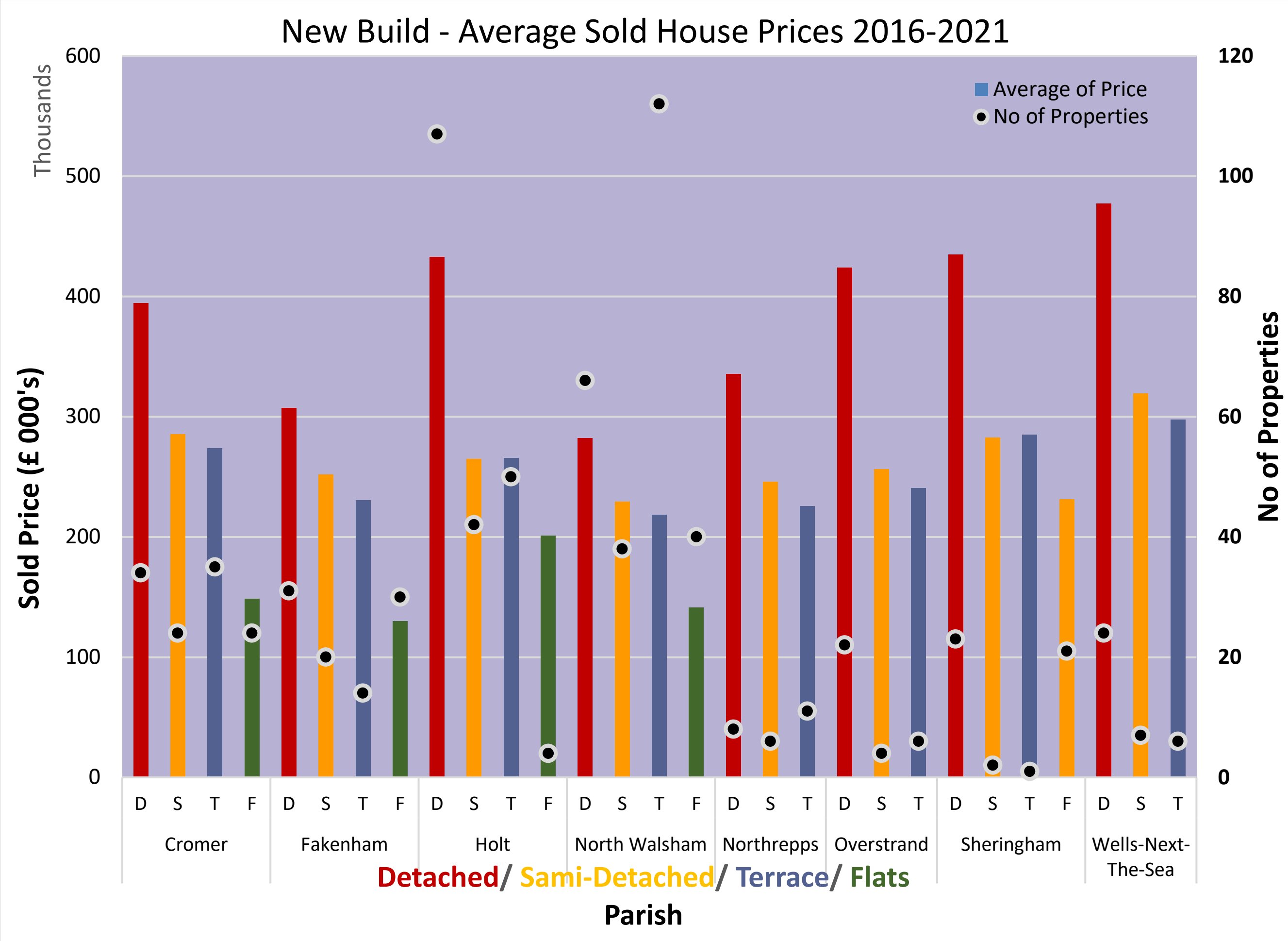


Graph 2.33 House Prices (Source: gov.uk/government/statistical-data-sets)



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

2.33a New Build Average Sold House Prices 2016-2021
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.	65
FAKENHAM	Land adjacent Anglian Water Tower, Holt Road	16
	Land on the west side of Barons Hall Lane.	5
	Newmans Yard, Norwich Street, Fakenham	18
	The Rowans Smiths Lane	21
HOLT	Grove Lane	12
	Kings Meadow	67
	Land to the north of Hempstead Road, Heath Farm	60
NORTH WALSHAM	13-21 Bacton Road, North Walsham, NR28 9DR	13
	Land to the east of Norwich Road	78
	Residential Development Land at, Norwich Road	161
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	5
	Land Rear Of 15 Weybourne Road Sheringham. Jamie Wright Close.	6
WELLS-NEXT-THE-SEA	Land Off Two Furlong Hill And Market Lane.	37

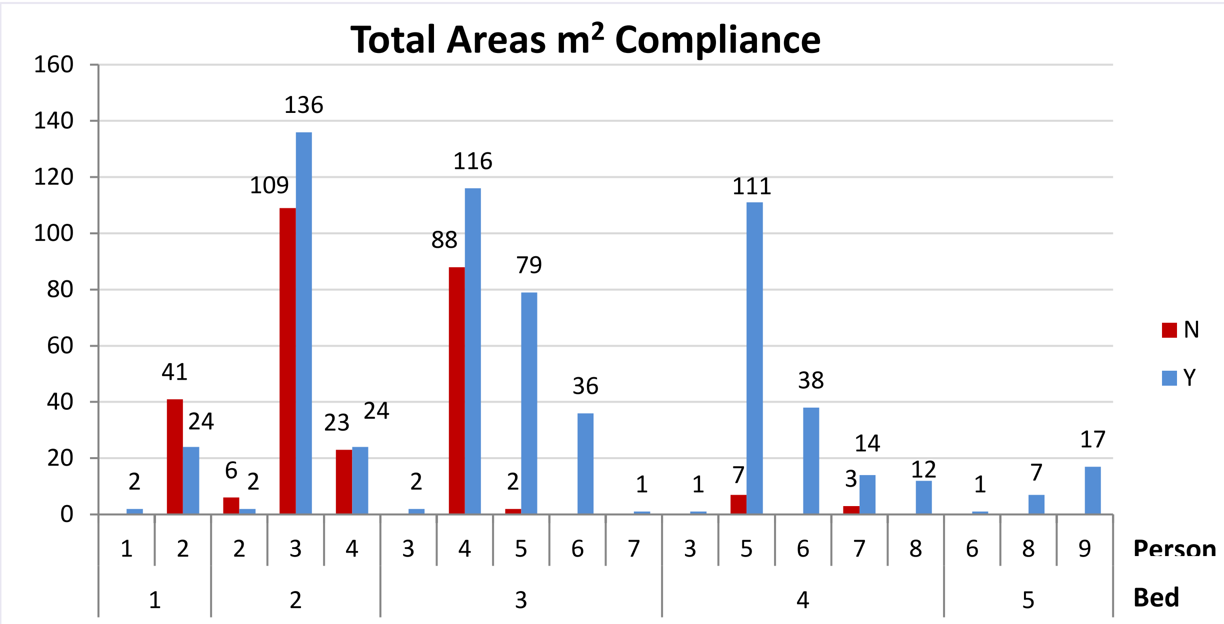
Space Standards

2.33 The work done previously has been reiterated here, as it informs the policy on Minimum Space Standards.

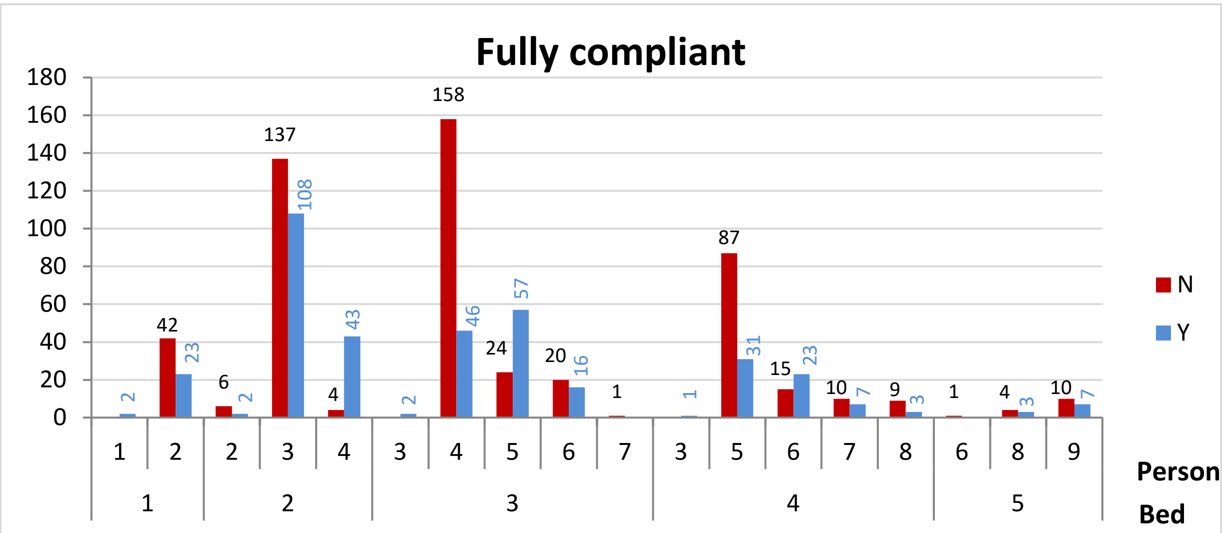
2.34 Considering all the specifications for space, it was found that 58% (528 dwellings) did not meet one or more of the standard(s) for Flats, the percentage split was 50% (118 dwellings).

2.35 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.

2.36 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.

2.37 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.

2.38 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).

2.39 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.

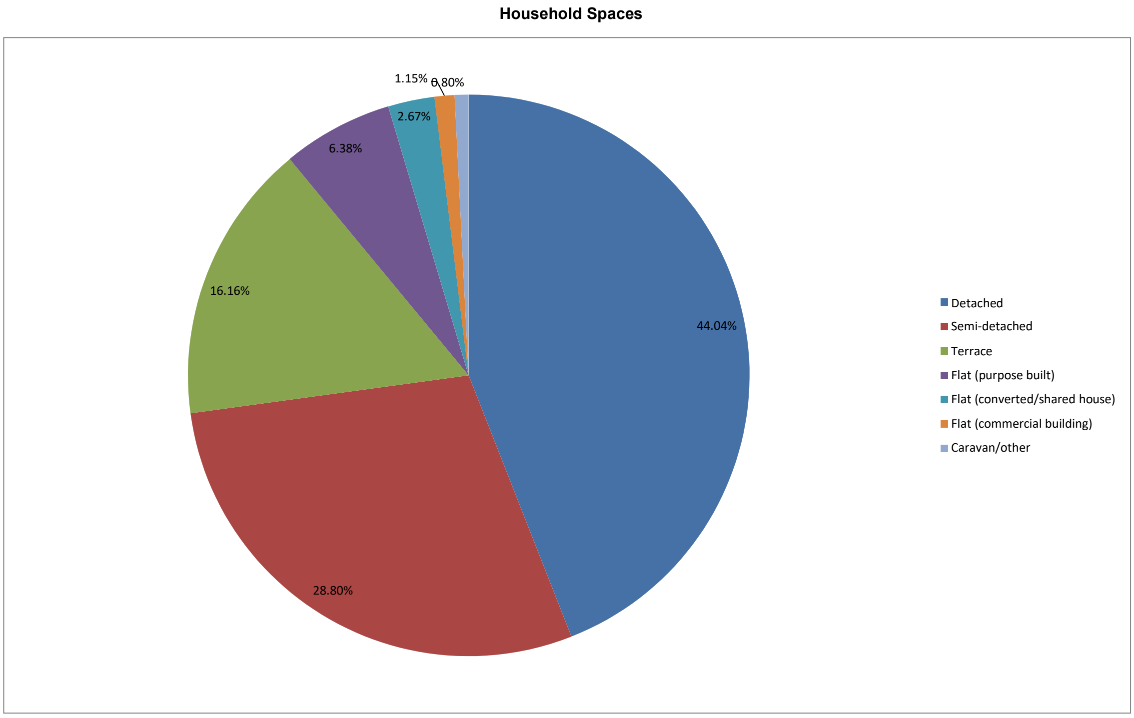


Figure 2.34 North Norfolk Household Spaces (Source: Census 2011)

Affordability

2.40 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.

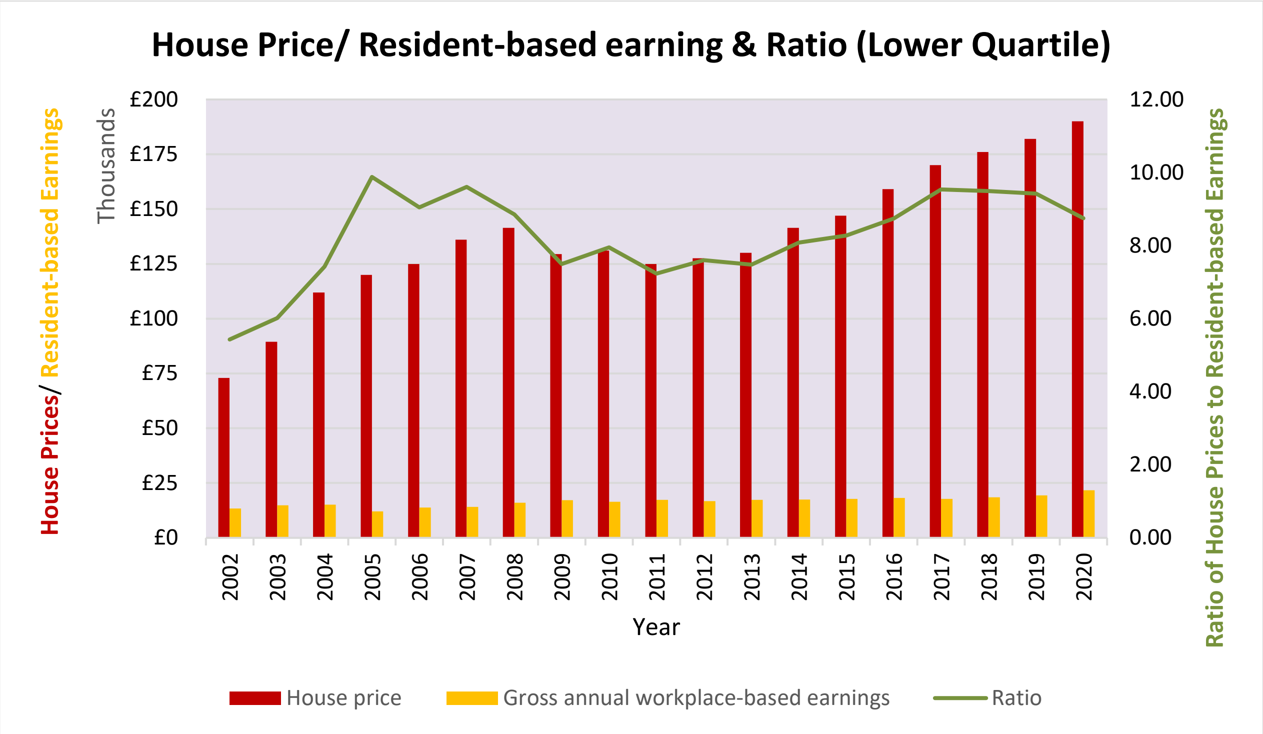
House price to gross residence-based earnings - Lower quartile

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
Annual House price (£)	£176,000	£181,995	£190,000
Residence-based earnings (£)	£18,542	£19,321	£21,718
Ratio	9.49	9.42	8.75

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 2021).



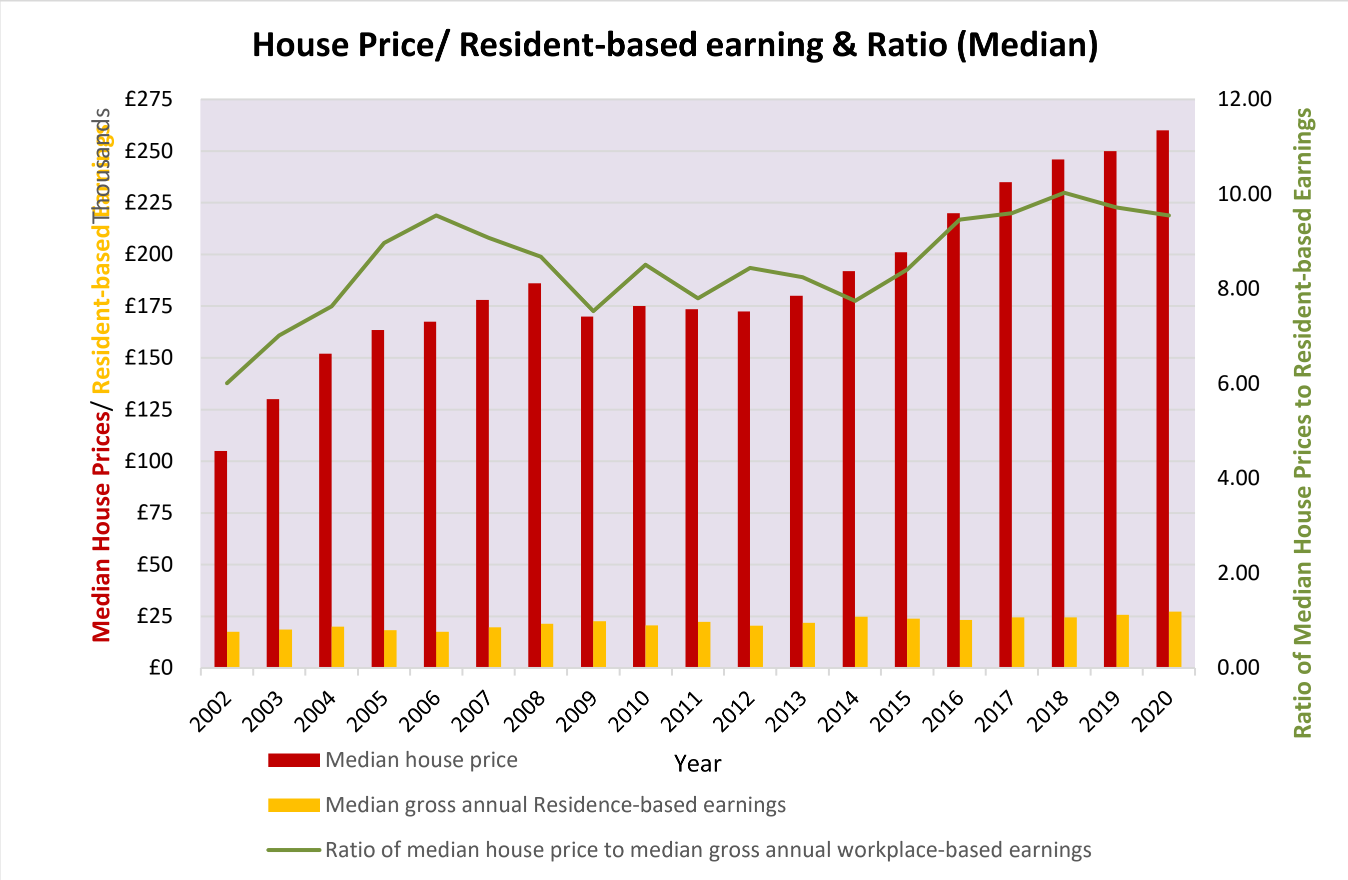
2.41 This table below the Ratio of median house price to median gross annual residence-based earnings since 2002. It has continually increased over that period and shows that house prices are now more than nine times the median residence-based earnings. The consequences of this is that there are more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

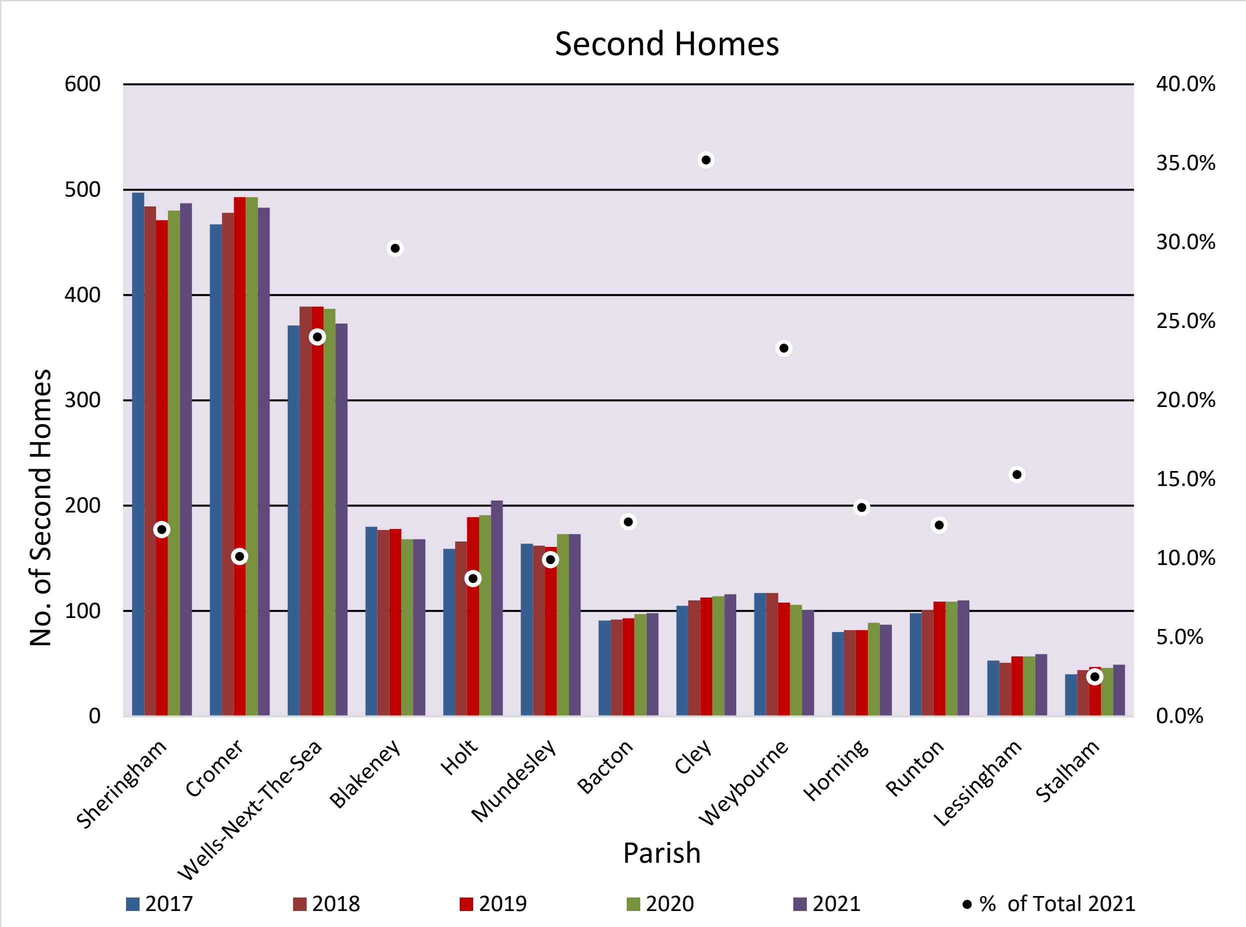
Median	2016	2017	2018	2019	2020
House price	£220,000	£235,000	£246,000	£250,000	£260,000
Gross annual Residence-based earnings	£23,266	£24,479	£24,529	£25,724	£27,213
Ratio of house price to earnings	9.46	9.60	10.03	9.72	9.55

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



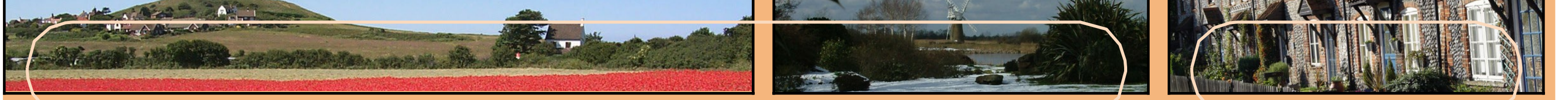
Second Homes

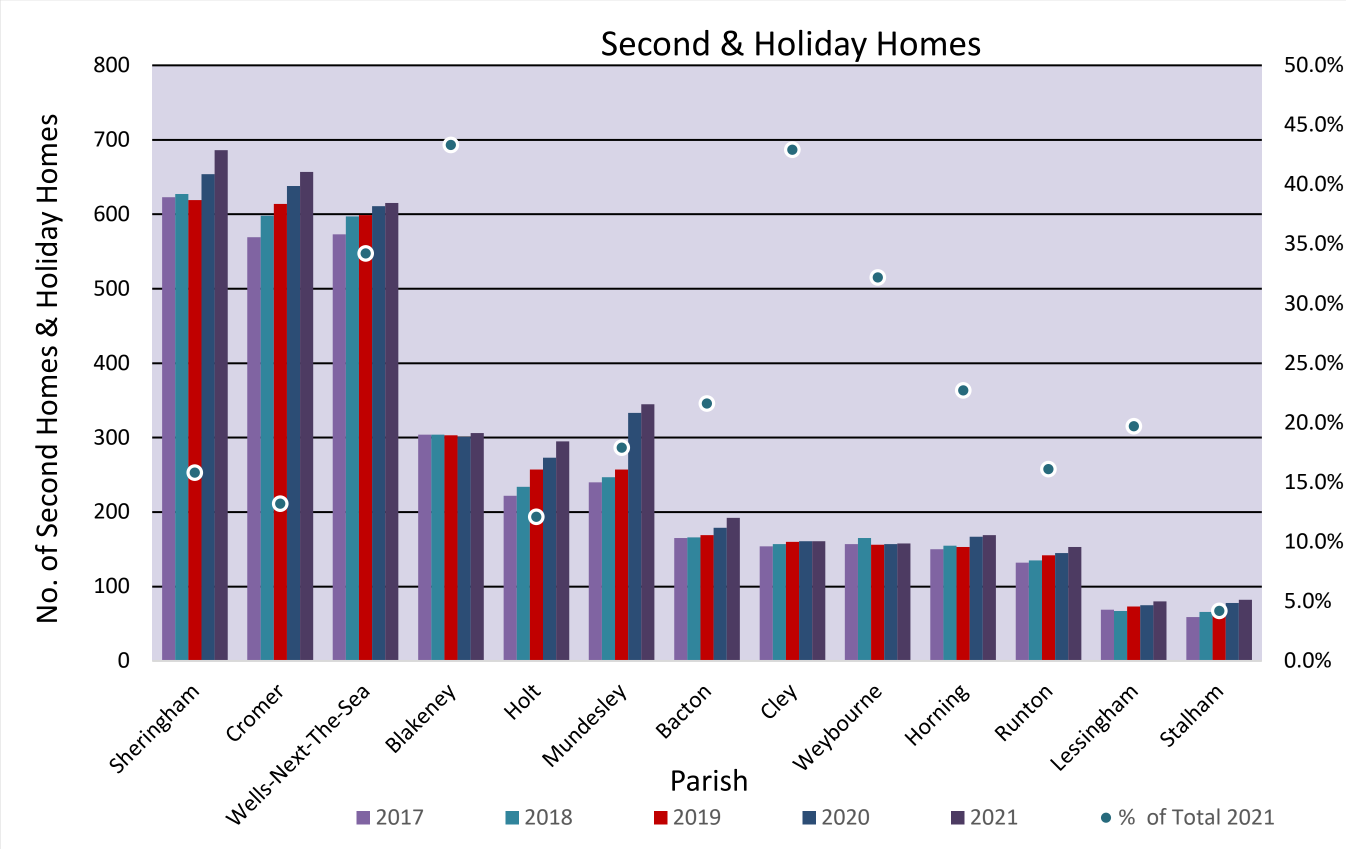
2.42 North Norfolk is an attractive destination for visitors and Coastal towns remain popular for second homes. The average rate of second home ownership for the District in 2021 was 8.0%. The graph below shows figures for second homes in parishes and Second Homes + Holiday Homes, and for periods 2020-21. 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)

2.43 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.





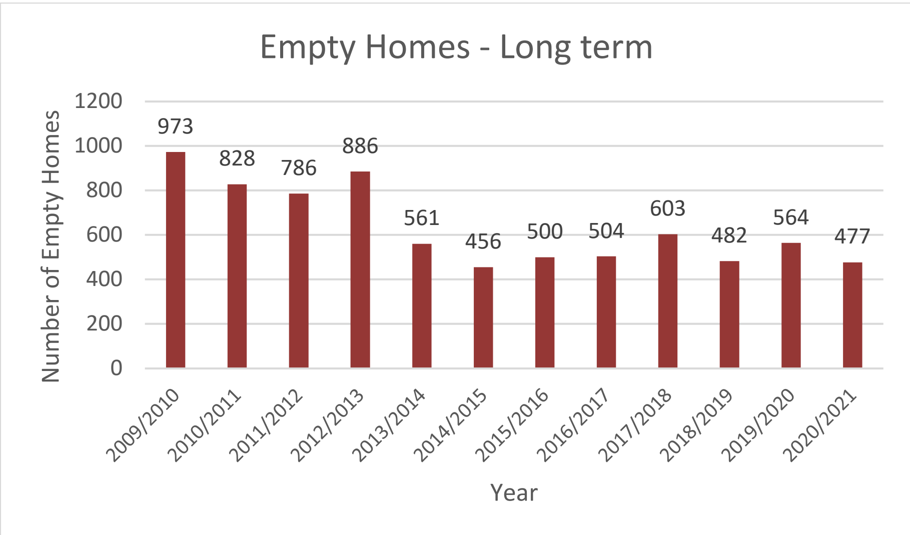
Graph 2.33: Second Homes + Holiday Homes Trend (NNDC 2021)

Empty Homes

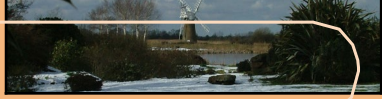
2.44 In 2020/21, **477** dwellings were classified as being long term vacant (6 months or more as at October each year).

2.45 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.

2.46 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

2.47 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.

Population

2.48 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.

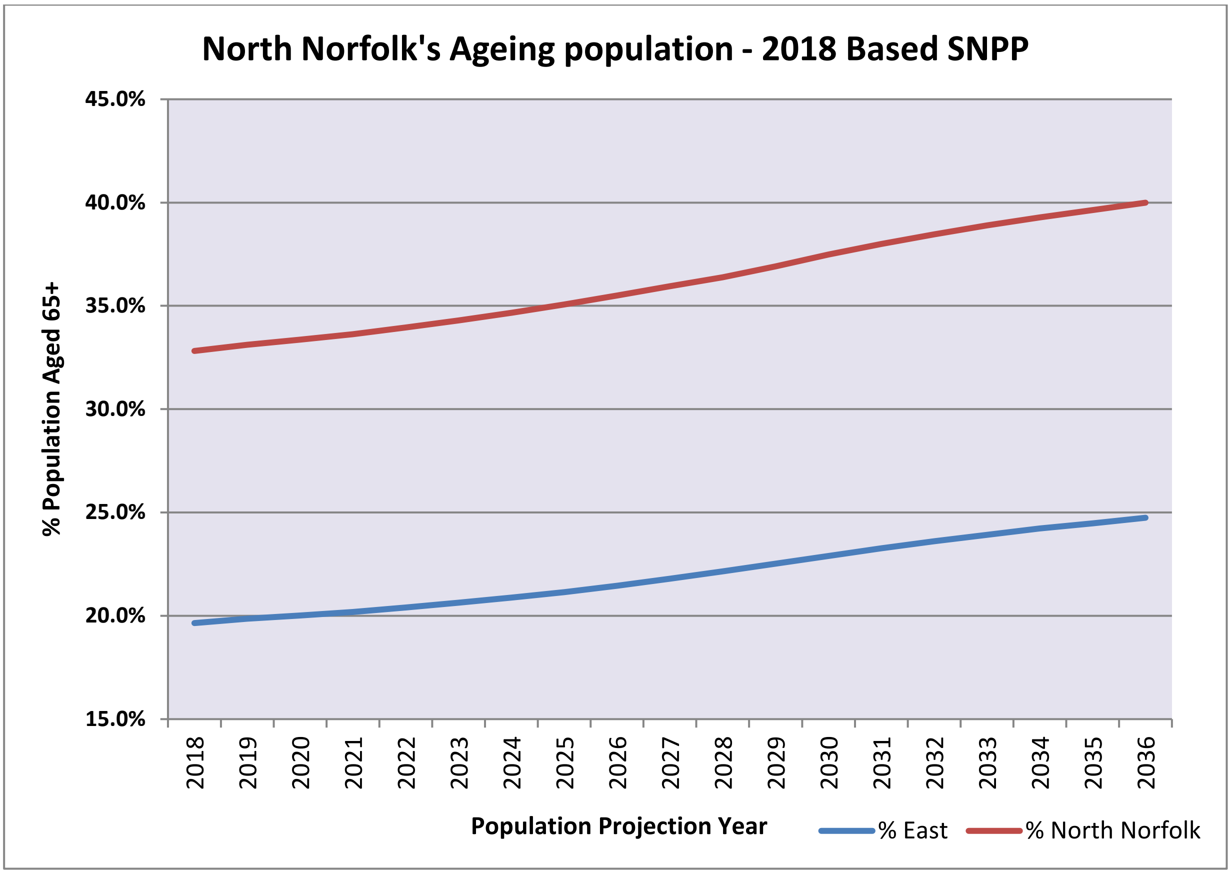
North Norfolk District had an estimated resident population of 105,799 in 2020 and is predicted to have a population of 114,850, by 2036 according to the ONS population projections. The main settlements in the District are its seven towns (Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and 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)

2.49 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%.

2.50

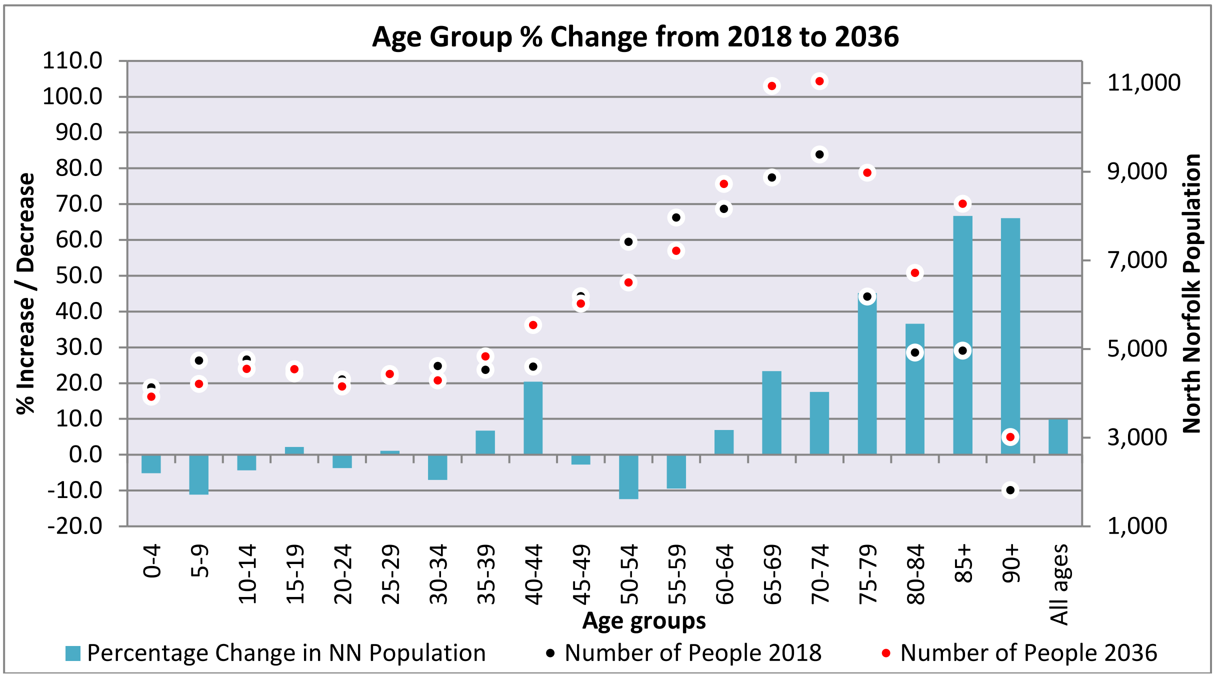


Figures are taken from Office for National Statistics (ONS) Table 2: 2018-based subnational principal population projections for local authorities and higher administrative areas in England.

Graph 2.50 Ageing Population 65+

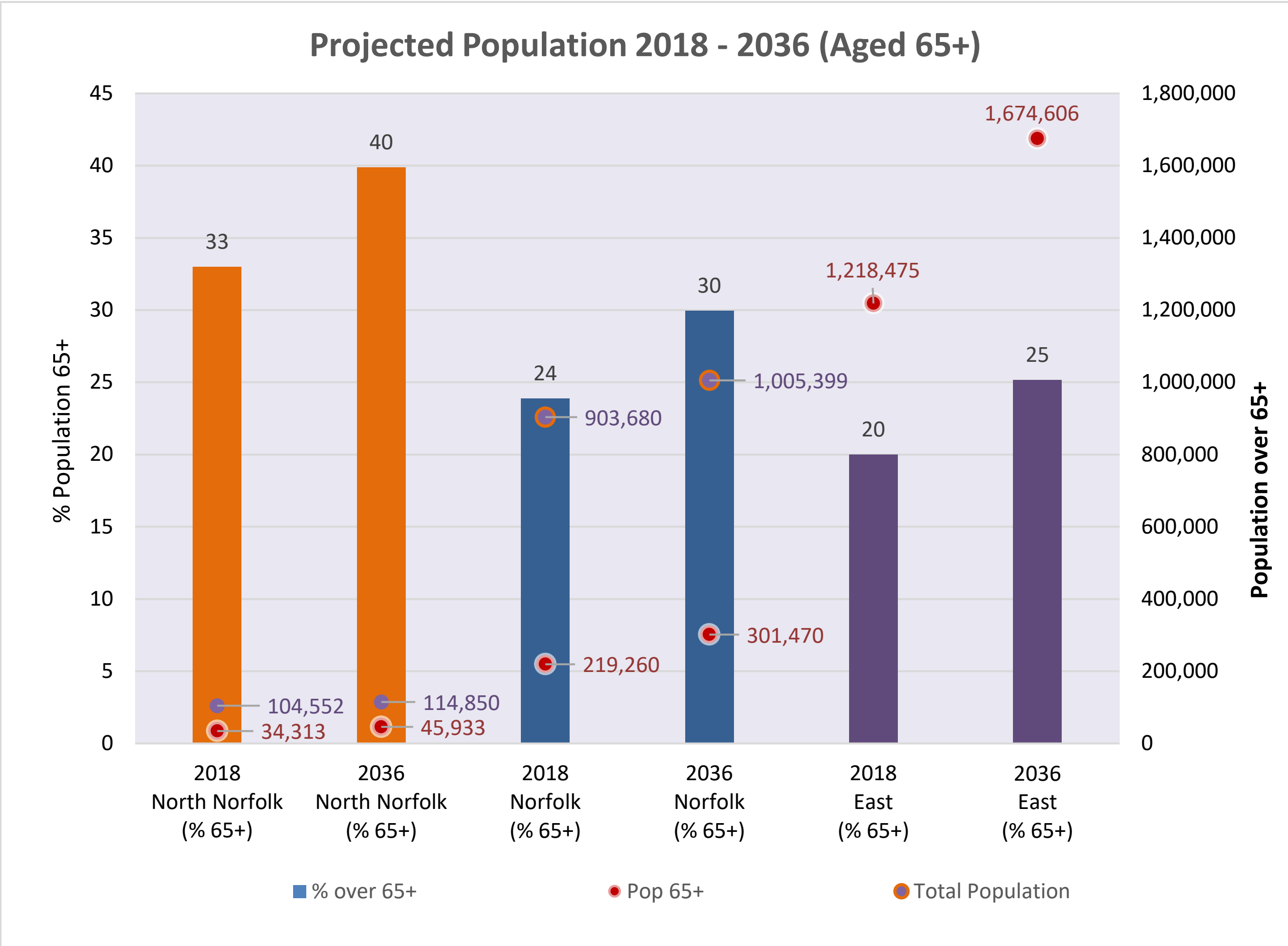
2.51 The percentage change within the age ranges, from 2018 to 2035 is predicted to fall on average for those below 65 years of age and significantly rise for those 65+.

2.52 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.**

2.53 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



3 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

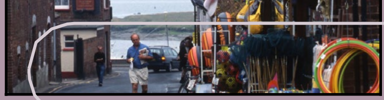
- To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors
- To improve education and training opportunities building on existing initiatives and institutions
- To maximise the economic, environmental and social benefits of tourism 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

3.1 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.

3.2 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.

3.3 For the period 2016-2036, a total of 285.54 hectares of land will be designated/ allocated and retained for employment generating developments.


Policy ECN 1

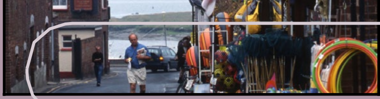
Employment Land

For the period 2016-2036, a total of 285.54 hectares of land will be designated/allocated and retained for employment generating developments.
Employment creating developments will be approved on the following sites subject to compliance with Policy ECN 2 'Employment Areas, Enterprise Zones & Former Airbases'. Proposals which do not comply with **Policy ECN 2** will not be supported.

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
Eastern Area	**84.78**	**20.54**	**16.00**	**121.32**
Catfield	11.54	0.47		12.01
Hoveton	9.88	2.00		11.88
Ludham	0.27			0.27
Mundesley	0.30			0.30
North Walsham	41.30	6.07	14.00 **(Policies DS15, DS16)**	61.37
Scottow Enterprise Park	20.00	12.00		32.00
Stalham	1.49		2.00 **(Policy DS21)**	3.49
Central Area	**39.48**	**7.55**	**6.00**	**53.03**
Corpusty	1.16	0.00		1.16
Cromer	18.28	0.67		18.95
Holt	7.11	6.88	6.00 **(Policy DS12)**	19.99
Sheringham	3.95			3.95
Melton Constable	7.68			7.68
Roughton	1.30			1.30
Western Area	**68.25**	**14.44**	**28.50**	**111.19**
Blakeney	0.10	0.00		0.10
Fakenham	48.61	9.44		58.05
Wells-next-the-sea	3.04	0.00		3.04
Egmere Enterprise Park	16.50	5.00		21.50
Tattersett Business Park	0.00	0.00	28.50 **(Policy DS30)**	28.50
Grand Total	**192.51**	**42.53**	**50.50**	**285.54**

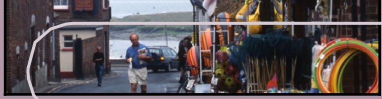
Available Employment Land 2016 - 2036

Table 3.2: Allocated/ designated employment Land (Source: Local Plan Proposed Submission Version: Regulation 18)


3.4 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	Other Use Class	Gained - Floor Area (m2)	Gained CU/ Con - Floor Area (m2)	Lost - Floor Area (m2)
Bodham	**PF/20/0973**	The School House and Old School Rooms, Cromer Road, Bodham, Holt, NR25 6QG	Change of use of former school rooms from manufacture of model railway equipment (Class B1) to residential accommodation in association with the existing dwelling (The School House)	No	B	**B1c**	C3				146
Briston	**PO/20/0968**	L A Whitmore & Co site, & Garage site opposite (adjacent to No.24), Edgefield Road, Briston, Melton Constable, NR24 2HU	Demolition of existing buildings on both sites and erection of two chalet bungalows (one on each site) - outline application with details of access, appearance, layout & scale	No	B	**B1c**	C3				340
Cromer	**PF/20/2064**	48 Overstrand Road, Cromer, NR27 0AJ	Change of use from Doctors Surgery (D1) to Veterinary Surgery (no external works included)	No		D1	**E**			548	
Dilham	**PF/20/1895**	The Piggeries, Honing Road, Dilham, North Walsham, NR29 9PN	Change of use of part of building from agricultural to use for automotive repairs (Class B2)	No	G	SG	**B2**		1107		
Fakenham	**PF/20/1714**	Thurlow Nunn, Enterprise Way, Fakenham, NR21 8SN	Change of use to Sui Generis, B1a, B1c and B8. For the sales and repair of agricultural machinery with the storage of associated spare parts including a extension of 191sqm for the addition of 2no. service bays with 5no. existing panoramic doors replaced with sectional overhead doors. and 1no. window replaced with new double steel framed and clad personnel door.	LDF EMP	G	SG	**B2**		745		


Parish	Reference	Site Address	Proposal	NNDC LP policy	Brown field (B)/ Green field (G)	Existing Use Class	Proposed Use Class	Other Use Class	**Gained - Floor Area (m2)**	**Gained CU/ Con - Floor Area (m2)**	**Lost - Floor Area (m2)**
Hickling	**PF/20/1800**	B M Composites, Station Nurseries, Sutton Road, Catfield, Great Yarmouth, NR29 5BG	Change of use of existing factory building from use class B2 (general industrial) to B1 uses (office, research and development) with ancillary stores and showroom and external alterations. Erection of extension to existing building to provide office space (B1 use) and additional factory space (B2 use) for manufacture, assembly, servicing, and testing of self-propelled crop sprayers. Erection of a new building for associated use as shot blasting and paint spray booth. Use of site area for product testing area. Formation of ancillary roadways, additional car parking, boundary fencing, landscaping and associated foul and surface water drainage.	No	G	B2	**B1/ B2**			6375	
Holt	**PF/20/1421**	Car Park At Budgens Store, Kerridge Way, Holt, NR25 6DN	Change of use of existing car park and erection of a temporary building for retail use (A1)	No		SG	**A1**		715		
Hoveton	**PF/20/2488**	Tilia Business Park, Tunstead Road, Hoveton, Norfolk	Erection of a temporary building for finishing yatchs and boat deck manufacturing and fitting	LDF EMP		SG	**B2**		345		
Hoveton	**PF/19/2115**	Lurista House, Stalham Road Industrial Estate, Littlewood Lane, Hoveton, Norwich, NR12 8DZ	Change of use from offices to office and cafe/take away and associated parking	LDF EMP		B1a	**B3**	B1a			147
Letheringsett with Glandford	**PO/20/0480**	Manor Farm Barns, Blakeney Road, Glandford	Erection of single storey building for 4no. B1 (a) use (Business Offices other than a use within Class A2) units (Outline application with Landscaping and Appearance reserved)	No	B	SG	**B1a**		540		
Ludham	**PF/20/0433**	High Mill, High Mill Hill, Yarmouth Road, Ludham, Great Yarmouth, NR29 5QZ	Demolition of existing workshop building and erection of two storey dwelling with link to former mill (to be converted to form part of the dwelling)	No	B	SG	**B2**				127

Parish	Reference	Site Address	Proposal	NNDC LP policy	Brown field (B)/ Green field (G)	Existing Use Class	Proposed Use Class	Other Use Class	Gained - Floor Area (m2)	Gained CU/ Con - Floor Area (m2)	Lost - Floor Area (m2)
North Walsham	**PF/20/0444**	15 - 17 Mundesley Road, North Walsham, NR28 0DA	Change of use from retail use and residential flat to office and residential flat (sui generis)	No	B	A1	**B1a**			103	
	PF/20/0438	13A Mundesley Road, North Walsham, NR28 0DA	Change use from first floor flat (C3) to first floor offices (B1)	No	B	C3	**B1a**			30	
	PF/19/1226	Land to the east of Hornbeam Road, and west of railway line	Erection of two insulated steel portal frame buildings to create 5no. units for B2 use (General Industrial) and/or B8 use (Storage and Distribution) (with ancillary trade counter and/ or ancillary showroom and/or ancillary offices) and/or Plumbers/builders/tiling/flooring /bathroom/kitchen wholesale merchants ('sui generis' use, with ancillary trade counter, showroom and offices) and/or MOT service station ('sui generis' use)	LDF EMP	G	SG	**B2**		610		
	PF/19/1226	Land to the east of Hornbeam Road, and west of railway line	Erection of two insulated steel portal frame buildings to create 5no. units for B2 use (General Industrial) and/or B8 use (Storage and Distribution) (with ancillary trade counter and/ or ancillary showroom and/or ancillary offices) and/or Plumbers/builders/tiling/flooring /bathroom/kitchen wholesale merchants ('sui generis' use, with ancillary trade counter, showroom and offices) and/or MOT service station ('sui generis' use)	LDF EMP	G	**SG**	**B8**	B2	610		
	PF/20/1184	1 Cornish Way, North Walsham, NR28 0AW	Construction of storage building (Use Class B8)	LDF EMP	B		**B8**		392		
	PF/20/1310	3 Market Street, North Walsham, NR28 9BZ	Change of use from retail (Use Class E(a)) to dog grooming business (sui generis)	No		E(a)	**SG**				23

Parish	Reference	Site Address	Proposal	NNDC LP policy	Brown field (B)/ Green field (G)	Existing Use Class	Proposed Use Class	Other Use Class	Gained - Floor Area (m2)	Gained CU/ Con - Floor Area (m2)	Lost - Floor Area (m2)
	PF/20/0900	5, 6 and 7 St Nicholas Court, Vicarage Street, North Walsham, NR28 9BY	Change of use of ground floor Unit 5 to retail (Use Class E(a)), Unit 6 to holistic therapist (sui generis) and Unit 7 to beauty salon (sui generis); installation of new shop fronts to all three units; and construction of access ramp to Unit 7	No		A1	**E(a)**	B1 (a)		111	
Potter Heigham	**PF/19/2150**	Rose Farm, Church Lane, Potter Heigham, Great Yarmouth, NR29 5LR	Construction of detached storage building and retention of concrete hardstanding	No	G		**B8**		335		
Sheringham	**PF/20/0867**	Norfolk's Pieman, 54-56 Station Road, Sheringham, NR26 8RG	Erection of pre-fabricated portable modular building to provide additional food preparation area (retrospective)	No	B	SG	**B2**		27		
Smallburgh	**PF/19/1287**	Church Farm, Church Road, Smallburgh, NR12 9NB	Conversion and extension of traditional barns to offices (Class B1) and use of portal frame barn for associated car parking	No	B	SG	**B1a**		1009		
Stibbard	**PF/20/0379**	Brickfield Barn, Great Ryburgh Road, Stibbard, FAKENHAM, NR21 0EE	Conversion of former agricultural building to residential use, including an attached office/commercial unit with associated works (retrospective)	No	B	**B1c**	C3			110	
Swanton Abbott	**PU/20/0892**	Light Industrial Building, Land At Pond Farm, The Hill, Swanton Abbott, NR10 5AT	Application to determine if prior approval is required for proposed change of use of light industrial building (Class B1(c)) to a single dwellinghouse (Class C3)	No	B	**B1c**	C3				252
Thorpe Market	**PU/20/0998**	Ash Tree Lodge, Church Road, Thorpe Market, NORWICH, NR11 8UA	Application to determine if prior approval is required for a proposed change of use of agricultural building to flexible commercial use within Business (Class B1) or Storage or Distribution (Class B8)	No	G	**SG**	**B1**		437		
Wells	**PF/21/0419**	1 High Street, Wells-next-the-sea, Norfolk, NR23 1JQ	Change of use from bank (Class A2) to dental surgery (Class D1)	No		A2	**D1**			196	

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. 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 All people	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people working age (16-64)	**55,600**	52.9	60.6	62.4
Economically active	**43,300**	79.2	81.2	79.0
In employment	**42,400**	72.0	78.1	75.6
Employees†	**27,200**	51.4	67.2	65.0
Self employed	**15,200**	20.6	10.7	10.3
Unemployed	**1,700**	3.7	3.7	4.2

Employment and unemployment (Oct 2020-Sep 2021) (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.

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

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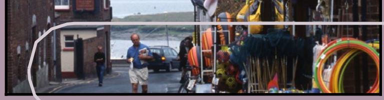
ONS Mid-year population estimates

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

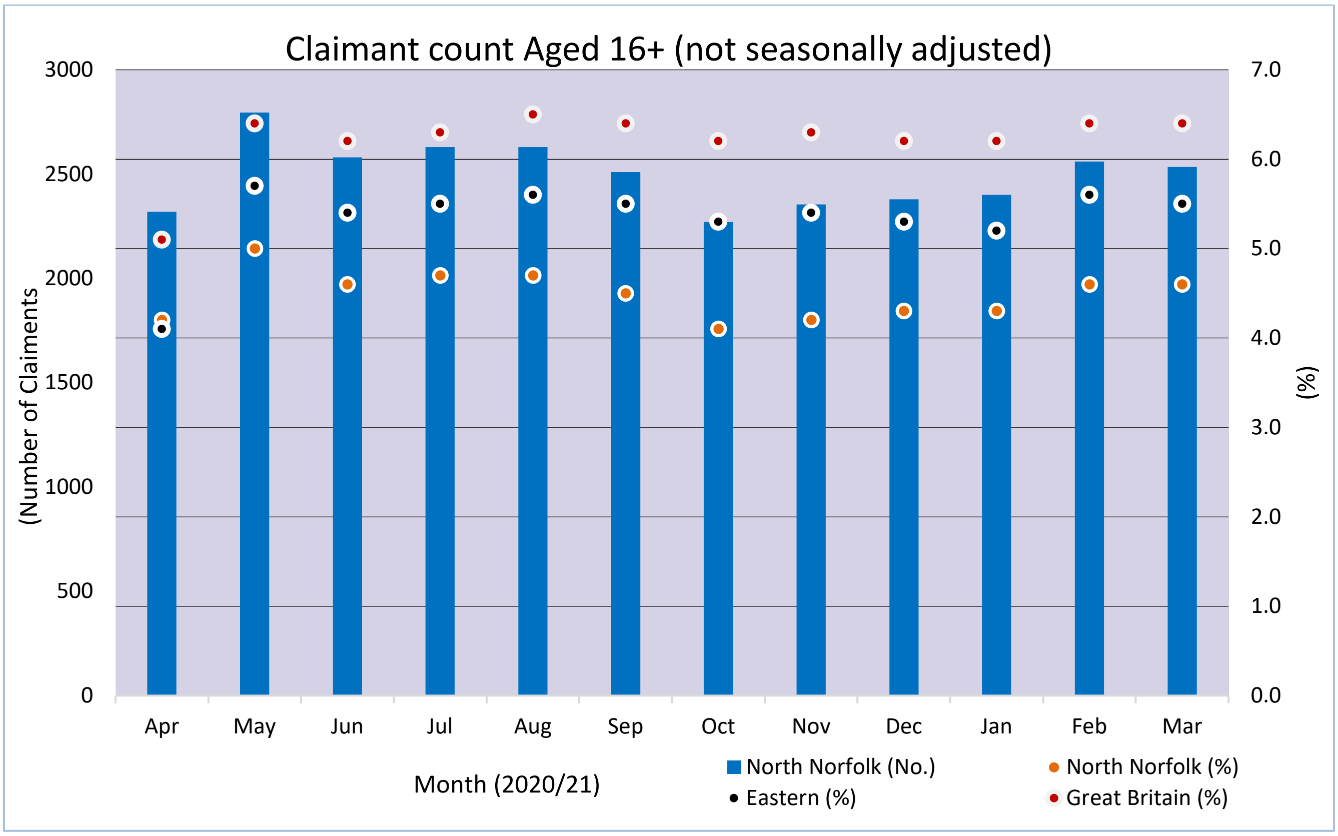
Employee Jobs	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Total employee jobs	**32,000**	**-**	2,757,000	29,315,000
Full-time	**19,000**	**59.4**	65.5	69.7
Part-time	**13,000**	**40.6**	34.3	32.0
Employee Jobs by Industry	**North Norfolk (employee jobs)**	**North Norfolk (%)**	**Eastern (%)**	**Great Britain (%)**
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	**6,000**	18.8	16.1	14.9
I : Accommodation and food service activities	**5,000**	15.6	7.0	7.2
Q : Human health and social work activities	**4,500**	14.1	12.7	13.6
C : Manufacturing	**3,000**	9.4	7.0	7.9
P : Education	**2,500**	7.8	8.9	8.9
M : Professional, scientific and technical activities	**1,500**	4.7	9.1	8.7
F : Construction	**1,750**	5.5	5.9	4.9
R : Arts, entertainment and recreation	**1,000**	3.1	2	2.2
H : Transportation and storage	**1,250**	3.9	5.6	5.1
N : Administrative and support service activities	**1,500**	4.7	10.7	8.8
O : Public administration and defence; compulsory social security	**1,250**	3.9	3.3	4.6
S : Other service activities	**600**	2.2	1.8	1.9
E : Water supply; sewerage, waste management and remediation activities	**175**	0.5	0.9	0.7
L : Real estate activities	**450**	1.4	1.4	1.8
J : Information and communication	**450**	1.4	3.9	4.5
K : Financial and insurance activities	**250**	0.8	2.3	3.5
B : Mining and quarrying	**100**	0.3	0.1	0.2
D : Electricity, gas, steam and air conditioning supply	**50**	0.2	0.3	0.5

Table 3.8 Business Register and Employment Survey: open access (Source: ONS, Nomis, 2020)

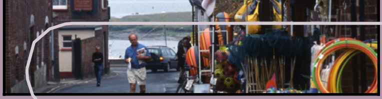
3.9 In North Norfolk 2,535 people were claiming benefit (March 2021), principally for the reason of being unemployed. Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, 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+	2,535	4.6	5.5	6.4
Aged 16 to 17	5	0.3	0.3	0.4
Aged 18 to 24	475	8.3	8.8	9.1
Aged 18 to 21	290	9.8	9	9
Aged 25 to 49	1,270	5.3	6	7
Aged 50+	785	3.3	4.2	5

Table 3.9 Numbers of Benefits claimants March 2021 (Source: Nomis)



Graph 3.9 Numbers of Benefits claimants (Apr 2020 - Mar 2021 (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)

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 (2020) Gross weekly pay	North Norfolk (Pounds)	East (Pounds)	Great Britain (Pounds)
Full-time workers	527.6	574.9	586.8
Male full-time workers	536.8	599.9	622.4
Female full-time workers	Sample too small	519.3	544.3

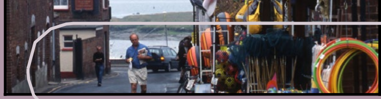
Table 3.11 Average gross full time weekly pay (2020) (Source: Nomis)

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 2020-Dec 2020)	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	18,200	34.7	39.4	43.2
NVQ3 and above	27,800	53.0	58.0	61.4
NVQ2 and above	37,500	71.4	77.0	78.1
NVQ1 and above	44,800	85.4	88.8	87.8
Other qualifications	#	#	5.6	5.8
No qualifications	#	#	5.6	6.4

Table 3.12 Qualifications Jan 2020 - Dec 2020 (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 update

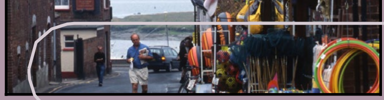
3.13 In 2019 North Norfolk attracted nearly 9.9m day and overnight trips, with a total visitor spend of £435.1m, up from £403.5m in 2016 (see table below). The total value of tourism in North Norfolk was an estimated £528m, supporting an estimated 8,581 tourism related jobs, an increase of 4% compared to 2016.

Tourism	2013	2014	2015	2016	2017	2018	2019	2020
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
Number of Overnight Trips	569,000	545,600	558,700	553,500	620,700	584,700	602,200	285,600
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
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
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
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
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
Direct Full Time Equivalent Jobs	5,599	6,058	6,249	6,337	6,528	6,607	6,845	4,855
Indirect and Induced Full Time Equivalent Jobs	1,403	1,542	1,583	1,607	1,656	1,660	1,736	831
Total Full time equivalent jobs	7,002	7,600	7,832	7,944	8,184	8,268	8,581	5,686
Total actual tourism related employment (No. of jobs)	9,709	10,543	10,868	11,020	11,352	11,461	11,898	8,022
Percentage of all employment	24.00%	26.40%	27.20%	27.50%	28.40%	28.70%	30.00%	20.00%

Table 3.13 Economic Impact of Tourism North Norfolk – 2020. (Source: Destination Research Ltd.)

3.14 The trips by accommodation by staying visitors, decreased by 52%, in 2020 compared to 2019, to 286,000. The largest proportion of visitors to North Norfolk come from the UK 97.5%.

Trips by Accommodation Staying Visitors Accommodation Type 2020		UK		Overseas		Total	
		No.	%	No.	%	No.	%
Serviced		35,000	13%	400	6%	35,400	12%
Serviced		35,000	13%	400	6%	35,400	12%
Self catering		66,000	24%	1,400	20%	67,400	24%
Camping		44,000	16%	500	7%	44,500	16%
Static caravans		66,000	24%	200	3%	66,200	23%
Group/campus		6,000	2%	400	6%	6,400	2%
Paying guest		0	0%	0	0%	0	0%
Second homes		12,000	4%	300	4%	12,300	4%
Boat moorings		6,000	2%	0	0%	6,000	2%
Other		7,000	3%	300	4%	7,300	3%
Friends & relatives		37,000	13%	3,100	44%	40,100	14%
Total	**2020**	**279,000**		**7,000**		**286,000**	
Comparison	**2019**	**575,000**		**27,000**		**602,000**	
Difference		**-51%**		**-74%**		**-52%**	


3.15 Spend by Accommodation Type:

Spend by Accommodation Type 2020		UK		Overseas		Total	
		No.	%	No.	%	No.	%
Serviced		£8,261,000	15%	£124,000	4%	£8,385,000	14%
Self catering		£12,759,000	23%	£1,533,000	49%	£14,292,000	24%
Camping		£12,557,000	23%	£91,000	3%	£12,648,000	22%
Static caravans		£13,610,000	25%	£52,000	2%	£13,662,000	23%
Group/campus		£872,000	2%	£312,000	10%	£1,184,000	2%
Paying guest		£0	0%	£0	0%	£0	0%
Second homes		£1,010,000	2%	£150,000	5%	£1,160,000	2%
Boat moorings		£1,163,000	2%	£0	0%	£1,163,000	2%
Other		£2,165,000	4%	£32,000	1%	£2,197,000	4%
Friends & relatives		£2,904,000	5%	£814,000	26%	£3,718,000	6%
Total	**2020**	**£55,300,000**		**£3,107,000**		**£58,407,000**	
Comparison	**2019**	**£128,005,000**		**£14,950,000**		**£142,955,000**	
Difference		**-57%**		**-79%**		**-59%**	

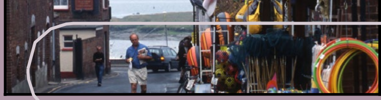
Table 3.15 Staying visits by accommodation type (Source: Destination Research: 2019; 2020)

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

3.16 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.

3.17 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.

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


Town Centres

3.19 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*

3.20 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)

3.21 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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3.22 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**

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

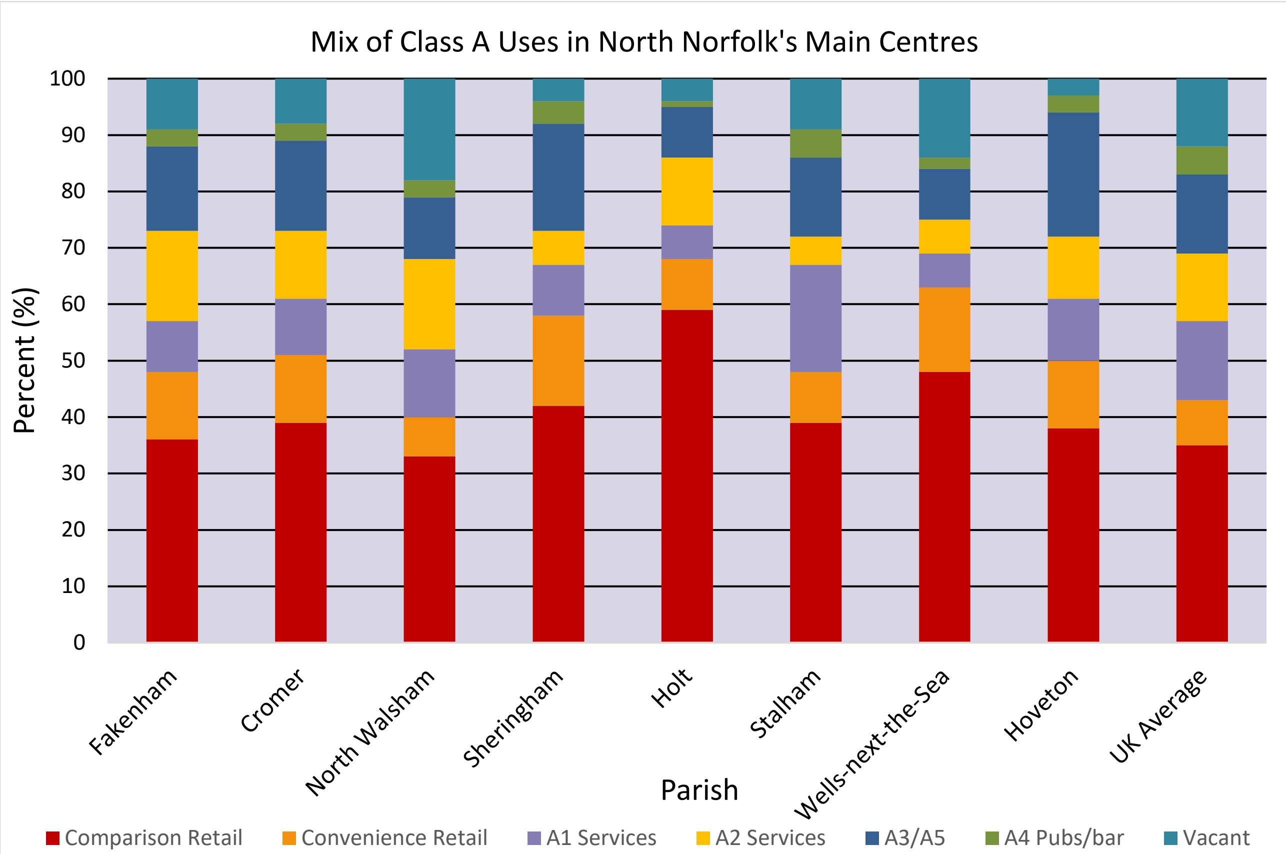
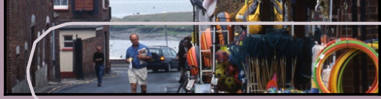


Table 3.23 Source: Lichfields’ Survey (September 2016) and Goad National averages for town centres


3.24 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.

3.25 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.

3.26 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.

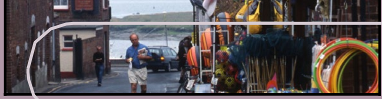
viii. Hoveton & Wroxham - a limited range of service units including a tourist information centre, hairdressers and a good selection of cafés, restaurants, takeaways.

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 will undertake 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.

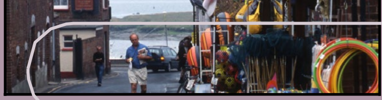
5 Monitoring Framework

5.1 To enable the Council to assess whether the emerging New Local Plan is performing effectively, and it's 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.

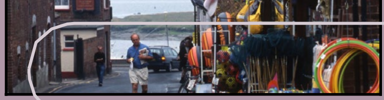

Strategic Objective	Key Policies	Key Indicators	Commentary / Target
1.Delivering Climate Resilient Sustainable Development	CC1 – CC13 SS1 HOU1 HOU2 HOU7	• Number and percentage dwellings permitted/completed in Growth Towns • Number / percentage on allocations	a. Top two tiers of Hierarchy; b. Update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

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

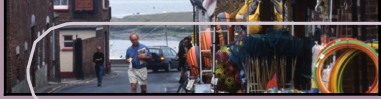
Strategic Objective	Key Policies	Key Indicators	Commentary / Target
		• Percentage dwellings complying / exceeding minimum National Described Space Standards.	As required in Policy HOU9.
		• Number of older people / specialist accommodation units permitted / completed by type and tenure, location and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

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: E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality.
	Number/ floorspace of retail units lost (including through Permitted Development).
	Number / floor space new retail provision per town centre, edge of centre, out of centre location
SA16: To reduce the need to travel and to promote the use of sustainable transport.	Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.


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.

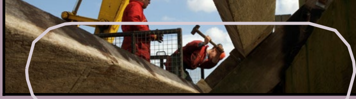
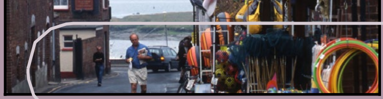
5.2 The Town and Country Planning Regulations (2012) requires Local Authorities to give details of what action they have taken under the Duty to Co-operate within the Annual Monitoring Report.

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

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