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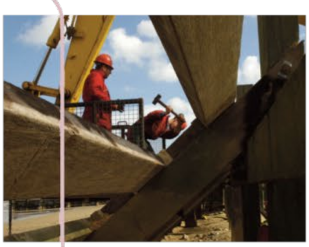
NORTH NORFOLK
Local Development Framework

NORTH NORFOLK DISTRICT COUNCIL

Monitoring Report
2022-2023



Covering the period
1 April 2022 to 31 March 2023

Annual Monitoring Report

November 2023

North Norfolk District Council
Planning Policy Team

E-Mail: planningpolicy@north-norfolk.gov.uk
Write to: Planning Policy Manager,
North Norfolk District Council,
Holt Road, Cromer, NR27 9EN
www.north-norfolk.gov.uk/localplan

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1 Introduction

Purpose of the Monitoring Report

1.1 This report presents key facts and figures relevant to the North Norfolk District area. It identifies the types and quantities of development which took place between **1 April 2022 - 31 March 2023** and compares this to previous years. It also includes information used in the development of the emerging Local Plan (2016- 2036), which has been submitted for examination. 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, as well as providing an insight into what will be included in future monitoring reports.

1.2 Monitoring progress of adopted and emerging planning policies, and the performance of these policies is critical to the process of the "plan, monitor, review" process which underpins the existing Local Development Framework and which helped 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 submitted the New Local Plan which is intended to run for the period 2016 and 2036, to the Secretary of State on the 11th May 2023, for independent examination. 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 **480** net additional dwellings per year.

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

1.9 During the year commencing April 2022 to March 2023, 314 dwellings were completed in the District. The average rates of completion during the period 2016-22 was above 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, 3252 additional dwellings have been delivered in North Norfolk, of which 2,532 were new builds.

1.10 Increasing the supply of affordable housing continues to remain a key priority for the Council. Through **Rural exceptions proposals -** NNDC is committed to delivering affordable housing on rural exception sites. Policy HO3 of the Core Strategy supports such development and adopts a flexible and permissive approach across the District. Adopted and proposed policies place no upper limit on the delivery of rural exceptions developments. Through this initiative, since 2017, 129 new build dwellings have been delivered on exception sites. *Note: Not all have been affordable, some of these have been market housing.*

1.11 In the period 2016/17: Planning permissions for 1055 dwellings were granted, 649 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 220 affordable dwellings, formed part of the total.

In the period 2017/18: Planning permissions for 572 dwellings were granted, 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: Planning permissions for 484 dwellings were granted, 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: Planning permissions for 301 dwellings were granted, 62 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 20 affordable dwellings, formed part of the total.

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

In the period 2020/21: Planning permissions for 1153 dwellings were granted, 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 delivered a very large number of permissions for dwellings across the board, however the downward trend would have continued had it not been for the permission for 950 dwellings in Fakenham.

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

In the period 2022/23: Planning permissions for 175 dwellings were granted, of these 24 affordable dwellings were part of the total and none were for dwellings on allocated site.

In March of 2022 Natural England wrote to a number of Local Authorities in England including the Norfolk Planning Authorities advising that parts of the Norfolk and Suffolk Broads and the River Wensum, both of which are designated as important protected habitats, were already in poor condition due to excessive amounts of nitrate and phosphate pollution entering watercourses. They advised that further increases in nutrient pollution would fail to meet the legal requirements of the Habitat Regulations and as a consequence Local Authorities should not grant new planning permissions unless it was convinced that appropriate mitigation measures were in place and development proposals could be shown to be 'Nutrient Neutral'.

This has resulted in a significant reduction in the grant of planning permissions for new dwellings and some other types of development within the affected catchment areas of the habitat sites which impact developments across around half of the District. As of August 2023 the Authority was holding around 100 separate applications pending the identification of suitable mitigation measures. The Authority anticipates that this issue will continue to impact on the grant of new planning permissions and consequently delivery rates, particularly for new dwellings, for some time.

1.12 The new Local Plan proposes allocations for residential development suitable for 4,764 dwellings, 2,938 dwellings were completed for the period 1st April 2016 – 31st March 2022, and an additional 314 in the period 2022/23, giving a total of 3,252 over the period 2016 to 2023. There were a further 2,431 dwellings with permissions at 31st March 2023.



2 Housing

Housing: Objectives & Targets

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

- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.

- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.

Targets

Measure	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
To ensure that over a period of 5 years an average of 420 dwellings are provided each year	442 5 Year Average - 410	546 5 Year Average - 471	534 5 Year Average - 501	419 5 Year Average - 484	481 5 Year Average - 484	516 5 Year Average - 499	314 5 Year Average - 453	314 additional dwelling were completed during 2022/23. 15 lost, net 299 dwellings. Over the last 5 years, on average, 453 dwellings were completed.
To ensure 70% of all new dwellings are located in either a Principal or Secondary settlement	72	65%	79%	77%	78%	71%	73%	A total of 162 new dwellings were completed, 119 of which were in Large & Small growth Towns
To ensure 60% of new dwellings are built on previously developed land	33	20%	15%	15%	13%	24%	29%	47 of the total of 162 new dwellings were completed on previously developed land.
To ensure that all new dwellings in towns are built to net density of at least 40 dwellings per hectare (dph) and at least 30 dph elsewhere	Achieved on 25% of developments in towns and 16% in service Villages.	Achieved on 41% of developments in towns and 23% in service Villages.	Achieved on 25% of developments in towns and 8% in service Villages.	Achieved for 26% of developments in towns and 16% in service villages.	Achieved on 41% of developments in towns and 5% in service Villages.	Achieved on 24% of developments in towns and 6% in service Villages.	Achieved on 46% of developments in towns and 0% in service Villages.	Of the total 119 new dwellings completed in towns, 55 were on developments with a net density of 40 dph. A total 64 new dwellings completed elsewhere, 2 had a net density of 30 dph or more.
To provide a minimum of 300 new affordable homes over the period 2008-2011	83 provided 16/17	90 provided 17/18	120 provided 18/19	51 provided 19/20	84 provided 20/21	36 provided 20/21	19 provided 22/23	19 Affordable homes, Affordable Rent and Shared Equity were completed in the period 2022/23. 511 out of the possible 642 have been completed since 2016/2023, with 91 remaining.
To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	81%	77%	78%	73%	74%	61%	74%	Of the 19 affordable dwellings completed in 2021/22, 14 were Affordable Rent.
To ensure that each development of ten or more dwellings in towns includes at least 45% affordable units	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	N/A	N/A	Developments in towns granted permission with more than 10 dwellings: Full planning permission for 39 (equivalent dwellings) and 25 affordable dwellings in Sheringham were granted, during 2022/23.
To ensure that on each development of two or more dwellings in villages at least 50% comprise affordable dwellings	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Developments in villages granted permission with more than 2 dwellings: Only one site in villages had more than 2 dwellings (3 dwellings), of which none was affordable.
To maximise the number of rural exceptions schemes permitted	0 Completed	2 Completed 1 Permitted	3 Completed 2 Permitted	4 Completed 1 Permitted	2 Completed	N/A	N/A	Completed Exceptions Schemes 2016-2023: (Total AH)); Binham (14); Bodham (10); Briston (12): Edgefield (12); Erpingham (14); Knapton (14); Roughton (12); Ryburgh (5); Trunch (18) & Upper Sheringham (8).
To ensure that at least 40% of new dwellings built have two bedrooms or less	Unknown	44%	49%	51%	61%	42%	49%	There were 80 dwellings with 2 or less bedrooms out of 1652 new dwellings completed.
To provide two short stay stopping places for Gypsies and Travellers by 2009	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Holt Road, Cromer, on land next to the District Council offices. South of the A148 Holt Road to the north-east of Fakenham, 300 meters east of the Clipbush Lane/Fakenham bypass roundabout

Table 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 2022 to 31 March 2023**. It looks at the amount of permissions granted, the number of dwellings completed, the Five Year Land Supply, expected future rates of building (Housing Trajectory), the amount of affordable housing provided and average property values amongst other information. Further information is available in the latest Statement of Five Year Supply of Housing Land and Housing Trajectory.

Affordable Homes Permissions 2022/23 Parish	Ref.	Total	Affordable	% of Affordable Housing	No. of AH Potential	Permission Date	Notes	Location
Sheringham	PF/21/3141	24	24	100%	24	20/05/2022	Hollands Sheringham Ltd, Care Build Group & Flagship Housing	Land South Of Weybourne Road
Total		**24**	**24**	**100%**	**24**			

Table 2.5a 2022/23 Planning permissions granted for affordable housing.

Care Homes Permissions 2016/23 Parish"	Ref.	Total (Bedrooms)	Complete	Remaining	Gain/ Loss	Permission Date	Notes	Location
Cromer	PF/19/1960	-17	-17		Loss	20/05/2022	Highfield Residential Care Home	St Marys Road
Cromer	PF/21/0351	-11	0	-11	Loss	07/04/2021	Kensington Lodge Care Home	Cabbell Road
Cromer	PF/21/3280	-6	0	-6	Loss	31/03/2022	Westbrook House	Cabbell Road
Fakenham	PF/22/1698	-12	0	-12	Loss	03/10/2022	Creswick House	Norwich Road
Holt	PF/20/2047	66	0	66	Gain	22/04/2021	-	Land To The North Of Hempstead Road.
Holt	PM/20/2643	66	66	0	Gain	13/09/2021	H09 - Allocation Site	Land To East Of, Nightjar Road.
Total (Net)		**86**	**49**	**37**				

Table 2.1b - 2022/23 Planning permissions granted for Care Homes.

2.2 Number of properties by Council Tax band, local authority as at 31 March 2023 was 55,830. https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2022

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

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

Table 2.3 Number of dwellings permitted Source: NNDC monitoring data).

2.4 The number of permissions continue to fall. The table below shows a breakdown for the types of dwelling that were granted planning permission during 2022/23.

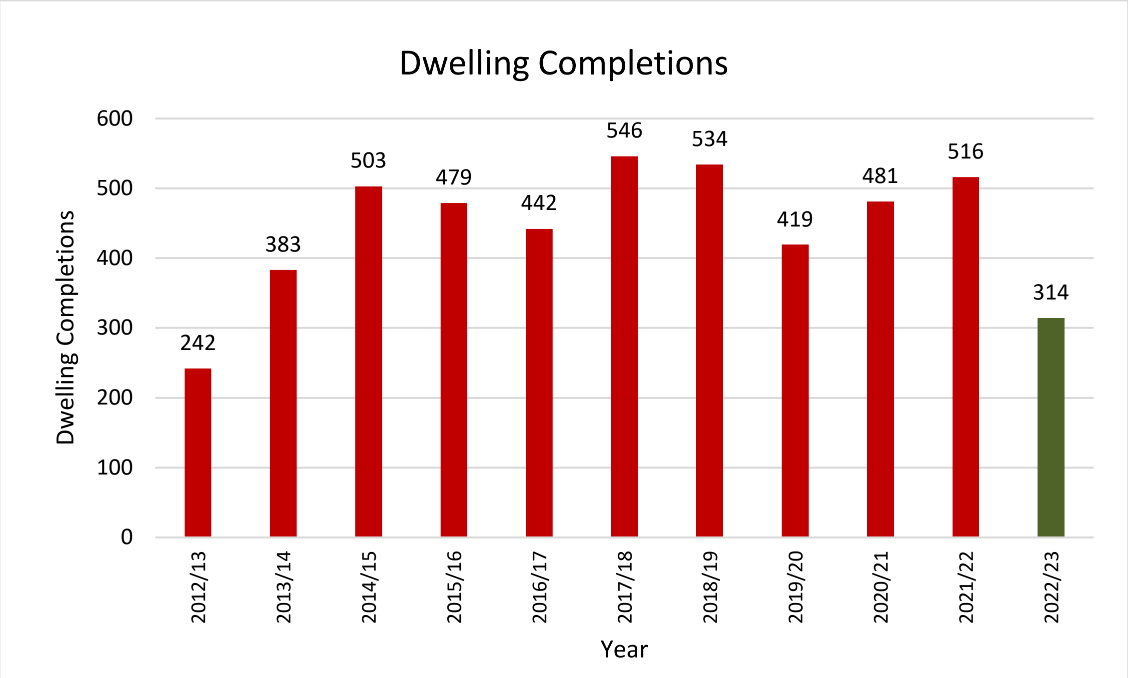
Permissions 2022/23	No. of Dwellings
Outline Permissions	2
Barn Conversions	25
Change of Use	18
Conversions	8
New Dwellings	117
Garden Plots (included in New Build)	4
Cert. Lawfulness	0
Removal of Condition	5
Total	**175**

Table 2.4 Type & Number of dwellings permitted 2022/23 (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 (2023) looks at all sites with planning permission for 10 or more dwellings and site allocations and estimates that **2,069** dwellings are likely to come forward in the next 5 years.

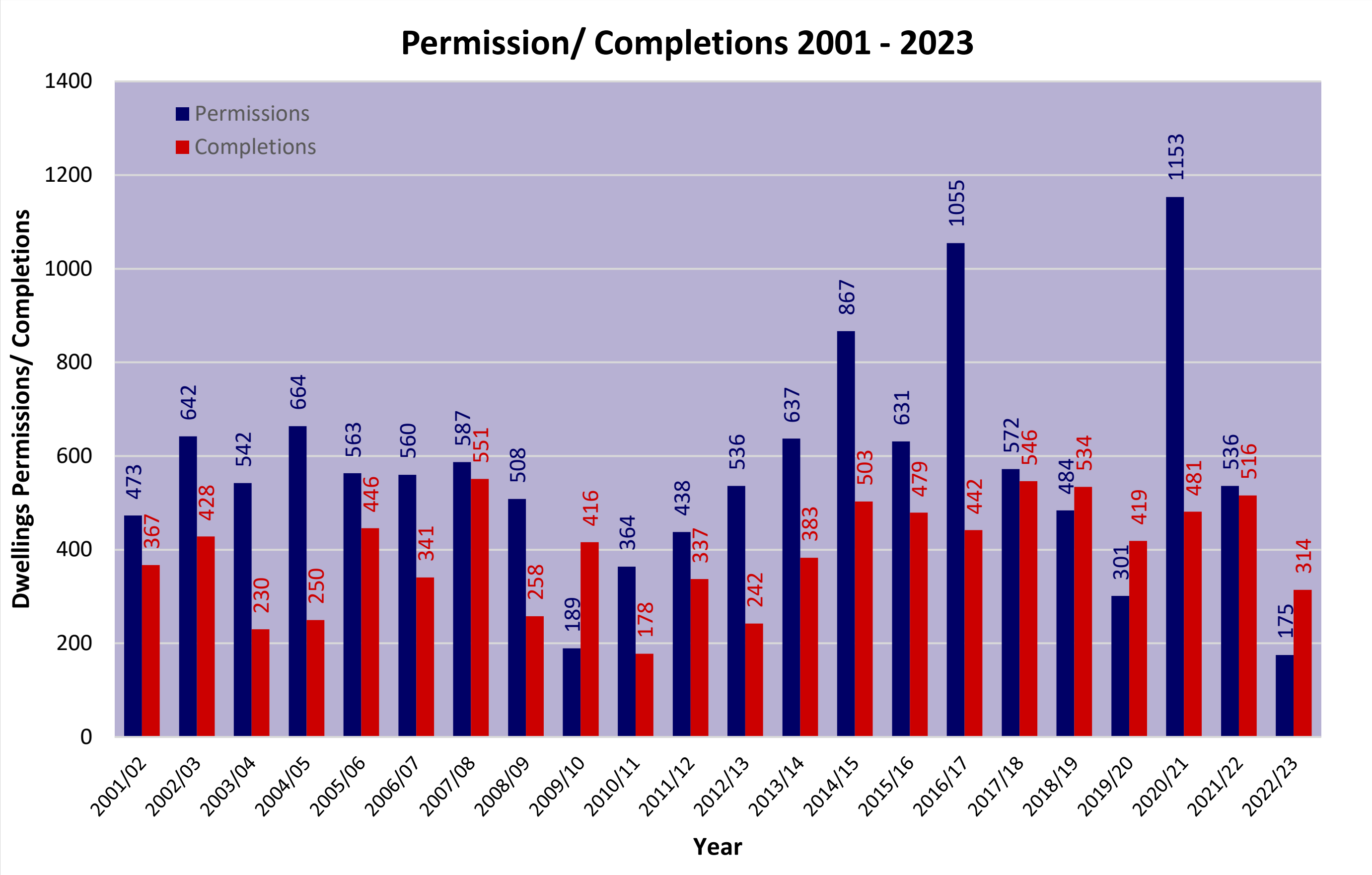
Additional Dwellings

2.6 There were **314** dwelling completions in North Norfolk during 2022/23, the lowest since 2012/13 where there were only 242 dwelling completions. The annual average number of additional dwellings for the period 2016 to 2023 is 465 dwellings. The graph below shows the additional dwellings completions by year.

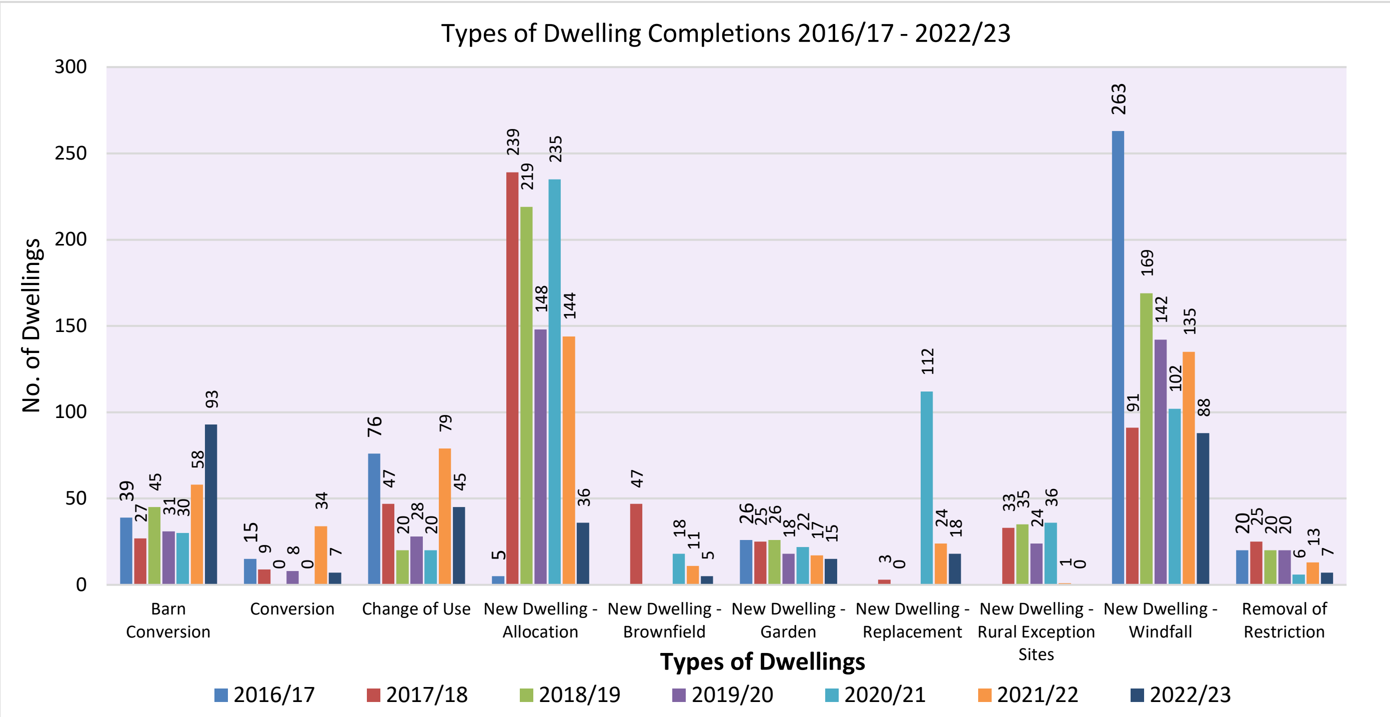


Graph 2.6 Total dwelling completions by year 2012 to 2023 (Source: North Norfolk District Council, 2023)

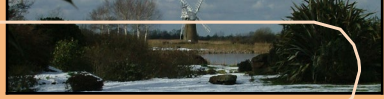
2.7 In 2022/23 there was a decrease in the delivery of dwelling completions from the previous year. The graph below shows how the granting of permissions directly translates into the delivery of dwelling completions.



Graph 2.7 Permissions/ completions by year 2001 to 2023 (Source: North Norfolk District Council, 2023)



Graph 2.7a Types of Dwelling Completions 2016/17 – 2022/23 (Source: North Norfolk District Council, 2023)


2.8 The table below shows how many of the new dwellings provided, over the last six years, were new build, conversions, change of use or other –indicating that new builds make up a significant proportion of dwelling completions.

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

Table 2.08a Break-down of dwelling completions by type (Source: North Norfolk District Council, 2023)

Bedrooms on Completions Year 22/23									
Type of dwelling	**Flats**		**House**						**Total**
Bedrooms	**1**	**2**	**1**	**2**	**3**	**4**	**5/5+**	**Unknown**	**Units**
New Build	44	2	8	26	50	24	7	1	162
Conversions	1	3	2	0	0	1	0	0	7
Barn Conversions	0	0	5	23	25	32	8	0	93
Removal/variation of conditions	0	0	0	2	0	0	0	5	7
Change of use	6	8	3	6	10	5	5	2	45
Totals	**51**	**13**	**18**	**57**	**85**	**62**	**20**	**8**	**314**

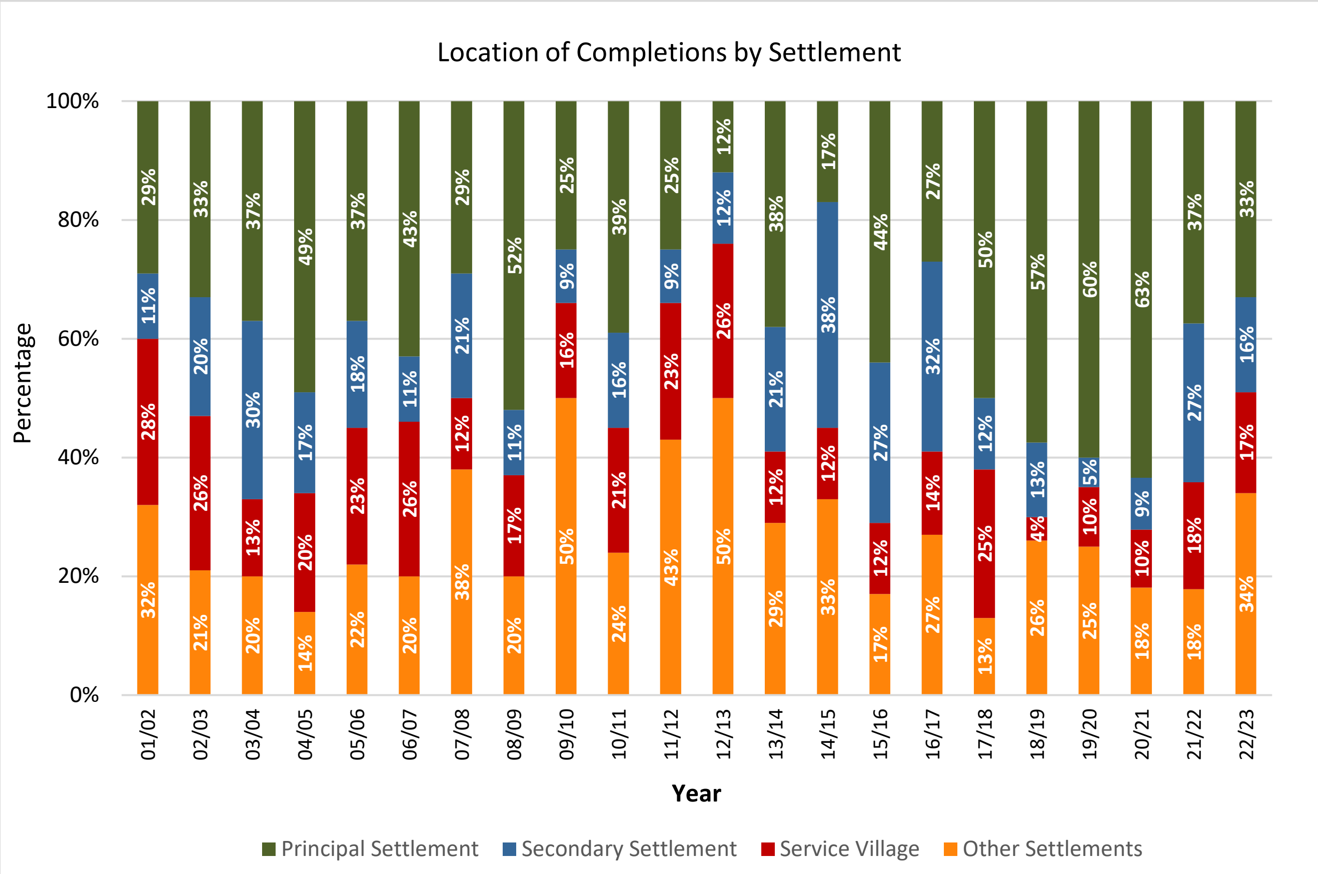
Table 2.08b Break-down of dwelling completions by bedrooms. (Source: North Norfolk District Council, 2023)



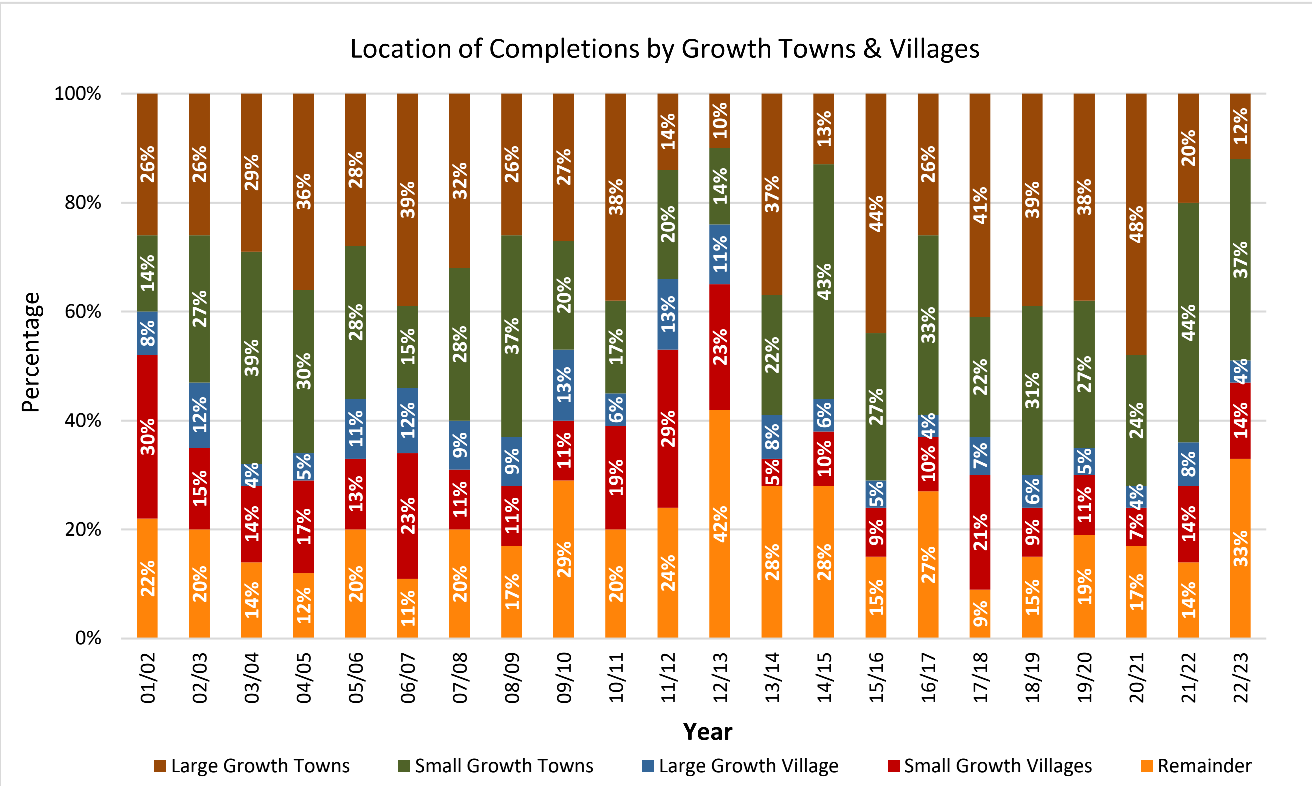
2.9 The following table shows dwelling completions by ward and indicates the general location of development, while Graph 2.09 Location of dwelling completions' shows the distribution between service villages, principal settlements, secondary settlements and other settlements. The Core Strategy seeks 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	21/22	22/23
Astley	7	14	8	3	9	2	5	5	5	8	22
Briston	17	14	8	22	5	8	12	3	16	9	5
Chaucer	4	2	0	0	11	2	0	4	2	8	3
Corpusty	2	1	8	7	11	2	27	1	26	7	1
Cromer	10	30	38	157	41	25	25	46	14	53	11
Erpingham	1	0	2	4	2	0	4	28	3	2	9
Gaunt	3	2	11	1	4	19	3	9	17	6	7
Glaven Valley	11	15	32	3	8	14	3	4	2	23	7
Happisburgh	1	4	12	5	5	0	5	4	10	6	16
High Heath	4	4	11	12	1	1	2	11	2	3	3
Holt	3	1	22	1	7	55	99	91	75	89	64
Hoveton	0	52	67	4	1	0	1	4	3	25	4
Lancaster	4	31	15	12	26	58	99	11	141	29	13
Mundesley	9	1	10	6	18	48	25	17	3	9	6
North Walsham	11	82	12	42	47	139	84	104	75	22	13
Poppyland	4	44	20	14	32	31	17	0	3	3	7
Priory	9	14	69	41	61	30	18	22	14	13	20
Roughton	16	5	3	12	12	30	3	6	5	19	9
Scottow	10	2	1	7	1	1	0	5	2	9	6
Sheringham	7	9	33	10	20	32	57	14	18	68	32
St. Benet	5	1	1	3	1	1	1	3	3	4	3
Stalham & Sutton	19	11	44	74	61	17	7	7	13	41	8
The Raynhams	56	18	26	0	22	18	9	2	1	7	9
The Runtons	2	4	20	2	1	1	3	1	3	7	2
Walsingham	6	4	3	6	8	0	0	7	3	6	5
Waterside	12	2	6	7	5	5	5	1	8	9	5
Waxham	2	7	6	7	0	3	4	3	2	3	7
Wensum	1	3	4	8	14	1	12	5	9	18	10
Worstead	6	6	11	9	8	3	4	1	3	10	7
TOTAL	**242**	**383**	**503**	**479**	**442**	**546**	**534**	**419**	**481**	**516**	**314**

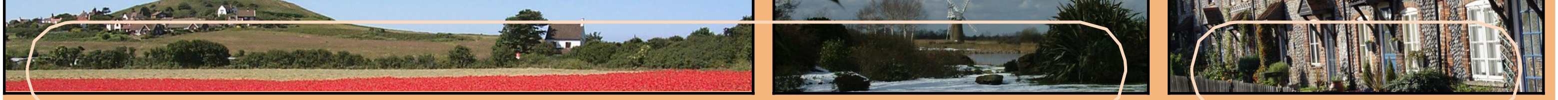
Table 2.09 New Dwelling Completions 2012/13 to 2022/23 (Source: North Norfolk District Council, 2023)



Graph 2.09a Location of dwelling completions by Settlement. (Source: North Norfolk District Council, 2023)



Graph 2.09b Location of dwelling completions by Growth Town/ Village. (Source: North Norfolk District Council, 2023)



Housing Trajectory

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

2.11 The government had announced that it would substantially ease the set of housing delivery test results by subtracting four months from councils' housing requirement figures for 2020/21 - a third of the entire year - due to the "disruption" caused to homebuilding by the Covid-19 pandemic. This has led to completion rates in each of the preceding three years being in parity with the requirement for new dwellings as identified in the national Housing Delivery Test (HDT) with the result that the District delivered **100%** of its housing requirement over the period. The HDT for 2021/22 has not yet been published, however NNDC believe from its own calculations that it will achieve a higher figure than the 95% required before any special measures are required.

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

Table 2.11 Housing Delivery Test: 2021 measurement (Source: Housing Delivery Test: 2021 measurement - GOV.UK (www.gov.uk)

2.12 In 2018 government indicated that a new approach should be taken to the way in which future housing requirements are assessed. Where a Local Plan is more than five years old, as is the case with the North Norfolk Core Strategy, this new approach is based on the 2014 National Household Projections with a single standardised adjustment to these to take account of local evidence in relation to the affordability of homes. The standard national methodology results in an increase in the future requirement from a current average of 409 dwellings per year identified in the Central Norfolk Strategic Housing Market Assessment 2017, to an annual baseline requirement to deliver 531[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] Based on 2014 National Household Projections with 2019 based affordability ratio uplift

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.

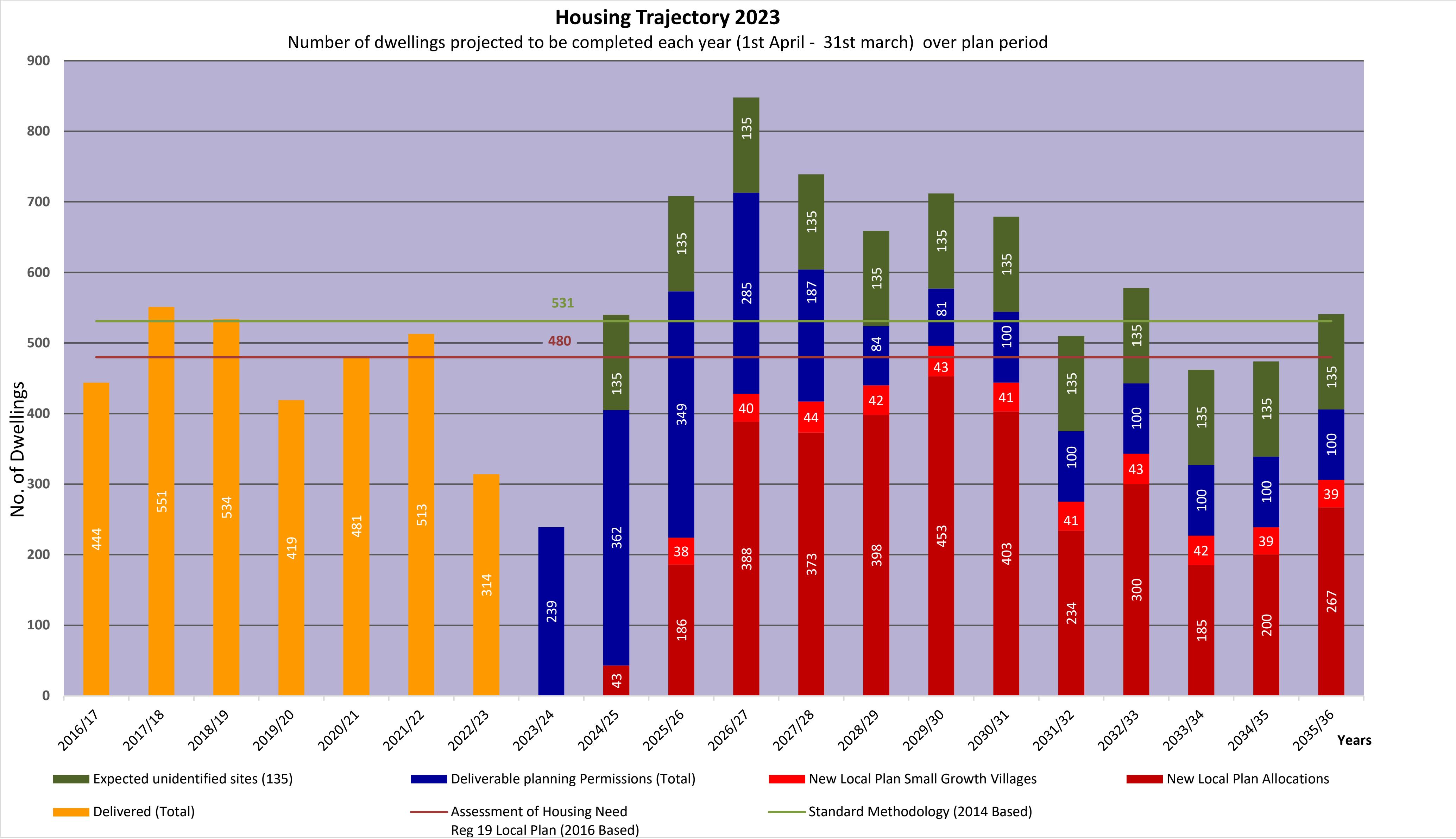
2.15 Taking account of the planning permissions which have been granted, the deliverable dwellings on allocated development sites in the Site Allocations Development Plan and an allowance for windfall developments, there is a total assessed deliverable supply of 2,067 additional homes

2.16 Total expected deliverable dwelling completions during the new Plan period 2016-36 are shown in the table below. The total figure is projected to be **10,968** dwellings by 2036.

Sources of Housing Supply (Projected 2036)	Total
Additional Dwellings completed 2016-2023	3,257
Commitment	2,209
Emerging New Local Plan Allocations (Inc. Elderly Persons Dwellings Equivalent)	3,430
Small Growth Village Allowance	452
Estimated 'windfall' development including rural building conversions and 'exception' development schemes.	1,620
Total dwellings expected within remaining plan period	**10,968**

Table 2.16 Sources of Supply (Source: NNDC – 2022/23)

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



Graph 2.17 Housing Trajectory: Projected Delivery over Plan Period Inc. New Local Plan Allocations/ Allowances. (Source: NNDC Housing Trajectory)

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

New Local Plan 2016 -2036.

2.19 The new Local Plan will aim to deliver between 9,500 and 11,000 new homes over the plan period 2016-2036. A minimum of 2,000 of these will be provided as affordable dwellings. The following HOU1 table provides the position at 31/03/2023.

Settlement Hierarchy	Settlement/ Location	Dwellings With Planning Permission at 31/03/2023	Dwelling Completions (01/04/16 - 31/03/23)	Dwellings provided on Allocated Sites inclusive of specialist elderly accommodation	Elderly Persons Accommodation on allocated sites as required in Policy HOU2 AT RATIO OF 1.5:1	Total
Large Growth Towns	North Walsham	36	487	1486	373	2009
	Fakenham	840	379	357	67	1576
	Cromer	145	216	657	107	1018
Small Growth Towns	Holt	295	480	247	40	1022
	Sheringham	189	240	133	0	562
	Stalham	18	145	150	0	313
	Wells-next-the-Sea	37	107	70	0	214
	Hoveton	30	32	190	40	252
Large Growth Villages	Briston & Melton Constable	26	81	65	0	172
	Mundesley	8	67	30	0	105
	Blakeney	15	40	30	0	85
	Ludham	19	10	15	0	44
Small Growth Villages	Villages named in **Policy SS1** "Spatial Strategy"	202	401	452	0	1055
Remainder of District	All remaining settlements and countryside	327	571		0	898
Windfall development (2021-2036)	Across entire District					1620
	Total	**2,187**	**3,256**	**3,882**	**940**	**10,945**

Table 2.19 Housing Growth 2016 - 36 (Source: North Norfolk District Council 31/03/2023)

Housing Density

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

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

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

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

Density of development by location 2022/23

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	7	16	7	1	6%
Secondary Settlement	30 or more	10	76	27	63	83%
Service Villages	30 or more	3	3	10	1	33%
Coastal Villages	30 or more	4	5	13	1	20%
Elsewhere	30 or more	15	17	3	0	0%

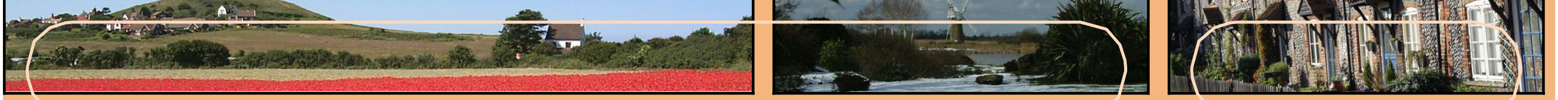
Table 2.22a Density by settlement type 2022/23 (Source: North Norfolk District Council, 2023)

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

Density of development by planning permission 2022/23

Settlement	Parish	Planning Ref.	Site Area	No. dwellings	Density
	Fakenham	PF/22/1925	0.29	1	3.4
	Holt	PF/22/2107	0.02	1	50.0
	Holt	PF/22/0140	1.72	2	1.2
	Holt	PF/22/1363	0.55	1	1.8
Principal Settlement	North Walsham	PM/22/0898	0.23	4	17.4
	North Walsham	PF/22/2276	0.19	6	31.6
	North Walsham	PO/22/2496	0.05	1	20.0
	Principal Settlement	7	3.05	16	5.2
	No. of Units at => 40/ ha			**1**	
	Sheringham	PM/22/2478	0.04	1	25.0
	Sheringham	PF/21/3141	1.03	39	37.9
	Sheringham	PF/21/3141	0.63	24	38.1
	Sheringham	PF/21/3078	0.11	2	18.2
	Sheringham	PO/22/0756	0.04	1	25.0
Secondary Settlement	Sheringham	PF/22/0232	0.1	2	20.0
	Sheringham	PF/22/0956	0.1	1	10.0
	Sheringham	PF/22/2734	0.09	1	11.1
	Wells-Next-the-sea	PF/22/0797	0.04	1	25.0
	Wells-Next-the-sea	PO/22/0507	0.17	4	23.5
	Secondary Settlement	10	2.35	76	32.3
	No. of Units at => 30/ ha			**63**	
	Corpusty & Saxthorpe	PF/22/0006	0.03	1	33.3
Service Village	Horning	PF/22/1920	0.21	1	4.8
	Horning	BA/2022/0391	0.06	1	16.7
	Service Village	3	0.3	3	10
	No. of Units at => 30/ ha			**1**	

Table 2.22b Density by settlement Detail 2022/23 **(Source: North Norfolk District Council, 2023)**



Brownfield Land

2.23 A key Government objective as stated in the NPPF is that local authorities should continue to make effective use of land by re-using land that has been previously developed. The Council has a good record of delivering on brownfield land. In North Norfolk just 29% of dwellings completed in 2022/23 were on brownfield land. The substantial fall in this percentage results from a change in the definition of previously developed land which prior to 2017 had included residential garden land. There is very little suitable previously developed land in North Norfolk outside of the larger towns. The Brownfield Register shows further detail on potential sites availability.

Percentage of new homes on previously developed land 2020-22		
Period	**Target**	**Actual**
2004/05	60%	77%
2005/06	60%	74%
2006/07	60%	80%
2007/08	60%	82%
2008/09	60%	89%
2009/10	60%	90%
2010/11	60%	79%
2011/12	50%	84%
2012/13	50%	78%
2013/14	50%	50%
2014/15	50%	55%
2015/16	50%	52%
2016/17	50%	62%
2017/18	50%	20%
2018/19	50%	10%
2019/20	50%	15%
2020/21	50%	13%
2021/22	50%	24%
2022/23	50%	29%

Table 2.23 New Homes on Previously Developed Land (Source: North Norfolk District Council, 2023)



Affordable Housing

2.24 The provision of a greater number of affordable dwellings is a key priority for the Council. The adopted Core Strategy introduced new requirements in relation to affordable housing provision in order to try and increase supply and sets a target of 45% on schemes of 10 or more, where it is viable to do so. The most up to date evidence shows that there is a continued need for affordable homes in North Norfolk and it will be necessary to provide approximately 2,000 affordable dwellings by 2036. Anticipated through the emerging Local Plan, the table below shows an indication of numbers and the mix of affordable homes.

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

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

Table 2.24 Delivering the Right Mix of Housing (Source: North Norfolk District Council, New Local Plan, Regulation 19)

2.25 In 2022/23, permissions for 24 Affordable Homes were granted and there were 2 Affordable Homes completed. The table below shows the detail of the units delivered

Affordable Housing Completed 2022/23 (Detail)								
Parish	Application Ref.	Total	Previously Completed	Completed 2020/21	Shared Equity	Affordable Rent	Registered Social Landlords	Developer Contributions
Sheringham	**SH14** PF/15/0114	10	0	0		2	0	2
Total		**10**	**0**	**0**	**0**	**2**	**0**	**2**

Table 2.25 Affordable Housing Completed 2021/22 (Source: North Norfolk District Council, 2023)

2.26 Of the 2 completed, none were Shared Equity, 2 Affordable Rent, which were delivered through developer contributions and none via Registered Social Landlords.

2.27 Since 2011/12 **840** affordable dwellings have been completed in the District.

Affordable housing completed Year	Number of affordable housing completed
2022/23	2
2021/22	36
2020/21	84
2019/20	51
2018/19	120
2017/18	90
2016/17	83
2015/16	66
2014/15	74
2013/14	152
2012/13	18
2011/12	64

Table 2.27 Number of Affordable Homes built (Source: NNDC monitoring data).



Mix and Tenure of Affordable Housing

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

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

Table 2.28a Percentage of Affordable Housing that is rented accommodation. *(Source: NNDC monitoring data).*

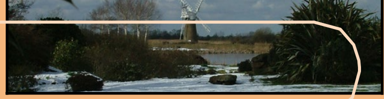
No. Of Completions by Funding Source	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Wholly funded by Registered Social Landlords and/or Local Authority	64	13	110	31	49	8	58	88	19	69	0	0
Wholly funded through Developer Contributions	0	0	42	43	17	75	30	32	32	15	36	2
Total	**64**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

Table 2.28b No. Of Completions by Funding Source, *(Source: NNDC monitoring data).*

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

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

Table 2.29 Affordable Housing completed and the number of New Build, (Source: NNDC monitoring data).

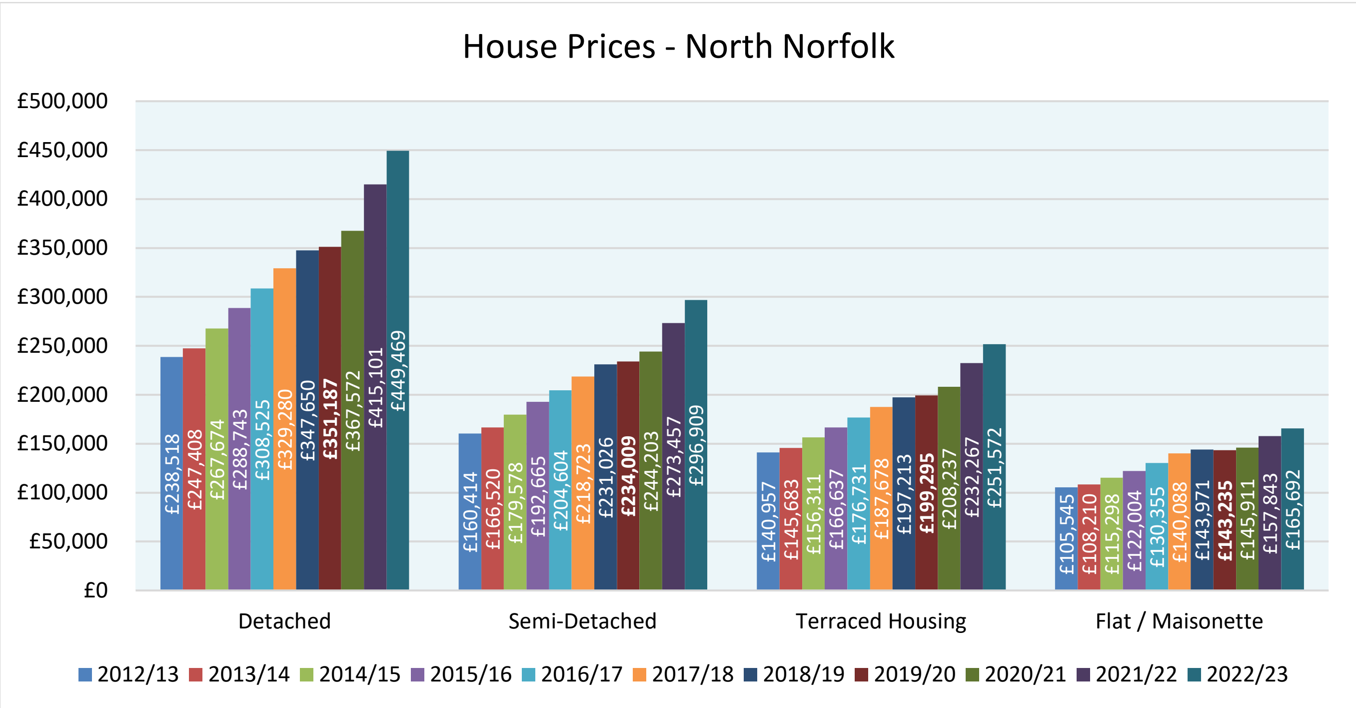

House Prices

2.30 The housing stock within North Norfolk has more detached houses than other house types with the majority of houses owner occupied, either outright or with a loan or mortgage. Prices continue to increase for different types of house, except for Flats/ Maisonettes, shown in the table below. The table shows a peak in the period 2021/22.

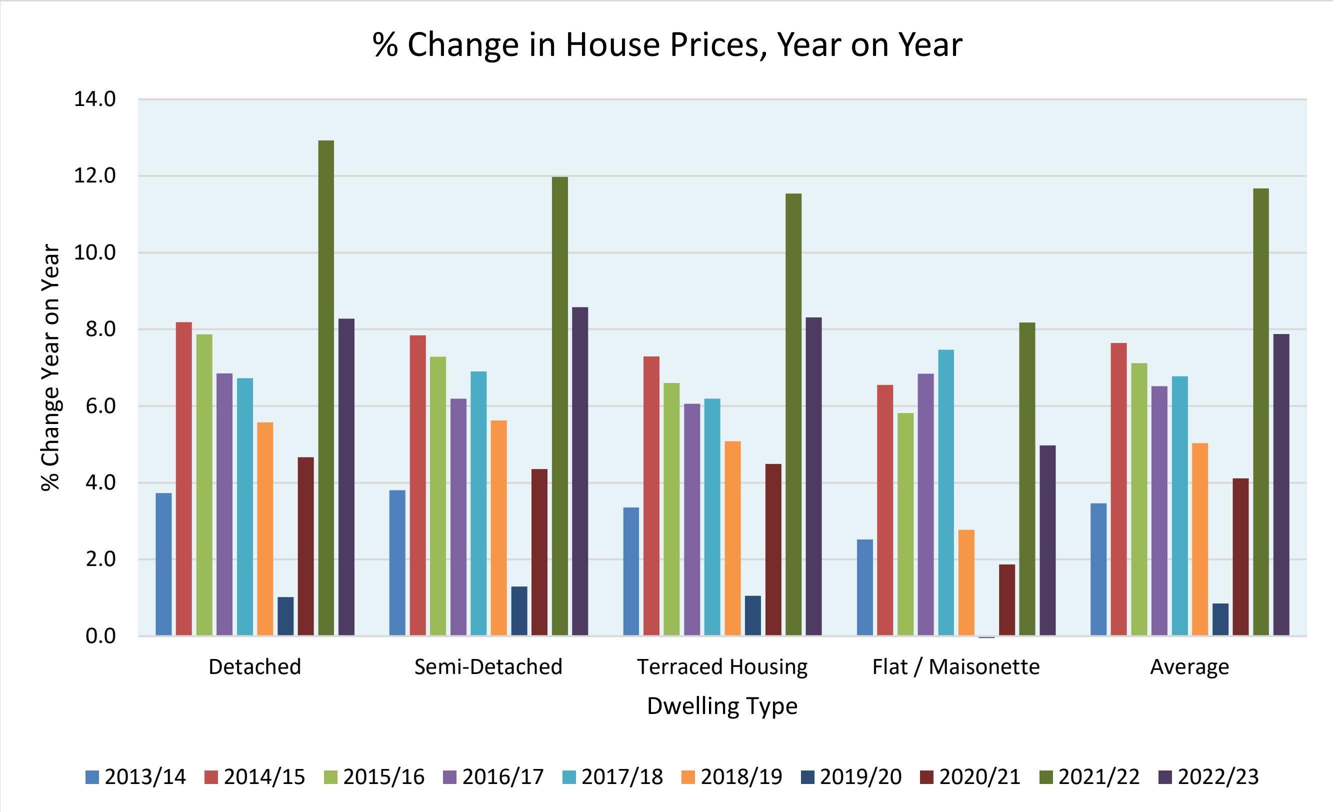
UK-House Price Index- North Norfolk	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Detached	£238,518	£247,408	£267,674	£288,743	£308,525	£329,280	£347,650
Semi-Detached	£160,414	£166,520	£179,578	£192,665	£204,604	£218,723	£231,026
Terraced Housing	£140,957	£145,683	£156,311	£166,637	£176,731	£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	2021/22	2022/23
Detached	£351,187	£367,572	£415,101	£449,469
Semi-Detached	£234,009	£244,203	£273,457	£296,909
Terraced Housing	£199,295	£208,237	£232,267	£251,572
Flat / Maisonette	£143,235	£145,911	£157,843	£165,692
Average	£231,932	£241,481	£269,667	£290,910
(%) Increase on previous Year	**0.9**	**4.1**	**11.7**	**7.9**

Table 2.30a House Prices (Source: gov.uk/government/statistical-data-sets)



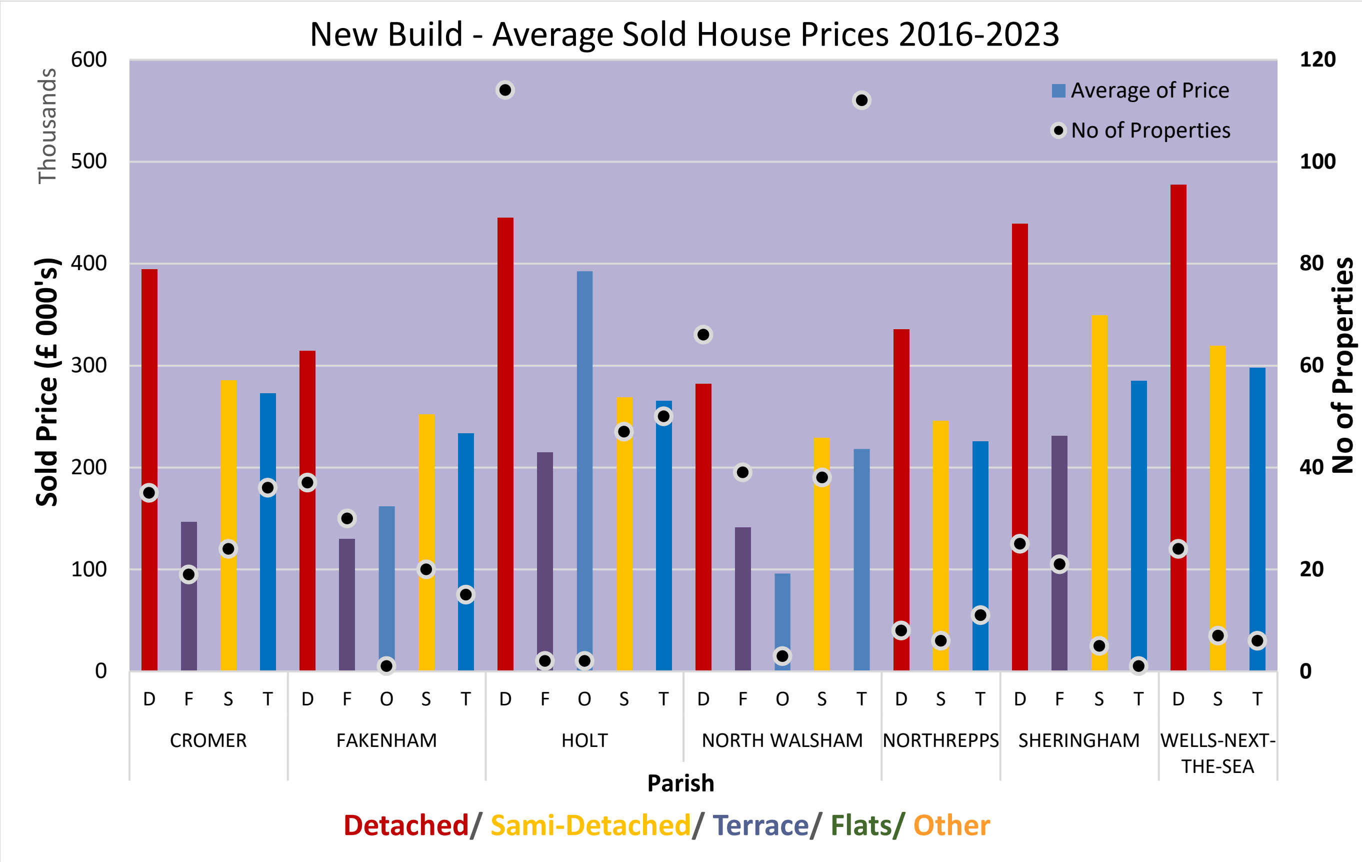
Graph 2.30b House Prices (Source: gov.uk/government/statistical-data-sets)



Graph 2.30c % Change year on year House Prices (Source: gov.uk/government/statistical-data-sets**)**

2.31 New Build Average Sold House Prices 2016-2023

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, flats & other. The table shows the number of transaction for new build dwellings on the stated developments in the District. It is noted that the increase in numbers of new properties sold is small, this is because the number of new dwellings have reduced due to the larger development being built out.



Graph 2.31 House Prices (**Source:** gov.uk/government/statistical-data-sets/price-paid-data-downloads)

2.32 The table below shows the number of New Build on large Development site that have been completed over the period 2016 – 2023.

Parish	Location	No. Dwellings
CROMER	Justice Court Holt Road Cromer	18
	Land at Jubilee Lane / Cromer High Station	9
	Land west of Roughton Road, Cromer.	84
FAKENHAM	Brick Kiln Farm, Rudham Stile Lane	26
	Land adjacent Anglian Water Tower, Holt Road	16
	Land on the west side of Barons Hall Lane.	10
	Newmans Yard, Norwich Street, Fakenham	19
	The Rowans Smiths Lane	29
HOLT	Grove Lane	16
	Kings Meadow	109
	Land North of Grove Lane	3
	Land to the north of Hempstead Road, Heath Farm	87
NORTH WALSHAM	13-21 Bacton Road, North Walsham, NR28 9DR	13
	Land to the east of Norwich Road	83
	Residential Development Land at, Norwich Road	162
NORTHREPPS	Former Cherryridge Poultry Site, Church Street. Northrepps	25
OVERSTRAND	Land South of Mundesley Road, Overstrand	32
SHERINGHAM	11 South Street, and Beaumaris Hotel, 13-15 South Street.	21
	Former Hilbre School site, Holway Road	19
	Land Rear Of 15 Weybourne Road Sheringham. Jamie Wright Close.	6
WELLS-NEXT-THE-SEA	Land Off Two Furlong Hill And Market Lane.	37

Table 2.32 No. of Dwellings Completed on large development sites (Source: NNDC)

Space Standards

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

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

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

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.

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

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

Table 2.37 No. of Bed spaces sampled for analysis (Source: NNDC)

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

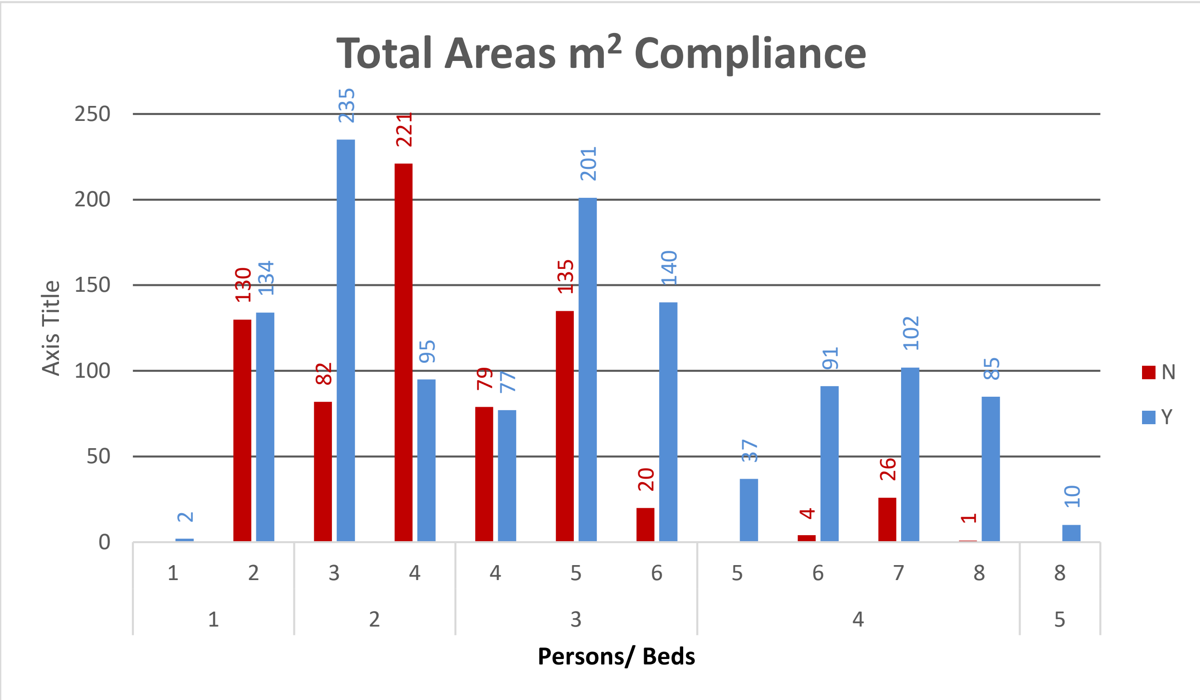
2.39 Internal Floor Areas

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

- 70.1% of the bedroom areas meet the double/ 2 bed area standard of 11.5m^2;
- 85.4% of the one double (or twin bedroom) meet the 2.75m wide standard;
- 89.6% of the every other double (or twin) bedroom is at least 2.55m wide meet the standard;
- The majority of dwellings not meeting the double bedroom area standards fell in the 3 bed; 4 person category. (53%);
- 70% meet the Single/ 1 bed area standard;
- 86.9% of the bedrooms[5] meet dimension standard (double/ single);

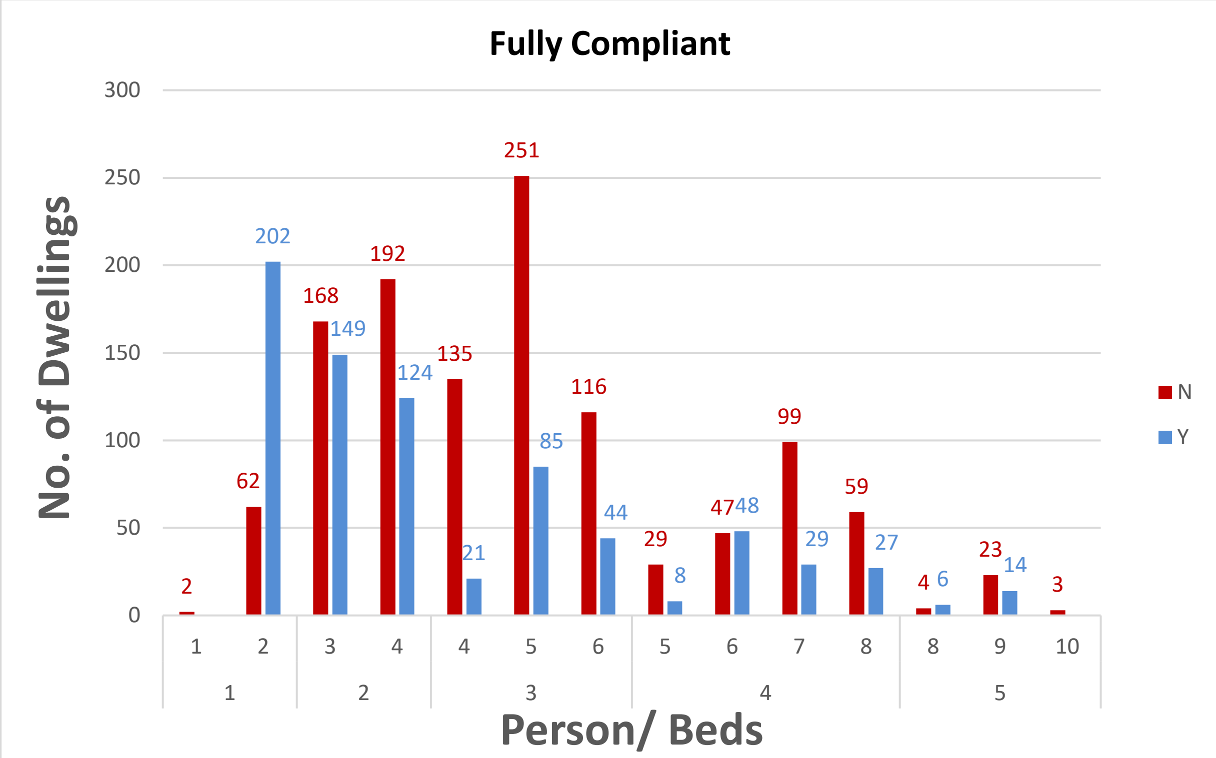
2.40 In Total 61.1% of dwellings (1190 dwelling) did not meet one or more of the standard(s) reviewed. For Flats, 38.9% did not comply with the full standard;

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



Graph 2.41a Total Area Compliance

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



Graph 2.41b Compliant for total Area & room sizes.

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

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

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

Affordability

2.45 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, it has increased to 9.51 in September 2022. Those on average lower quartile household incomes now require nearly 9.51 times their income to access the local housing market.

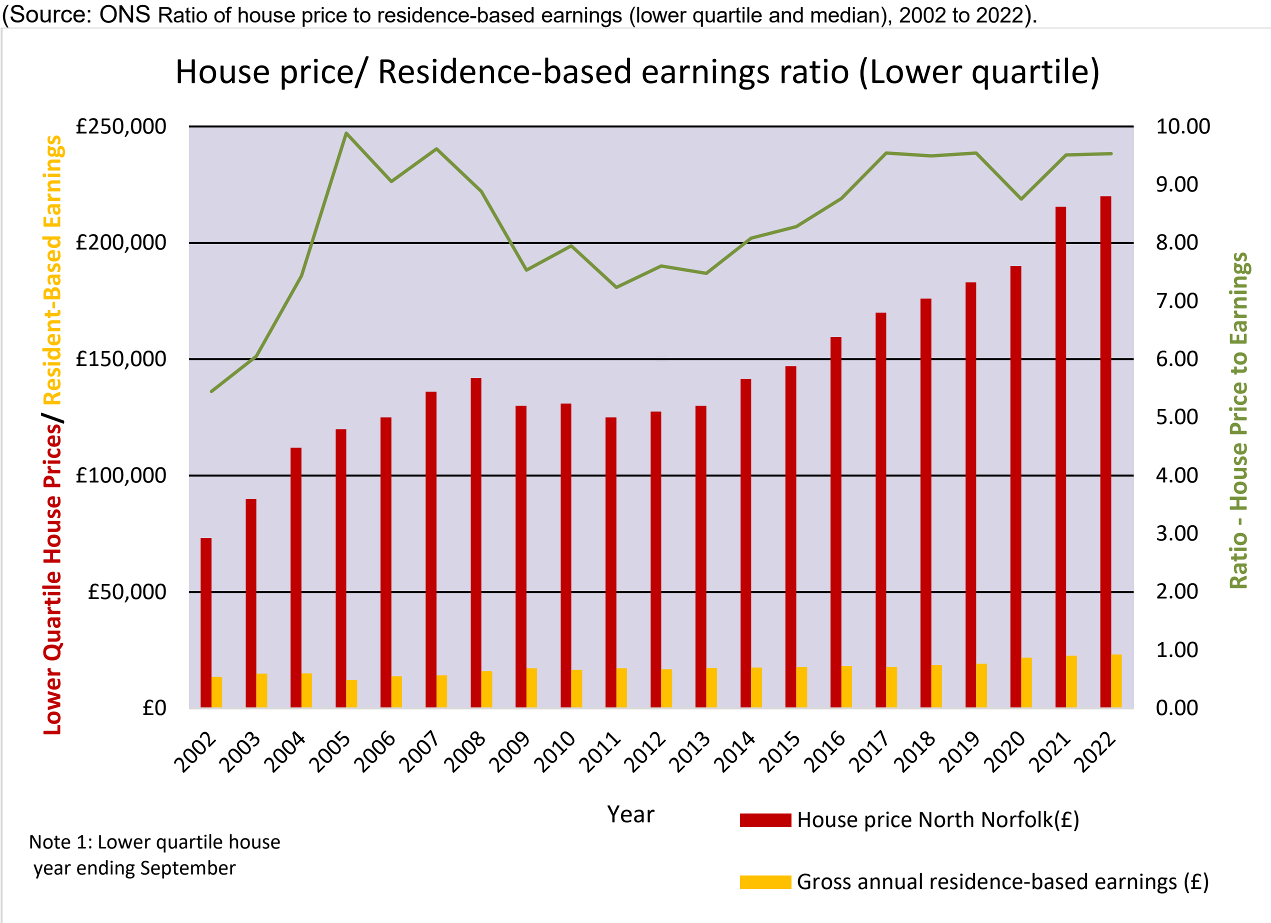
House price to gross residence-based earnings - Lower quartile

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

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

Lower quartile (Sept.)	2018	2019	2020	2021	2022
Annual House price (£)	£176,000	£181,995	£190,000	£215,500	£215,500
Residence-based earnings (£)	£18,542	£19,321	£21,718	£22,652	£22,652
Ratio	9.49	9.42	8.75	9.51	9.51

Table 2.45a House price to residence-based earnings ratio (Year Ending Sept.)
(Source: ONS Ratio of house price to residence-based earnings (lower quartile and median), 2002 to 2022).



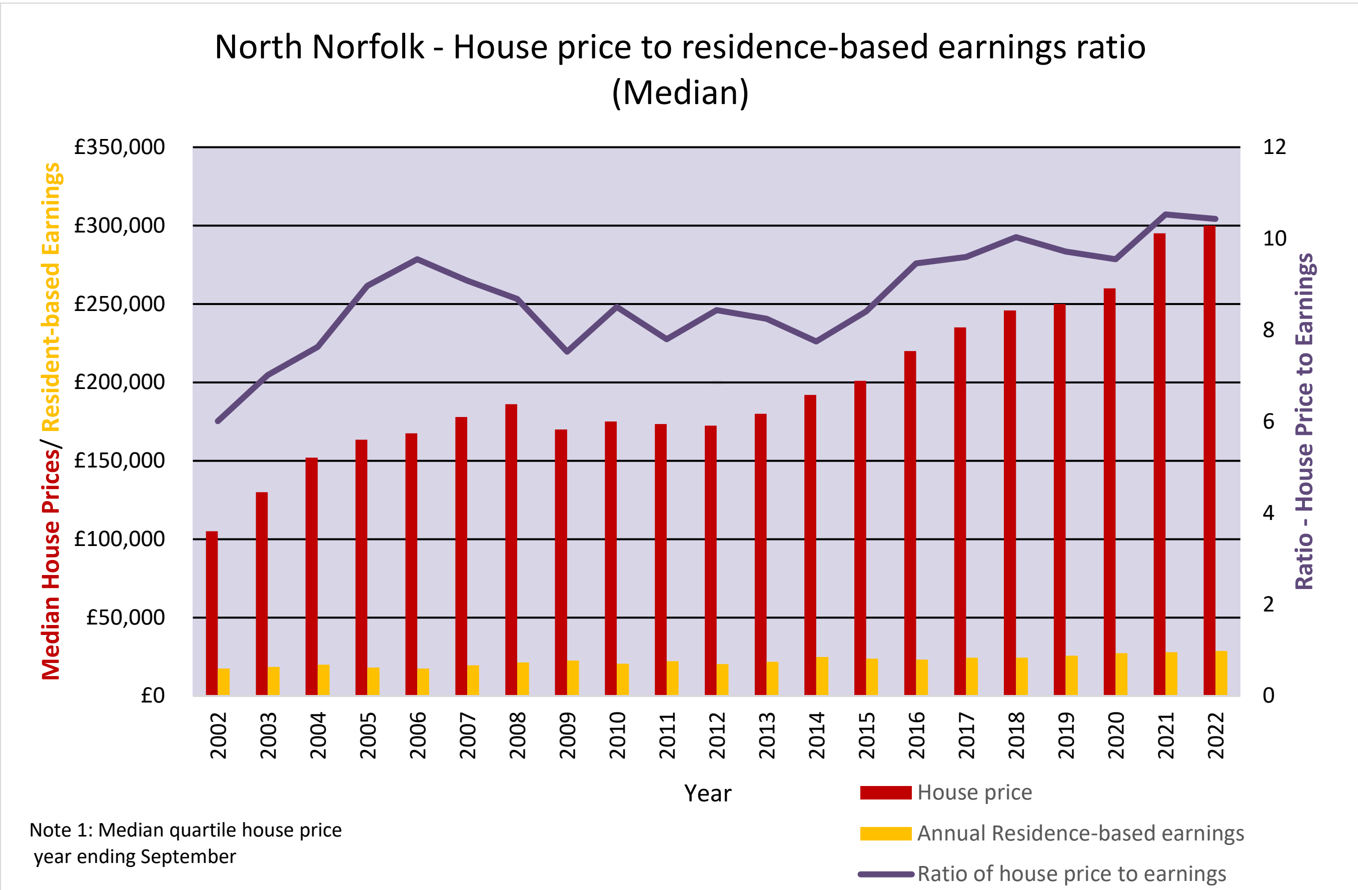
2.46 This table below the Ratio of median house price to median gross annual residence-based earnings since 2002. It has continually increased over that period and shows that house prices are now more than ten times the median residence-based earnings. The consequences of this is that there are more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

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

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

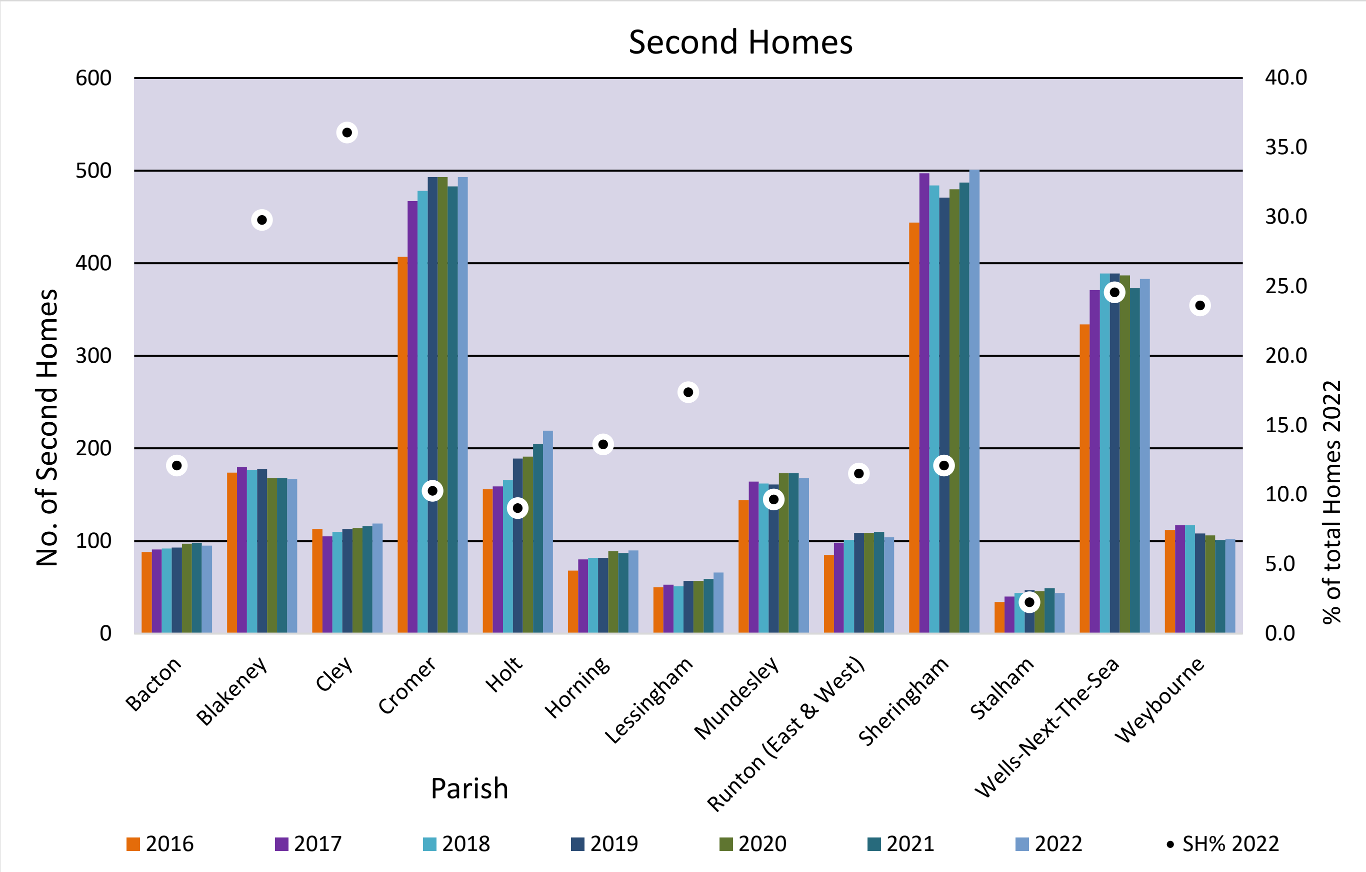
Median	2016	2017	2018	2019	2020	2021	2021
House price	£220,000	£235,000	£246,000	£250,000	£260,000	£295,000	£300,000
Annual Residence-based earnings	£23,266	£24,479	£24,529	£25,724	£27,213	£28,011	£28,755
Ratio of house price to earnings	9.46	9.60	10.03	9.72	9.55	10.53	10.43

Table 2.46 House price to work-based-based earnings ratio. (Source: ons.gov.uk/peoplepopulationandcommunity



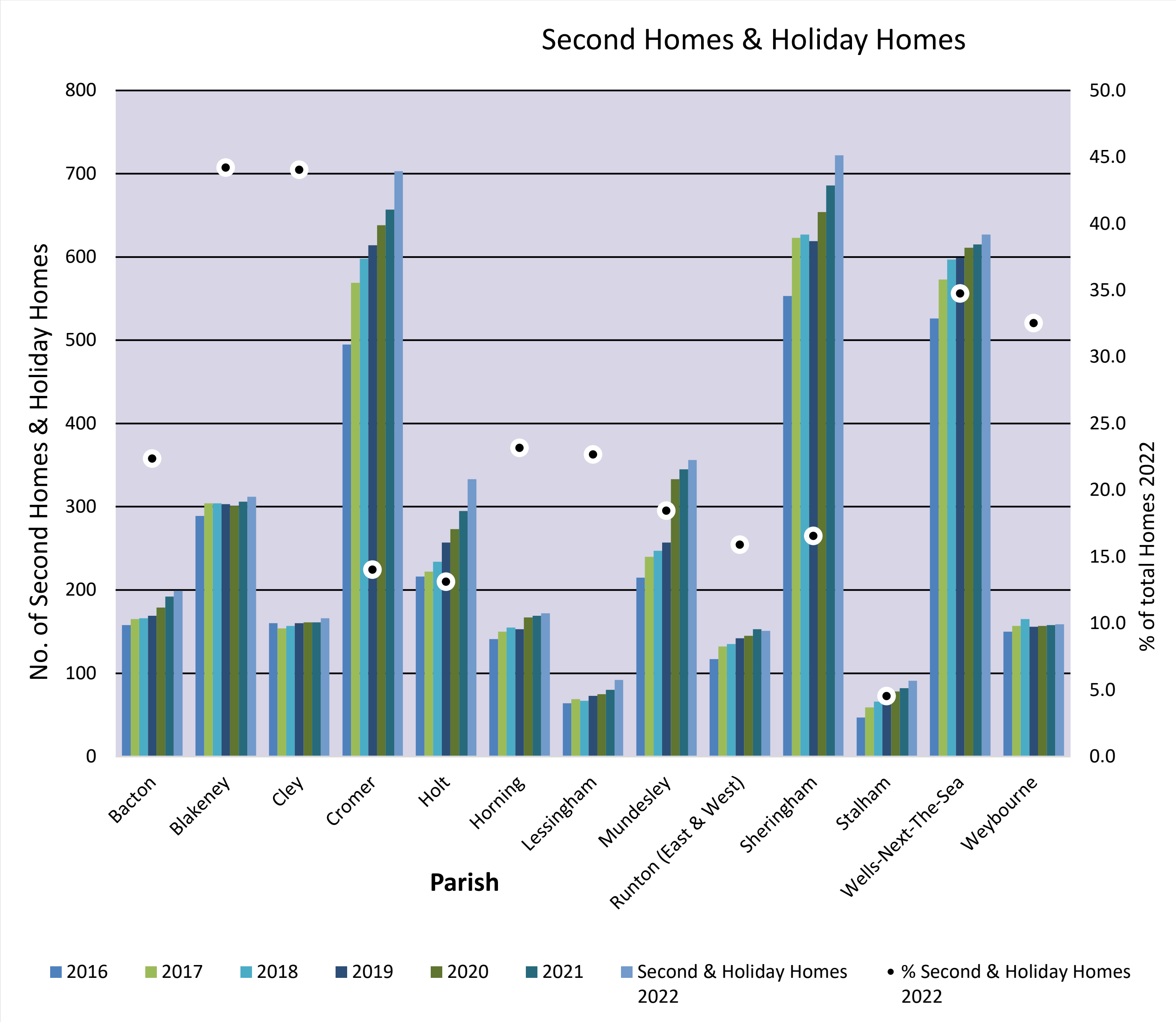
Second Homes

2.47 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 2020-22. 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 2.47: Second Homes Trend (NNDC 2022)

2.48 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.



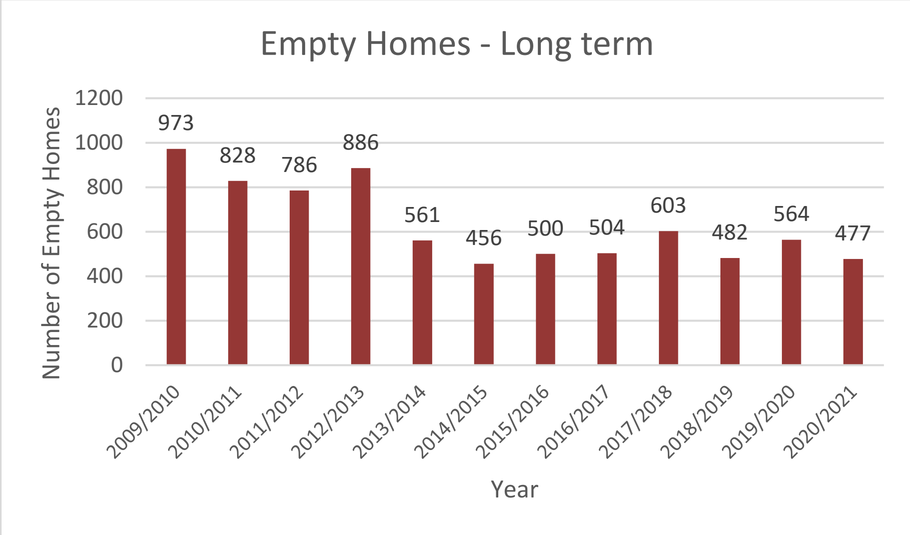
Graph 2.48: Second Homes + Holiday Homes Trend (NNDC 2022)

Empty Homes

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

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

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



Graph 2.51: Empty Homes - Long term (NNDC 2021)

Special Housing Needs

2.52 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.

2.53 A study, Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA) including Gypsies, Travellers and Travelling Show people, undertaken in 2017, identified a need for residential pitches, which is shown below.

Table A7b: Twenty year summary (2017-2036)							
North Norfolk	Base Numbers 2017	additional 2017-2022	additional 2022-2027	additional 2027-2032	additional 2032-2036	additional 2017-2036	Numbers at 2036
Residential Pitches	13	2	2	2	2	8	21*

Table 2.53 Residential Pitches Need.

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

2.2 The council has received one application since 2017; reference No. PF/22/2301; Land off Long lane Catfield, Great Yarmouth; Change of use of land for the formation of 1 Gypsy/Traveller pitch comprising the siting of 1no. Mobile home, and 1no. Porta cabin for ancillary residential use. Refused 03.03.2023



3 Environment

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

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

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

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

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

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

3.5 Details of the payments are shown below at 13 January 2023

GI RAMS Payment amount due	S111 GI RAMS Payment received & Application Approved	S111 GI RAMS Payment received & Application Pending Consideration	S111 GI RAMS Payment Due & Application Pending Consideration	S106 GI RAMS Payment received & Application Approved	S106 GI RAMS Payment received & Application Pending Consideration	S106 GI RAMS Payment Due & Application Pending Consideration
£389,494.63	**£25,594.62**	**£23,910.80**	**£35,111.18**	**£17,477.42**	**£371.86**	**£176,976.50**

Table 3.5 GIRAMS Monies.

3.6 Open Space

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

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

3.9 The table below shows the Cost/ m^2 in 2019 and the current rates as of October 2023.

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

Table 3.9 Cost/ m2 rates



Population

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

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

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

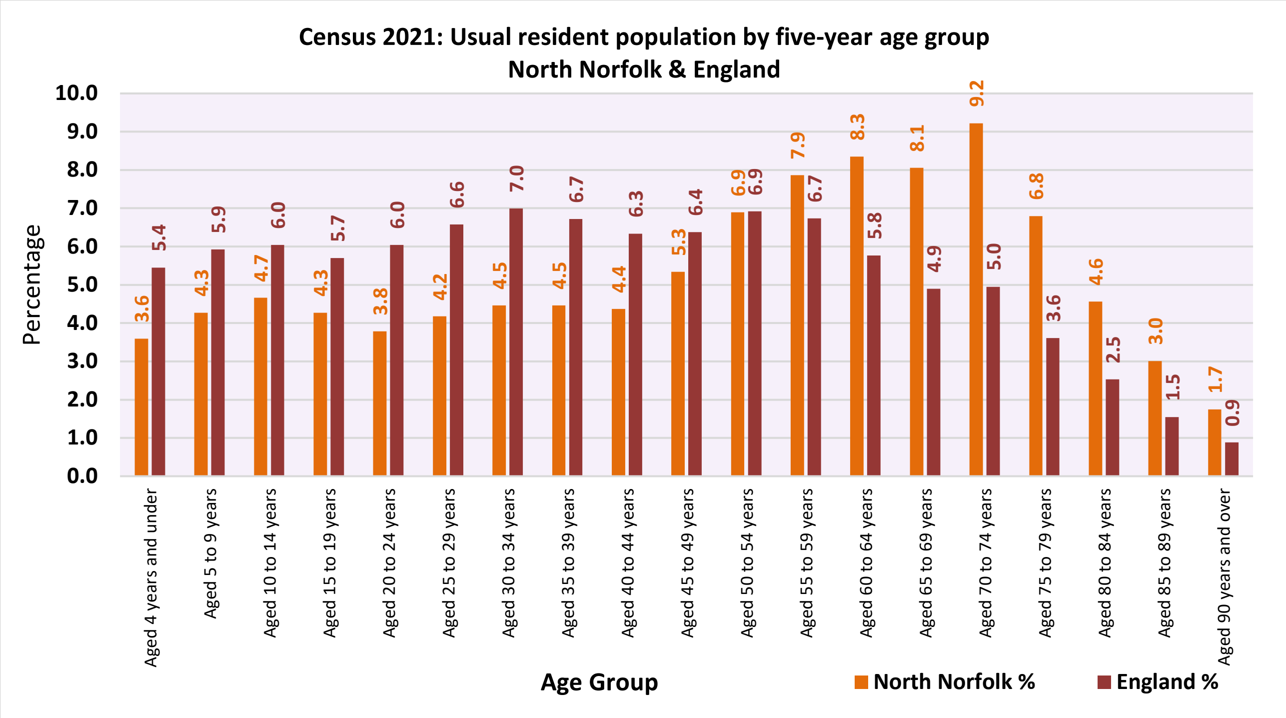
Table 3.10 Population 2021 Census by gender and age.
(Source: Office for National Statistics)

3.11 The 2021 Census reports the population of North Norfolk is 102,900

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

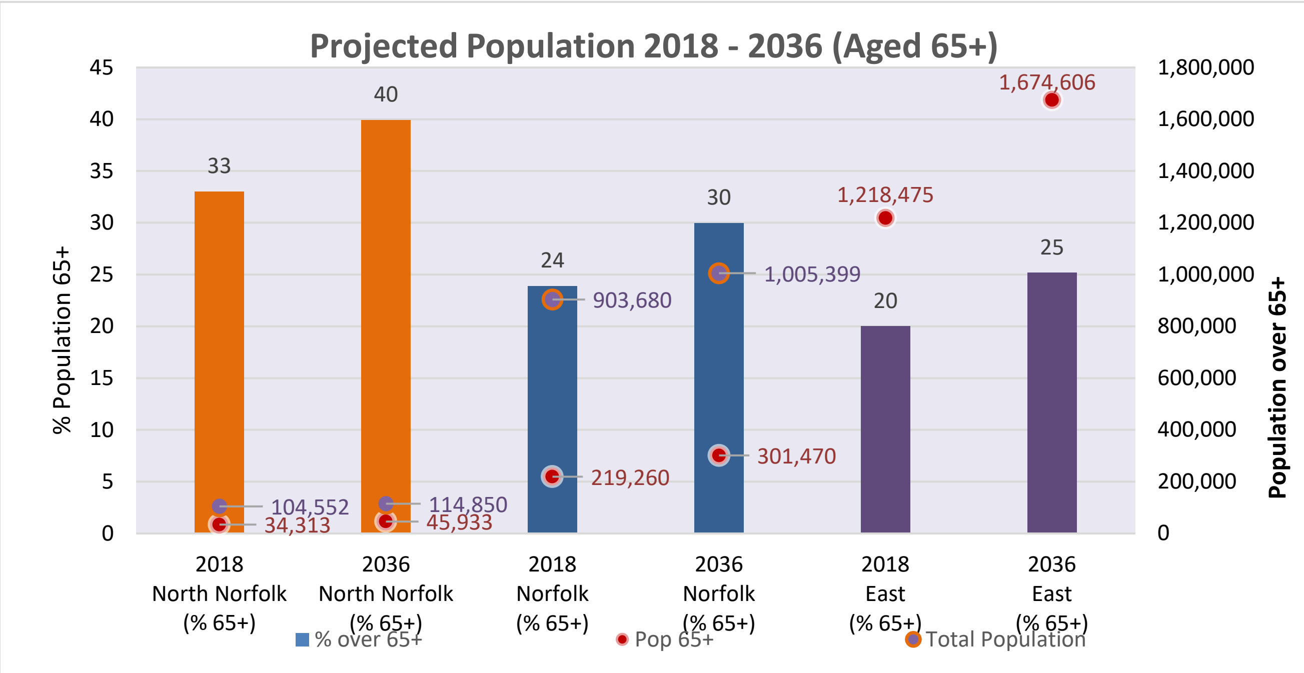
3.13 The percentage change within the age ranges, from 2018 to 2035 is predicted to fall on average for those below 65 years of age and significantly rise for those 65+.

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



Graph 3.14 Age by Group North Norfolk compared with England.

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



Graph 3.15 % 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 level data has not been updated since 2020 and therefore the best indication of Parish population is shown below.

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

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

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



4 Economy

Economy: Objectives & Targets

Core Strategy Aims

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

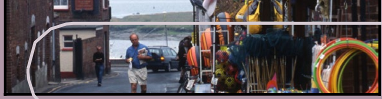
- To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors
- To improve education and training opportunities building on existing initiatives and institutions
- To maximise the economic, environmental and social benefits of tourism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

Employment Land

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

4.1 The proposed policy 'ECN 1 Employment Land', considered:
Assessed the quality and suitability of Employment Areas; assessed the boundaries of the Employment Areas and set out the requirement for future need in terms of allocations. Further detail can be found in the "Approach to Employment" background paper.

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


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

Table 4.2: Allocated/ designated employment Land (Source: Local Plan Proposed Submission Version: Regulation 19: Jan 2022)

Economy

4.3 One of the Core Strategy aims is to develop a strong, high value economy and to provide better job and training opportunities. The provision of a range of employment land and premises, along with a supportive policy framework, should help increase the amount of jobs available in the area. North Norfolk has a working age population of 55,600 (53%), compared to 60.6% for the East and 62.4% for Great Britain. The key employment sectors in North Norfolk are retail, health, manufacturing, accommodation and food services and education, which has been case for the last few years. Common with many coastal districts, recreation and tourism are important parts of the local economy.

4.4

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

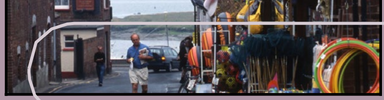
Table 4.4: Employment and unemployment (July 2022-Jun 2023) (Source: Nomis)

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

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

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

Table 4.6: ONS Crown Copyright Reserved (Nomis 2021) ONS Mid-year population estimates


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

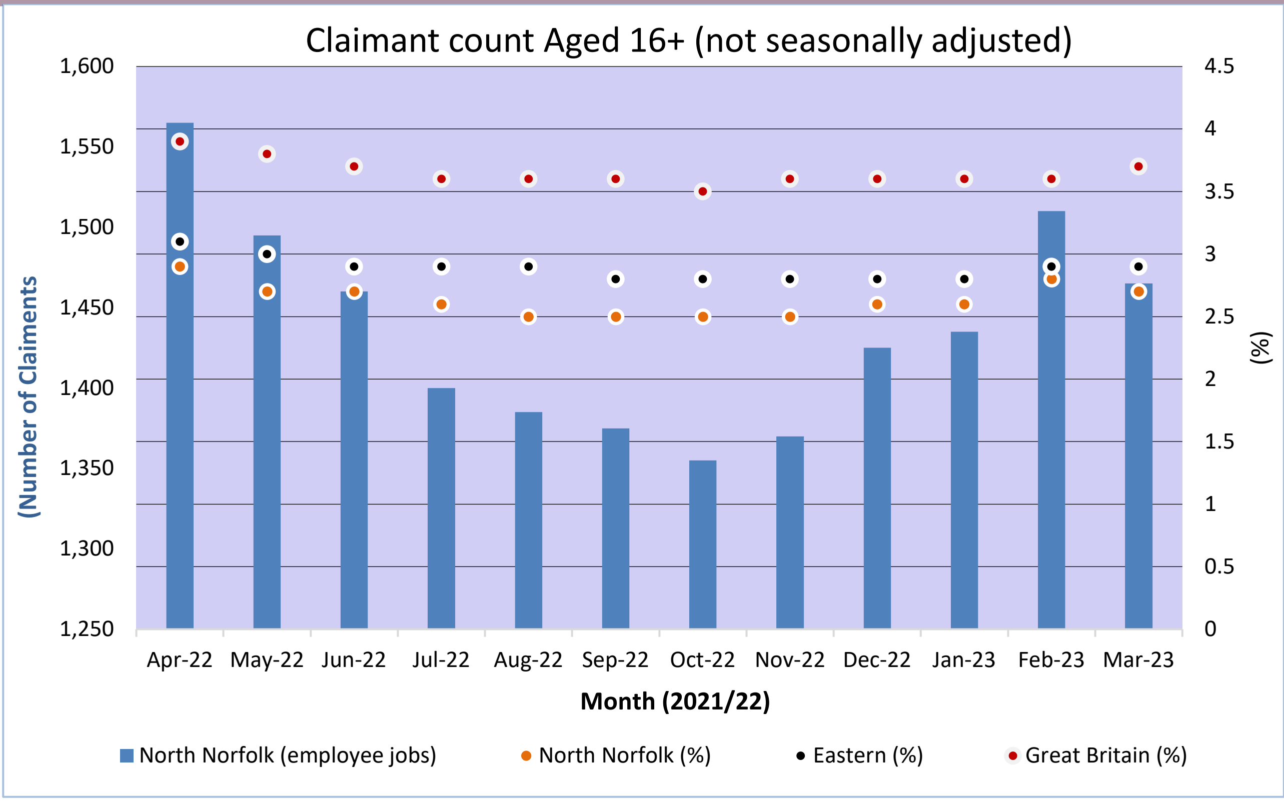
Employee Jobs (2022)	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Total employee jobs	**33,000**	**-**		
Full-time	**20,000**	**60.6**	68.3	68.8
Part-time	**13,000**	**39.4**	31.7	31.2
Employee Jobs by Industry	**North Norfolk (employee jobs)**	**North Norfolk (%)**	**Eastern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

Table 4.7 Business Register and Employment Survey: open access (Source: ONS, Nomis, 2022)

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

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

Table 4.8a Numbers of Benefits claimants September 2023 (Source: Nomis)



Graph 4.8 Numbers of Benefits claimants (Apr 2022 - Mar 2023 (Source: Nomis)

4.9 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 (2021)	Jobs	North Norfolk (Density)
North Norfolk	**43,000**	**0.79**
Breckland	56,000	0.67
Broadland	54,000	0.70
Great Yarmouth	44,000	0.74
King's Lynn & West Norfolk	71,000	0.80
Norwich	97,000	0.99
South Norfolk	64,000	0.77
Eastern	3,282,000	0.84
Great Britain	34,957,000	0.85

Table 4.9 Jobs Density (Source: Nomis, 2021) *Latest Data*

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

4.10 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 (2022) Gross weekly pay	North Norfolk (Pounds)	East (Pounds)	Great Britain (Pounds)
Full-time workers	586.6	632.4	642.0
Male full-time workers	628.2	679.8	686.7
Female full-time workers	549.4	567.0	548.5

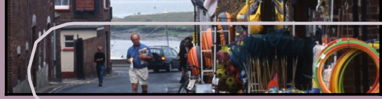
Table 4.10 Average gross full time weekly pay (2022) (Source: Nomis)

4.11 There data for 2022 has not been updated on the NOMIS website and therefore last years information has been reproduced. The number of residents with qualifications to NVQ4 and above has increased from 34.2% in 2019 to 34.7% in 2018, and remains below the percentage for the eastern region as the table below shows.

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

Table 4.11 Qualifications Jan 2021 - Dec 2021 (Source: Nomis)

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


Tourism

4.12 The report for 2022 has not yet been received and so the information provided in last years AMR has been reproduced.

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

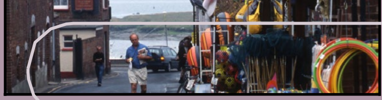
Tourism	2013	2014	2015	2016	2017	2018	2019	2020	2021
Number of Day Trips	6,733,000	7,451,000	7,392,000	7,755,000	8,207,000	9,008,000	9,317,000	4,115,000	5,633,000
Number of Overnight Trips	569,000	545,600	558,700	553,500	620,700	584,700	602,200	285,600	449,100
Total Number of Visitor Trips	7,302,000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

Table 4.13 Economic Impact of Tourism North Norfolk – 2021. (Source: Destination Research Ltd.)

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

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

Table 4.14 Staying visits by accommodation type (Source: Destination Research: 2020; 2021)


4.15 Spend by Accommodation Type:

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

Table 4.15 Spend by accommodation type (Source: Destination Research: 2020; 2021)

4.16 Economic Impact of Tourism – Headline Figures

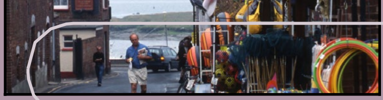
Headline Figures	2019	2020	2020
Total number of trips (day & staying)	9,919,200	4,400,600	6,082,000
Total staying trips	602,200	285,600	449,100
Total day trips	9,317,000	4,115,000	5,663,000
Total staying nights	2,474,000	1,114,000	1,765,000
Total staying spend	£142,955,000	£58,407,000	£99,584,000
Total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

Table 4.16 Economic Impact of Tourism – Headline Figures (Source: Destination Research: 2020; 2021)

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

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

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


Town Centres

4.20 The Settlement Hierarchy identifies a hierarchy for the District;

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

4.21 The Large and Small Growth Towns all have town centres, which attract a significant amount of economic activity. Historically Norfolk County Council monitored the number of units in each market town, 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 4.21 Projections & suggested distribution 2016 - 2026. (Retail & town Centre Uses Study NNDC 2017)

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

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4.23 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 4.23 Existing retail provision. (Retail & town Centre Uses Study NNDC 2017)
*** includes out of centre food stores and retail warehouses**

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

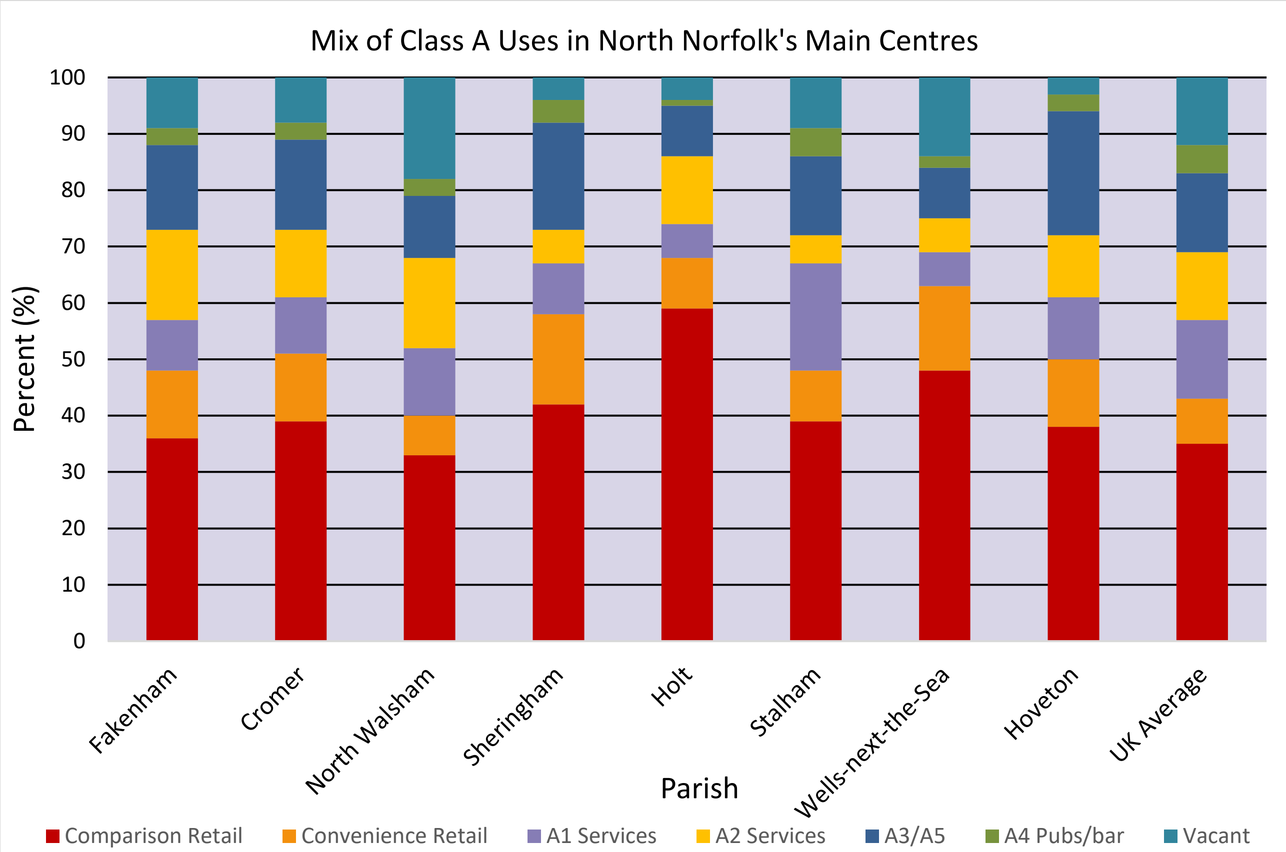
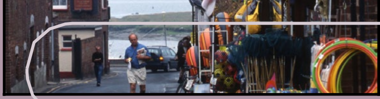


Table 4.24 Source: Lichfields' Survey (September 2016) and Goad National averages for town centres


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

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

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

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

4.27 Services

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

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[6]	39	47	36.2	35.8
	Convenience Retail[7]	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

[6] 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

[7] 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 4.27 Percentage of A1 and vacant units within retail frontages (Source: North Norfolk District Council: 2015)

5 Plan Making

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

4.2 The Plan was subject to Regulation 19 (Proposed Submission Plan) consultation during 2022 and was submitted for independent examination in May 2023.

4.3 An Inspector has been appointed to consider if the Plan is legally compliant and sound and formal hearing sessions are likely during the first quarter of 2024. The Submission Plan, associated evidence library, and full details of the examination can be found at Home | Local Plan Examination (north-norfolk.gov.uk).

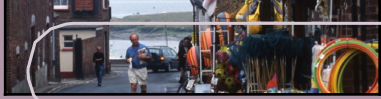
6 Monitoring Framework

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

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

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

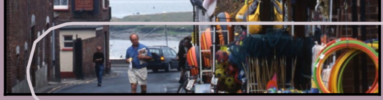
5.4 Along with the key indicators, the Sustainability Appraisal Report (SA) also includes a set of monitoring requirements. The 16 objectives of the SA will also be monitored and reported in the AMR. The monitoring of these indicators will help to measure how well the Plan contributes to sustainable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


Strategic Objective	Key Policies	Key Indicators	Commentary / Target
1.Delivering Climate Resilient Sustainable Development	CC1 – CC13 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 (CO2) as required by policy / legislation over plan period. • Number / percentage achieving net zero ready (CO2)	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

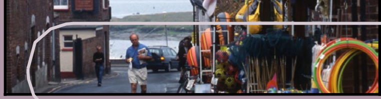
Strategic Objective	Key Policies	Key Indicators	Commentary / Target
		• Percentage dwellings complying / exceeding minimum National Described Space Standards.	As required in Policy HOU9.
		• Number of older people / specialist accommodation units permitted / completed by type and tenure, location and 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 5.3 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

NNDC record of NP progress (November 2023) last updated 26.10.23

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

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

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

Made Neighbourhood Plans

	Neighbourhood Plan Area	Geographical Area	Date of Designation	Submission	Examination Start	Referendum	Adoption by NNDC
1	Corpusty Saxthorpe	Parish	02 Dec. 13	01 Jun. 18	17 Sept.	7 Mar. 19	01 Apr. 19
2	Ryburgh	Parish	03 Apr. 17	16 Mar. 20	29 Jun.	06 May 21	07 Jun 21
3	Holt	Parish	02 Dec. 13	12 Sept. 22	09 Jan. 23	29 Jun. 23	25 Aug 23
4	Blakeney	Parish	01 Nov. 17	26 Nov. 21	16 Jun. 22	14 Sept. 23	10 Nov 23

Emerging Neighbourhood Plans

	Neighbourhood Plan Area	Geographical Area	Date of Designation	Submission	Examination commencement	Referendum	Adoption by NNDC
5	Wells next The Sea	Parish	11 February 2019	20 June 2023	TBC	n/a	n/a
6	Cley next the Sea	Parish	18 January 2021	n/a	n/a	n/a	n/a
7	Stalham	Parish	11 October 2021	n/a	n/a	n/a	n/a

Designated Neighbourhood Plan Area but not being progressed.

Neighbourhood Plan Area	Geographical Area	Date of Designation
Overstrand	Parish	31 October 2016
Mundesley	Parish	19 January 2022
Happisburgh	Parish	8th February 2016

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

Appendix B: Annual Completions by Parish Summary

Parish	Completions Local Development Framework															New Local Plan Period						
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Alby with Thwaite																		2		2	1	4
Aldborough	3				1	2			1					1	1						1	
Antingham	2	1	1			2		6		1						1				1		
Ashmanhaugh																			2	2		2
Aylmerton	9	3	1	2			2		2	2	1	1		11	1			1	1	2		1
Baconsthorpe				1	1					1								1				
Bacton	6	6	3	4	8	3	3	3	2		1	4	1	8		8	34	4		2	1	3
Barsham		1					1						1									1
Barton Turf	3				1							1	1	1	1	1						1
Beeston Regis	8	3	1			2			1													
Binham	1					11		2	1		2			1	1			15	13		3	4
Blakeney	1	9	1	4	3		9	-1	6	1	8	2	14	21		6	13			1	18	3
Bodham	4		5		2		10	1	1	1	2			3	1	1		17	1			
Briningham													2	1				2		1		
Brinton																					1	
Briston	19	30	6	7	37	12	13	6	25	8	12	17	14	8	22	5	8	12	3	16	9	5
Brumstead																						
Catfield	11	11	10	19	1	1			2	1	3	4	1	2	1		2	1		8		1
Cley-next-the-Sea	6				2		1	1	4	1		1	1			-2		2			1	
Colby	1													1		2			2			
Corpusty	1		2	1	2	2	1	9		4	1				2	4	2	1			4	
Cromer	33	53	30	11	57	50	34	25	37	11	12	10	30	38	157	41	25	25	46	14	53	11
Dilham					7									6	2	1		1			1	2
Dunton	2	1	1													1				1		
East Ruston		1							2		6		2	4	5		3	5	1	1		
Edgefield			1	2	1		1					2	1	2	1	1		5		26	3	
Erpingham	5			5	20		8		1						1			2	24	1		4
Fakenham	29	37	13	56	27	11	46	22	23	10	20	4	31	15	12	26	58	99	11	141	29	13
Felbrigg																1		2	3	1		3
Felmingham		3					1						1	8				4		1	2	
Field Dalling		2	1				2		1			9			3		1		3		1	
Fulmodeston	1			2	2	1	1					4	4		1			1			2	
Gimingham			1	2	1		1		1		1			4	1	1		1				1
Great Snoring														1		2				2	1	
Gresham	2		1				1	8	1			3							2	2	1	
Gunthorpe		2								2			1						5	1		1
Hanworth																						1
Happisburgh	15	10			7	2			1		4		2	3	2	2		1	2	8		6
Helhoughton	0		2								1		2	2				1	2			
Hempstead															3	4		1				
Hempton	1		1	4	1		1		1			2	7	2								
Hickling	1	3			5		2	2		2	2	2		1	4	4		4			2	2
High Kelling	14	2	1				1		1				1	4					2			1
Hindolveston	2	3	2	1	16	2	4	4	2			1		2	1	5		1	5	3	1	7
Hindringham		3			5		5				7	3	4	1	1				2	1	1	1
Holkham					1														1			
Holt	12	33	22	31	43	16	14	66	22	2	39	3	1	22	1	7	55	99	91	75	89	64
Honing		2					1						2	3					2		1	
Horning	3	1		3	2	5	1	3	8	2	3	4			2			1	3		2	1
Horsey																						
Hoveton	3	2	3	2	19		2		2	1	2		52	67	4	1		1	2	1	25	2
Ingham		3			1	1	1					1	3						2		1	4
Ingworth															1							
Itteringham											1			1		1		2				
Kelling					1								1	1	10		1		1			2
Kettlestone				1	3						1	1		1	1	2		1				2
Knapton	1			1	1				1		1			3		1			1	15	2	2
Langham	4	5	2		1			1		1	4	1		15			8		5		1	1
Lessingham	0		3	1	1	-1									1						1	1
Letheringsett								2					1	11						1		
Little Barningham											8			2								
Little Snoring	16	6		4	2	2		1	3	2	1		1	1	5	8		5		6	17	6
Ludham		1	1	2	1		2				11	5	1	1	-3		1		1		7	2

Parish	Completions Local Development Framework															New Local Plan Period						
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**
Matlaske													1									
Melton Constable		7			1	4						1	7	4	1	4	1			1	3	14
Morston	0																	1	1		1	3
Mundesley	11	13	2		11	28	16	18	8	2	12	4		1	4	7	14	21	17		6	2
Neatishead		1	1		1		2	1			1						1			3	2	1
North Walsham	34	22	23	24	40	73	65	19	24	46	14	11	82	12	42	47	139	84	104	75	22	13
Northrepps	2	3	1		2	9	20	10		2	8	1	43	12	11	32		1				4
Overstrand	4	9	3	1	18	5	9	1	3	2	1	3	1	7	3		31	15		3	3	3
Paston	1	1													2	3				1	2	1
Plumstead																						1
Potter Heigham	4	10	2	6	5	2	4	1	1	1		1		2	5	1	2					
Pudding Norton																					3	1
Raynham	2	1		3			1	1	55		1	54	7	22		21	18	2			3	6
Roughton	3	1		1	3	18	1				5	10	1		4	8	24					3
Runton	5	2	5		2		4	2	2	1	5	1	4	9	1	1	1	1		1	7	1
Ryburgh		4			1	9	3	2	2	9	3		1	2		1		6				1
Salthouse	1		1		1			2	1		3	1		5						1		
Scottow											40	8			2							
Sculthorpe	1		1	1	2	2	1		1	2	9	5	1	2	1	2			2	1	2	1
Sea Palling	4		5	1	1	4	3			2		1	2	1	1					1	1	2
Sheringham	21	56	62	21	44	10	31	21	17	12	6	7	9	33	10	20	32	57	14	18	68	32
Sidestrand											1			1								
Skeyton													2			1	1			2	1	
Sloley	1				1								2	1	3				1		4	3
Smallburgh	3	2					2			1						1			4	2	3	
Southrepps	6	2		1	4	2	6		4	14	9	6	3	2	8	2	6	1	2	1	17	3
Stalham	3	5	1	19	14	23	31	2	11	10	19	18	11	43	74	60	16	6	6	13	38	6
Stibbard					1	1			1			1				2				1		
Stiffkey														2	1		1		1	1		
Stody																					1	
Suffield										2					6	3					3	2
Sustead																			2		6	1
Sutton	3					6	2	2	2		1	1		1		1	1	1	1		3	2
Swafield		1									1		2	1		1	2				3	1
Swanton Abbott	1	2		1			4				4	1	2		2		2		1		1	
Swanton Novers							1	2		1				1								
Tattersett	5	4	1		1								2				1	6			1	1
Thornage						1			1							2		1				1
Thorpe Market			1		2		1		2	1	1		1	1		1			1	3	2	
Thurning		1							1		1		1									
Thursford		2		1	-1						1	-1			2	1	1			1	1	
Trimingham	6	1																1				
Trunch	4	1				10	5				4	3		3			17	2	8	1	1	3
Tunstead		1	1		2				7	9	14	2			2		1				2	3
Upper Sheringham		2									4	1	1			10	1				1	
Walsingham	4	4	1			2	6	2	1	2	8	1			5	3			5		3	2
Warham		4					5							1			6			2	1	3
Wells-next-the-Sea	14	21	2	1	2	3	50	6	8	5	4	5	10	49	38	61	15	3		10	7	11
Beckham	2		1						1		1					1						2
Westwick																1					1	
Weybourne	1	1		2	1			2	2			2	1	1	2	3			8	1	2	
Wickmere	1						2					1			1				2			
Wighton	1	2	1								1		2			1						1
Witton	1	1					5					1			1	2		1			1	6
Wiveton	1						1											1			1	
Wood Norton		2					1	1				1					1	1			2	1
Worstead		2		1	3	6			2	1	1	5	1	3	1	3					2	5
Walcott												1		2				2		2	3	2
Losses																			-11	-15	-36	-15
Total (Gross)	370	428	230	250	445	342	451	256	309	178	337	242	383	503	479	442	546	534	419	481	516	314
Total (Net)	370	428	230	250	445	342	451	256	309	178	337	242	383	503	479	442	546	534	408	466	480	299

Annual Monitoring Report 2022 - 2023

NORTH NORFOLK DISTRICT COUNCIL