



2 May 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: REVISED FIVE YEAR HOUSING LAND SUPPLY (5YHLS) TRAJECTORY (25 APRIL 2024)

I refer to your email of 9 April 2024 in which you requested various amendments to the revised 5YHLS trajectory, previously supplied as part of the Council's response to action points raised during Week 3 of the examination hearing sessions [EH013 (k)], and which has evolved from the original trajectory included in the Five-Year Housing Land Supply Statement 2023-28 [EX007].

You requested:

- *'Years 2016/17 to 2022/23 can be taken out of the table in Appendix A now. It's ok to leave the completions in the Appendix B diagram.'*
- *'Can there be a final column 'Beyond 2040' for any completions beyond the period.'*
- *'Can there be another column 'Total dwellings in 2023-40 period' after 'Total dwellings in 5 years supply.'*
- *'Can there be a new row at the bottom of the grey sites (large sites with PP) giving the total each year from that source.'*
- *'Also a new row at the bottom of the red sites (allocations) giving the total each year from that source.'*
- *'Small growth villages are shown twice which is confusing, just put them in one row at the bottom.'*
- *'There should be five rows at the bottom – allocations, small growth villages, large sites with PP, small sites with PP & windfalls, showing how the grand total row is made up.'*
- *'I assume it's a spreadsheet and all the totals are automatically correct?'*

The Schedule of Sites & Projected Delivery Rates, previously supplied as Appendix A to document EH013 (k), has been further revised to incorporate the presentational changes requested above. The document is a spreadsheet, and the totals are automatically calculated. See **Appendix A**.

Column 5 of **Appendix A** (Schedule of Sites & Projected Delivery Rates) to this letter, has been amended to show the dwelling numbers required through the site allocation policies, and, on sites which require it, the total number of dwellings inclusive of elderly care dwelling equivalents that should be provided on each allocation. The allocation target in **Column 5** always incorporates elderly care dwelling equivalents at a ratio of 1.5:1 (1.5 units = 1 dwelling equivalent), as the form of provision is not known when the allocation is developed.

The figures in **Column 5** differentiate from those in **Column 9** in some cases due to the use of planning application figures where there is an advanced application, and, in the case of Land West of North Walsham, the exclusion of dwellings numbers which are projected to be delivered after 2040.

The numbers in **Column 9** represent the latest position and are taken from any permitted applications (or those with resolution to approve), and/or the site policy requirements, or reflecting discussions at examination hearing sessions, which ever has been agreed to represent the most up to date position.

Appendix B presents the information as a trajectory graph, for visual representation of how housing delivery is anticipated to take place across the period 2016-2040, and beyond.

Appendix C presents the North Walsham West delivery trajectory as provided by Bidwells following discussion at the hearing session.

Appendix D is provided for reference and to confirm the allocation position. This updates the previously requested Policy HOU1 itemised table, supplied as part of the Council's response to actions arising from Matter 3 examination hearing (Appendix 5 of document [[EH009 \(i\)](#)]), provided 7 February 2024.

In relation to the detailed housing numbers, you queried:

- ***Former Golf Practice Ground, Cromer. Permission is now for 118 dwellings plus 60 care home units (33 dwelling units) = 151 dwellings. The table says total 150 and the year columns total 158. Please correct.***

Agreed. The 5YHLS trajectory schedule has been updated to reflect the latest position of application [PO/23/0956](#), including calculating the elderly care dwellings at a ratio of 1.8:1 (1.8 units = 1 dwelling equivalent) now that the form of provision, a care home, is known. It should be noted that at the time of writing the site does not have a formal planning permission but 'resolution to approve', pending completion of s106. The latest position therefore is:

118 residential dwellings + 60 elderly care units/1.8 ratio (33 dwellings) = 151 total dwellings.

The allocated position remains at 190 dwellings, which incorporates 40 elderly care dwelling equivalents using the Policy HOU2 ratio of 1.5:1.

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- ***Pine Tree Farm Cromer 400 dwellings plus 67 dwelling equivalents of elderly accommodation = Total 467 not 400. Please correct.***

Column 5 (New Local Plan Allocation Target) has been updated to reflect the total number of residential dwellings in addition to elderly care dwelling equivalents, which equates to 467 total dwellings. This total figure is already included within the phasing of the 5YHLS trajectory.

- ***North of Rudham Stile Lane, Fakenham. Total 627 not 560 (are any post 2040?).***

Column 5 (New Local Plan Allocation Target) has been updated to reflect the total number of residential dwellings in addition to elderly care dwelling equivalents which equates to 627 total dwellings. This total figure is already included within the phasing of the 5YHLS trajectory.

An extra column has been added to the 5YHLS trajectory showing the delivery anticipated on sites beyond 2040. In this case however, the site will be fully delivered before 2040 and no dwellings are projected to be delivered post 2040.

- ***Heath Farm Holt Total 220 not 180.***

Column 5 (New Local Plan Allocation Target) has been updated to reflect the total number of residential dwellings in addition to elderly care dwelling equivalents, which equates to 220 total dwellings. This total figure is already included within the phasing of the 5YHLS trajectory.

- ***Hoveton Total 160 not 120.***

The council believes the total number of residential dwellings and elderly care equivalent dwellings equates to 190 dwellings instead of 160. This is based on the following:

Proposed policy modification PMAIN/13.1/01, which was put forward through the Council's response to MIQs and discussed during the examination hearings, proposes an increase to the site area of the allocation which results in an increase in numbers from 120 to 150. With this in mind:

150 residential dwellings + 60 units/1.5 ratio (40 dwellings) specialist elderly care = 190 total dwellings (allocation policy requirement).

Column 5 (New Local Plan Allocation Target) has been updated to reflect the total number of residential dwellings in addition to elderly care dwelling equivalents which equates to 190 total dwellings. This total figure is already included within the phasing of the 5YHLS trajectory.

- ***Ludham, Eastern End of Grange Road – no completions expected, set year columns to 0.***

This was agreed during the examination hearings, and a modification has been put forward in the draft Schedule of Main Modifications to no longer allocate LUD06/A and to amend the settlement boundary to include the former site and allow this to come forward as future windfall. The 5YHLS trajectory has been altered accordingly to zero with the removal of the previous trajectory figures.

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- ***North Walsham Norwich Rd/Nursery Drive Total 417 not 416, one missing in year columns.***

Column 5 (New Local Plan Allocation Target) has been updated to reflect the total number of residential dwellings in addition to elderly care dwelling equivalents which equates to 417 total dwellings. (from 416).

The trajectory schedule has also been updated to reflect the latest position of application [PF/22/1596](#) (350 residential dwellings plus 66-bed care home), including calculating elderly care at a ratio of 1.8:1 (1.8 units = 1 dwelling equivalent) now that the form of provision, a care home, is known. The latest position therefore is:

350 residential dwellings + 66 elderly care units/1.8 ratio (37 dwellings) = 387 total dwellings.

It should be noted that at the time of writing the site does not have a formal planning permission but 'resolution to approve', pending completion of s106.

The allocated position remains at 417 dwellings, which incorporates 67 dwelling equivalents using the Policy HOU2 ratio of 1.5:1.

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- ***Land W of North Walsham Total 2106 not 1800. How many post 2040?***

1807 general residential homes are projected to be delivered on this site by the site promoter as per their supplied trajectory (see Appendix C) which informed the discussion at the examination hearing. The site would be subject to an additional provision of 300 elderly care units/200 elderly care dwellings as per Policy HOU2, and on this basis the Council would anticipate the delivery of 2007 dwellings on the site. Of this number, 411 are anticipated to be delivered post-2040. These figures align with the proposed main modifications for Policy DS1, the site allocation policy NW62/A, and the updated Policy HOU1 itemised list (attached as Appendix D).

The allocation position remains for 1,800 residential dwellings + 200 elderly care dwellings using the ratio 1.5:1, as the form of elderly care provision is unknown i.e 2000 dwellings requirement. The provision of elderly care dwellings is factored into the Council's site delivery table (Appendix A) in tranches of 40 dwellings every third year (40 in 2029, 40 in 2032, 40 in 2035, 40 in 2038, and 40 between 2040 and 2044).

A modification based on this trajectory was agreed at the examination hearings, and this has been included within the draft Schedule of Main Modifications.

The Council's 5YHLS trajectory has been updated to follow the delivery trajectory as supplied by Bidwells and as discussed at the examination hearing sessions.

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- ***Land N of Yarmouth Road, Stalham. Total 141 dwellings likely, not 101? Outstanding planning applications for 40 dwellings plus 61 flats, also 40 more dwellings on land to East? The latter are not in the year columns.***

Agreed. There are two applications on-site which are for the following:

- PF/21/2021 - provides 40 affordable dwellings.
- PF/21/1532 - provides an elderly care facility comprising of 61 flats. No additional dwellings are being provided through this application.

This equates to 101 total dwellings. A further 40 dwellings is accounted for on the assumption that the residual land leftover following the above developments can theoretically accommodate 40 dwellings as discussed at the hearing sessions. This reflects the latest position. The allocated position remains as 80 dwellings.

Yours sincerely

Iain Withington

Planning Policy Team Leader

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Enclosures:

Appendix A - Schedule of Sites & Projected Delivery Rates (25.04.24)

Appendix B - Five Year Housing Land Supply: Trajectory of Expected Housing Delivery 2016-2040 (25.04.24)

Appendix C - North Walsham West Delivery Trajectory (General Housing), Bidwells (29.02.24)

Appendix D - Policy HOU1 Itemised Table (v2) (25.04.24)

The table below provides details of all those sites where the Council considers there is a realistic prospect of development being delivered in the next five years.

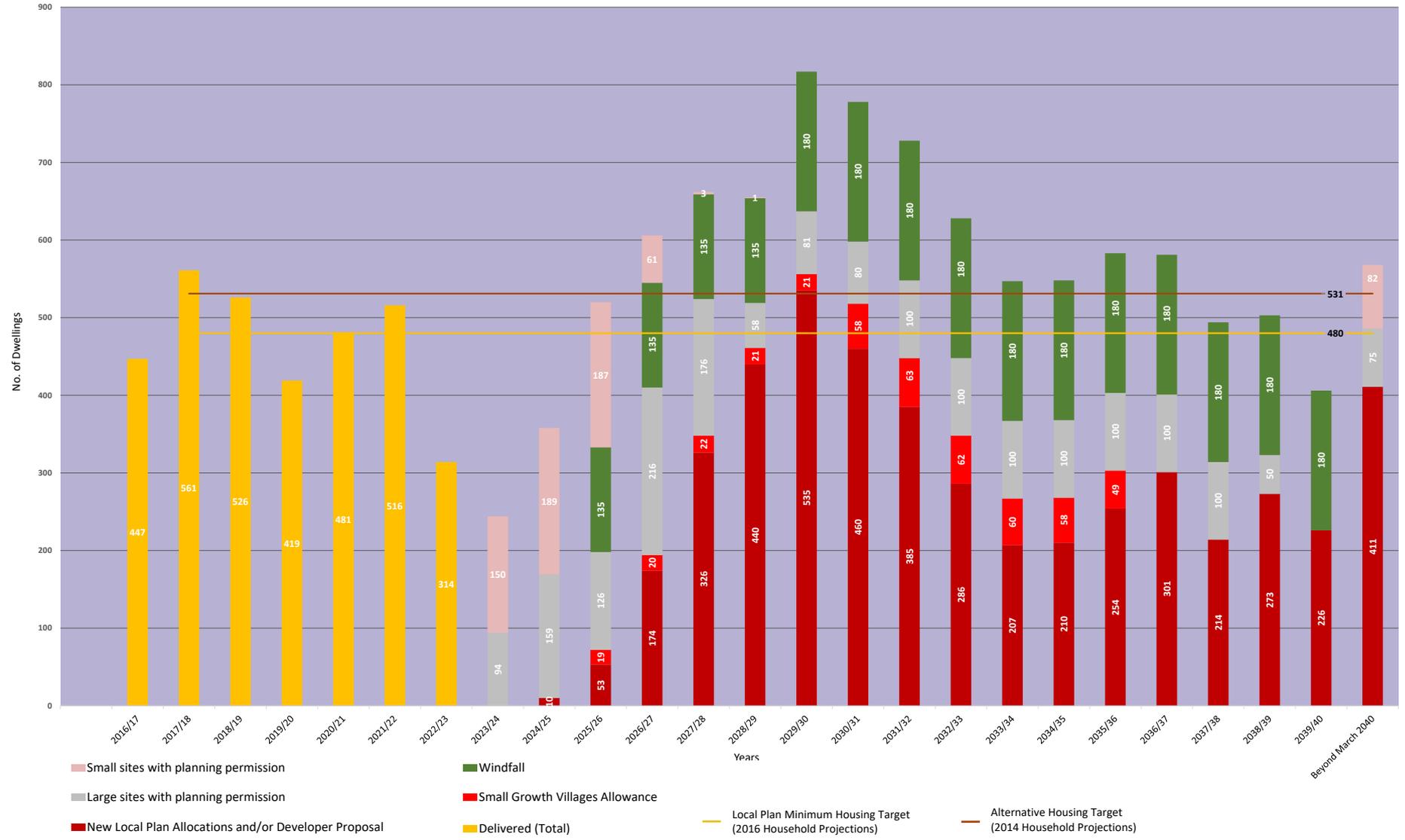
It includes the three main sources of supply identified in the housing land supply statement, namely, large sites which are either allocated or have planning permission for development, sites of less than 10 dwellings which already have planning permission and an allowance for windfall developments. The site reference numbers are either those given to the site in the North Norfolk Site Allocations Plan, Emerging Local Plan, or are the planning application reference. Both the Allocations Plan and details of each planning application, including location plans, are available on the Council's web site. Many of the sites included within this schedule are already under construction and some of the approved dwellings have been completed. Precise delivery rates of development will vary year on year and will be kept under review via production of annual statements of housing land supply.

Five Year Housing Land Supply: Schedule of Sites & Projected Delivery Rates (25 April 2024)																																								
Site reference	Parish	Location	Source*	New Local Plan Allocation Target (inclusive of Elderly accommodation dwellings equivalent)	Planning Status				Total dwellings in 5yr supply 2024/29	Total 2023-2040	Trajectory 2024-2029						Trajectory from 2029/2040																							
					Current pending application	Outline planning permission	Full planning permission	Permissions / allocations left to be built (inc under construction)			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Beyond March 2040												
ALD01 PF/19/1154	Aldborough	Garage site / Pipts Meadow Aldborough	LSPP				2	1	0	1	1																													
BACT03	Bacton	Land adjacent to Beach Road, Bacton	LDF 2011						0																													20		
PF/88/1996 PF/17/1265	Briston	Land at Hall Street, Briston	LSPP				64	4	0	4	4																													
BR124 PF/15/1746 PF/19/1648	Briston	Land at rear of Holly House, Briston	LSPP				9	9	9	9		2	2	4	1																									
CAT01	Catfield	Land off Lea Road, Catfield	LDF 2011						0																													15		
COR01 PF/21/1990	Corpusty	Land between Norwich Road & Adams Lane, Corpusty	LSPP				38	38	38	38				18	20																									
09/0826	Cromer	Burnt Hills, Cromer	LSPP				13	13	13	13			3	3	3	3	1																							
19941720 19961424 19960965 19960292 19951110	Cromer	Central Road, Cromer	LSPP				99		0																														31	
22.002 19741952 PF/17/0626	Cromer	Cromwell Road, Cromer	LSPP				20	7	5	7	2	1	1	2	1																									
19901666 NMA/22/1470	Cromer	Highview, Cromer	LSPP				20	20	10	20	10	10																												
C01	Cromer	Land adjacent to East Coast Motors, Beach Road, Cromer	LDF 2011						0																														40	
C04 PO/15/0572 PM/17/0751 PO/18/1779 RV/23/1131	Cromer	Land at rear of Sutherland House, Overstrand Road, Cromer	LSPP				68	54	32	54	22	10	22																											
C07 PF/13/0451 PF/14/0863	Cromer	The Embankment, Jubilee Lane, Cromer	LSPP				10		0																															
C07 PO/19/0281 Withdrawn	Cromer	Land at Jubilee Lane / Cromer High Station, Cromer	LDF 2011						0																															
ROS3	Cromer	Land between Loudon Rd & Church Street, Cromer	LDF 2011						0																														15	
ROS4	Cromer	Land South of Loudon Rd, Cromer	LDF 2011						0																														20	
C14 13/0247	Cromer	Land West of Roughton Road, Cromer	LSPP				145		0																															
ED2	Cromer	Cromer Football Club Mill Rd. Cromer	LDF 2011						0																															

Site reference	Parish	Location	Source*	New Local Plan Allocation Target (Inclusive of Elderly accommodation dwellings equivalent)	Planning Status				Total dwellings in 5yr supply 2024/29	Total 2023-2040	Trajectory 2024-2029						Trajectory from 2029/2040						Beyond March 2040						
					Current pending application	Outline planning permission	Full planning permission	Permissions / allocations left to be built (inc under construction)			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		2035/36	2036/37	2037/38	2038/39	2039/40	
F01 PO/17/0680	Fakenham	Land North of Rudham Stile Lane, Fakenham. Remaining Allocation. Fakenham	LSPP		950		950	40	950								80	80	100	100	100	100	100	100	100	100	100	50	
F01 (Picken) PO/14/1212 PM/17/1183	Fakenham	Land North of Rudham Stile Lane, Fakenham	LSPP			78		0																					
F01 (Places for People) PF/15/1167	Fakenham	Land North of Rudham Stile Lane, Fakenham Trinity Road	LSPP			101		0																					
HAP07	Happisburgh	Land West of Whimpwell Street, Happisburgh	LDF 2011					0																					14
PF/20/1345	Hindringham	Land South Of Wells Road, Hindringham	LSPP			11	11	11	11		11																		
PM/16/1512 PM/15/1578 PM16/1511	Holt	Land South of Cromer Road and North/East of Grove Lane, Holt	LSPP			150		0																					
H01 PM/15/0804	Holt	Land West of Woodfield Road, Holt	LSPP			83	83	83	83			15	30	38															
H09 PM/16/1204	Holt	Land at Heath Farm / Hempstead Road, Holt	LSPP			212		0																					
H09 PM/20/2643	Holt	Land To East Of Nightjar Road, Holt	LSPP			36		0																					
PF/20/2047	Holt	Land To The North Of Hempstead Road, Holt	LSPP			36	36	36	36		36																		
PO/18/1857 PM/22/2985	Holt	Land Off Beresford Road, Holt	LSPP			108	108	108	108		30	40	38																
H12 PF/17/1803	Holt	Land off Hempstead Road, Holt	LSPP			52	32	0	32	32																			
HOR06 PO/11/1505 - Withdrawn	Horning	Land East of Abbot Road, Horning	LDF 2011					0																					
PF/17/1802	Hoveton	Residential Development. Church Field, Hoveton	LSPP			25		0																					
PO/15/0539 PM/20/1641 - Pending	Hoveton	Land to the north of Tilia Business Park, Tunstead Road, Hoveton	LSPP			28	28	28	28				14	14															
SN01 PO/14/1249 PM/18/0334	LittleSnoring	Land at junction of Holt Road & Kettlestone Road, Little Snoring	LSPP			20		0																					
SN05	LittleSnoring	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	LDF 2011					0																					10
LUD01 PF/19/0991	Ludham	Land South of School Road, Ludham	LSPP			12	12	12	12				12																
LUD06	Ludham	Land at Eastern end of Grange Close, Ludham	LDF 2011					0																					10
NW28a	North Walsham	North Walsham Football Club, North Walsham	LDF 2011					0																					
OVS03 PF/18/0179	Overstrand	Land at rear of 36 Bracken Avenue, Overstrand	LSPP			4		0																					
PF/20/1781	Northrepps	Land North Of Broadgate Close, Northrepps	LSPP			19	19	19	19		9	10																	
PM/14/0854 75.001	Overstrand	Hillingdon Park, Overstrand	LSPP			10	6	4	6	2	4																		

Five-Year Housing Land Supply: Trajectory of Expected Housing Delivery 2016 - 2040

Number of dwellings projected to be completed each year (1 April - 31 March) over period



	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Year Total
2027	58	25								83
2028	58	36								94
2029	58	36								94
2030	59	36	26							121
2031	59		38	44						141
2032			38	48						86
2033			38	48						86
2034			38	48	24					110
2035			38	11	58					107
2036			27		58	56				141
2037					58	56				114
2038					58	56	19			133
2039					10	56	38	22		126
2040						11	38	43		92
2041							38	43	15	96
2042							13	43	37	93
2043								43	31	74
2044								16		16
Phase Total	292	133	243	199	266	235	146	210	83	1807

Bidwells, 29.02.24

Matter 3

Additional Action 1: Policy HOU1 Itemised List v2 (updated 25/04/24)

The Inspector asked for Policy HOU1 to be presented with details of each of the proposed allocations in the settlements to include details of the number of dwellings proposed for the allocations, and a separate total for the elderly persons provision.

In the Submission Version of the Plan Policy HOU1 incorrectly states that the total for dwellings in each town is inclusive of the elderly person provision. This is incorrect as the dwellings total excludes the elderly provision. The Council has tabled a minor modification to correct this (PMIN/7.1/02).

The table below corrects this error, makes clear that the dwellings total (column 4) excludes the elderly persons accommodation total (column 5), and ensures that the figures represent the correct allocation requirements.

Policy HOU1	Settlement	Allocation Reference	Dwellings Provided on Allocated Sites (excluding specialist elderly accommodation)	Elderly Persons Accommodation on Allocated Sites (as required in Policy HOU2 at a ratio of 1.5:1)	Total Dwellings (Allocations & Elderly dwellings)	
Large Growth Towns	North Walsham	NW01/B	350	67	417	
	North Walsham	NW62	1,800	200	2000	
	North Walsham	Total	2,150	267	2417	
	Fakenham	F01/B (Part)	560	67	627	
	Fakenham	F10	55		55	
	Fakenham	F03	65		65	
	Fakenham	F02	70		70	
	Fakenham	Total	750	67	817	
	Cromer	C16	150	40	190	
	Cromer	C22/2	400	67	467	
	Cromer	C07/2	22		22	
	Cromer	Total	572	107	679	
	Small Growth Towns	Holt	H17	27		27
		Holt	H20	180	40	220
Holt		Total	207	40	247	
Sheringham		SH04	45		45	
Sheringham		SH18/1B	48		48	
Sheringham		Total	93		93	
Stalham		ST19/A	70		70	
Stalham		ST23/2	80		80	
Stalham		Total	150		150	
Wells-next-the-Sea		W01/1	20		20	
Wells-next-the-Sea		W07/1	50		50	
Wells-next-the-Sea		Total	70		70	
Hoveton		HV01/B	150	40	190	
Hoveton		Total	150	40	190	
Large Growth Villages		Briston & Melton Constable	BRI01	25		25
	Briston & Melton Constable	BRI02	40		40	
	Briston & Melton Constable	Total	65		65	
	Mundesley	MUN03/B	30		30	

Policy HOU1	Settlement	Allocation Reference	Dwellings Provided on Allocated Sites (excluding specialist elderly accommodation)	Elderly Persons Accommodation on Allocated Sites (as required in Policy HOU2 at a ratio of 1.5:1)	Total Dwellings (Allocations & Elderly dwellings)
	Mundesley	Total	30		30
	Blakeney	BLA04/A	30		30
	Blakeney	Total	30		30
	Ludham	LUD01/A	20		20
	Ludham	Total	20		20
		Total	4,287	521	4808