



26 April 2024

Mr David Reed
Planning Inspector
c/o Mrs Annette Feeney
North Norfolk Local Plan Examination Programme Officer
Sent via email

Dear Mr Reed,

NORTH NORFOLK LOCAL PLAN EXAMINATION: UPDATED HOUSING AFFORDABILITY RATIO & HOUSING NEED

I refer to the email of 3rd April 2024 in which, via the Programme Officer, you asked:

“The 2023 affordability ratios were published last week. Could you ask the Council to produce an updated table to replace that on page 13 of their Matter 3 response statement. This would replace the estimated ratio for 2023 with last week’s actual published figure. There is no need for any commentary as the figures will be self-explanatory.”

As requested, this update incorporates the latest affordability ratio published in March 2024 which is 10.80. Applying the Standard Methodology, this figure produces an uplift factor of 1.425.

The resulting Uncapped Housing Need numbers are presented in the Uncapped Housing Need column for the 2014-based projection; 2016-based projection, and the 2018-based (alt migration variant) in the following table. None of the figures produced are sufficiently high to trigger the application of the capping mechanism in stage 3 of the Standard Methodology.

Continued...

Table 1: North Norfolk Housing Requirement Using the 2023 (published 2024) Affordability Ratio.

	Total households		Standard Method		
	2024	2034	Step 1 Annual change	Step 2 uplift (2024 published ratio)	Resulting Uncapped Housing Need
2014-based projection	51,111	55,019	390.8	1.425	557
2016-based principal projection	49,737	53,104	336.7	1.425	480
2018-based alt migration variant	50,115	53,588	347.3	1.425	495

We trust that this response is of assistance and apologise for the long delay in replying.

Yours sincerely

Iain Withington

Planning Policy Team Leader

01263 516034 | planningpolicy@north-norfolk.gov.uk