



North Norfolk District Council
North Norfolk Local Plan Examination
Resumed Hearings Opening Statement

Appendix 1: Revised Housing Trajectory v3

Published to accompany the Council's opening statement to the resumed examination hearings.

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All documents can be made available in Braille, audio, large print or in other languages.



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 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.

Schedule of Sites & Projected Delivery Rates - 19 March 2025 (base data 2023/24)

		Site Details				Planning	g Status						Trajec	tory 202	5-2030					Trajec	tory 20	30-2040)				
Site reference	Parish	Location	Source	Total Allocations & Elderly Persons Dwellings	Current pending application	Outline planning permission	Full planning permission	Permissions / allocations left to be built (inc under construction)	Total dwellings in Syr supply 2025- 2030	2024-2040 (Period)	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	39/40	Beyond March 2040
ALD01 PF/19/1154	Aldborough	Garage site / Pipits Meadow Aldborough	LSPP	1			2	1	0																		
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	4			64	4	0																		
BRI24 PF/15/1746 PF/19/1648	Briston	Land at rear of Holly House, Briston	LSPP	9			9	9	7	9	2	2	4	1													
CAT01	Catfield	Land off Lea Road, Catfield	LDF 2011						0																		15
COR01 PF/21/1990 -Pending	Corpusty and Saxthorpe	Land between Norwich Road & Adams Lane, Corpusty	LSPP	38			38	38	38	38			18	20													
PM/09/0826 19941720	Cromer	Burnt Hills, Cromer	LSPP	13			13	13	10	13	3	3	3	3	1										4		
19941720 19961424 19960965 19960292 19951110	Cromer	Central Road, Cromer	LSPP	31			99		0																		31
22.002 19741952 PF/17/0626 PF/21/3101	Cromer	Cromwell Road, Cromer	LSPP	7			20	7	4	5	1	1	2	1													
19901666 NMA/22/1470	Cromer	Highview, Cromer	LSPP	20			20	20	0	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	Cromer	Land at rear of Sutherland House, Overstrand Road, Cromer	LSPP	54			68	54	22	32	10	22															
C07 PF/13/0451 PF/14/0863	Cromer	The Embankment, Jubilee Lane, Cromer	LSPP	0			10		0																		
C07 PO/19/0281 Withdrawn	Cromer	Land at Jubilee Lane / Cromer High Station, Cromer	LDF 2011						0																		
ROS3	Cromer	Land between Louden Rd & Church Street, Cromer	LDF 2011						0																		15
ROS4	Cromer	Land South of Louden Rd, Cromer	LDF 2011						0																		20
C14 13/0247	Cromer	Land West of Roughton Road, Cromer	LSPP	0			145		0																		
ED2	Cromer	Cromer Football Club Mill Rd. Cromer	LDF 2011						0																		
F01 PO/17/0680	Fakenham	Land North of Rudham Stile Lane, Fakenham. Remaining Allocation	LSPP	950		950		950	120	950				10	30	80	80	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	0			78		0																		
F01 (Places for People) PF/15/1167	Fakenham	Land North of Rudham Stile Lane, FakenhamTrinity Road	LSPP	0			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	0	11	11																

		Site Details				Planning	g Status						Trajec	tory 2025	5-2030					Traje	ectory 2	030-204	0			
Site reference	Parish	Location	Source	Total Allocations & Elderly Persons Dwellings	Current pending application	Outline planning permission	Full planning permission	Permissions / allocations left to be built (inc under construction)	Total dwellings in 5yr supply 2025- 2030	2024-2040 (Period)	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
PM/16/1512 PM/15/1578 PM16/1511	Holt	Land South of Cromer Road and North/East of Grove Lane, Holt	LSPP	0			150		0																	
H01 11/0978 PM/15/0804	Holt	Land West of Woodfield Road, Holt	LSPP	83			83	83	83	83		15	30	38												
H09 PM/16/1204	Holt	Land at Heath Farm / Hempstead Road, Holt	LSPP	0			212		0																	
H09 PM/20/2643	Holt	Land To East Of Nightjar Road, Holt	LSPP	0			36		0																	
PF/20/2047	Holt	Land To The North Of Hempstead Road, Holt	LSPP	36			36	36	0	36	36															
PO/18/1857 PM/22/2985	Holt	Land Off Beresford Road, Holt	LSPP	108			108	108	78	108	30	40	38													
H12 17/1803	Holt	Land off Hempstead Road, Holt	LSPP	32			52	32	0																	
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	0			25		0																	
PO/15/0539 PM/20/1641 - 05.11.2024	Hoveton	Land to the north of Tilia Business Park, Tunstead Road, Hoveton	LSPP	28		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	0			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			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	0			4		0																	
PF/20/1781	Northrepps	Land North Of Broadgate Close, Northrepps	LSPP	19			19	19	10	19	9	10														
PM/14/0854 75.001	Overstrand	Hillingdon Park, Overstrand	LSPP	6			10	6	0	4	4															
ROU03/10 PO/14/0986 PF/19/1028 - Pending (Replacing Application RM/19/0359)		Land at Back Lane, Roughton	LSPP	30		30		30	30	30			15	15												
PM/10/0295 PF/18/2053 PF/19/0191	Runton	39 - 52 Renwick Park, West Runton	LSPP	7			10	7	5	6	1	1	1	1	1	1										
SH04	Sheringham	Land adjoining Seaview Crescent, Sheringham	LDF 2011						0																	45
SH06 PF/22/1928 - 16.05.2024 PO/16/1725 PM/18/1502	Sheringham	Land rear of Sheringham House, Sheringham	LSPP	62			62	62	62	62			30	30	2											
SH14 15/0114	Sheringham	Land at Holway Road, opposite Hazel Avenue, Sheringham	LSPP	18			52	18	0																	
PF/14/0644 PF/03/2108	Sheringham	Land at Seaview Crescent, Sheringham	LSPP	5			11	5	0	3	3															
PF/77/0968	Sheringham	The Esplanade, Sheringham	LSPP	31			55		0																	31
PF/20/2483 SH07 PF/21/3141_Care	Sheringham Sheringham	St Nicholas Nursing Home, Sheringham Land South of Weybourne Road, Adj the Reef	LSPP	13 39			13 39	39	0	39	39															13

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SH07 PF/21/3141_Affordable	Sheringham	Land South of Weybourne Road, Adj the Reef	LSPP	24			24	24	24	24		24															
PF/17/1524 SOU02	Stalham	Slaughter House, Upper Staithe Road, Stalham	LSPP	0			42		0																		
PF/19/0771	Southrepps	Land West of Long Lane, Southrepps	LSPP	0			15		0																		
SOU07	Southrepps	Land North of Thorpe Road, Southrepps	LDF 2011						0																		
PF/23/2259 - 10.05.2024 PF/20/1582	Walcott	Land off Ostend Road, Walcott	LSPP	18			18	18	18	18		2	8	8													
WAL01	Walsingham	Land East of Wells Road, Walsingham	LDF 2011						0																		24
PF/17/0729 - Pending	Raynham	RAF West Raynham, Massingham Road, West Raynham	LSPP	94	94			94	94	94			35	35	24												
PF/19/0989	Warham	Development Land east of Stiffkey Road, Warham	LSPP	12			12	12	12	12		6	6														
WEY09	Weybourne	Land South of Beck Close, Weybourne	LDF 2011						0																		4
Total	Post EIP	Large sites with planning permission	Source	1,646	94	1008	1798	1740	657	1,646	159	126	216	176	58	81	80	100	100	100	100	100	100	100	50	0	75
BLA04/A	Blakeney	Land East of Langham Road	NLPA	30				30	30	30	0	10	20														
BLA01/B	Blakeney	Land West of Langham Road	NLPA	30					20	30	0				10	10	10										
BRI01	Briston	Land East of Astley Primary School	NLPA	25				25	25	25	0		10	15													
BRI02/C	Briston	Land West of Astley Primary School	NLPA	90					90	90	0		10	60	20												
C16 PO/23/0596	Cromer	Former Golf Practice Ground, Overstrand Road	NLPA	151		118		151	151	151	0			30	50	71											
C22/4	Cromer	Land West of Pine Tree Farm	NLPA	567				567	90	567	0			10	30	50	83	84	80	50	50	80	50				
C10/1	Cromer	Land at Runton Road/Clifton Park	NLPA	70					70	70	0			30	40												
F01/B (Part)	Fakenham	Land North of Rudham Stile Lane	NLPA	627				627	0	327	0											10	30	50	77 1	160	300
F02	Fakenham	Land Adjacent to Petrol Filling Station, Wells Rod	NLPA	70				70	40	70	0				10	30	30										
F03	Fakenham	Land at Junction of A148 and B1146	NLPA	65				65	65	65	0				25	40											
F10	Fakenham	Land South of Barons Close	NLPA	55				55	55	55	0			10	30	15											
H17	Holt	Land North of Valley Lane	NLPA	27				27	27	27	0	13	14														
H20/1	Holt	Land at Heath Farm	NLPA	220				220	150	220	0			30	60	60	60	10									
HV01/C	Hoveton	Land East of Tunstead Road	NLPA	190				190	100	190	0				50	50	50	40									
HV06/A	Hoveton	Land at Stalham Road	NLPA	50					50	50	0					50											
LUD01/C	Ludham	Land South of School Road	NLPA	48				48	48	48	0		24	24													
NW01/B PF/22/1596 PF/22/1784	North Walsham	Land at Norwich Road & Nursery Drive	NLPA	387	387			387	163	387	0		40	40	40	43	73	70	40	41							
	North Walsham	Land at End of Mundesley Road	NLPA	370					200	370	0		10	50	50	90	50	50	50	20							
NW62/A	North Walsham	Land West of North Walsham	NLPA	2000				2000	90	1,270	0				30	60	100	160	100	100	160	100	100	160	100 1	100	730
MUN03/A	Mundesley	Land off Cromer Road & Church Lane	NLPA	45					45	45	0		15	15	15												
SH04	Sheringham	Land adjoining Seaview Crescent	NLPA	45				45	20	45	0				10	10	15	10									
SH18/1B	Sheringham	Land South of Butts Lane	NLPA	48				48	48	48	0	10	30	8													
ST19/B	Stalham	Land Adjacent Ingham Road	NLPA	150					116	150	0			36	40	40	34										

		Site Details				Plannin	g Status						Trajec	tory 202	5-2030					Traj	ectory 2	030-204	0			
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ST04/A	Stalham	Land at Brumstead Road	NLPA	45					45	45	0		30	15												
ST23/2 PF/21/1532 Elderly Care PF/21/2021 Affordable Homes	Stalham	Land North of Yarmouth Road, East of Broadbeach Gardens	NLPA	141				141	141	141	0	61	40	40												
WNS3	Wells-next-the-Sea	Land at Two Furlong Hill (Neighbourhood Plan)	NPA	45					45	45	0			10	20	15										
W01/1 PF/23/1113	Wells-next-the-Sea	Land South of Ashburton Close	NLPA	23				23	23	23	0		5	10	8											
Allocations		Allocations - Total		5,614	387	118	0	4719	1947	4,584	0	94	248	433	538	634	505	424	270	211	210	190	180	210	177 26	60 1
SGV- Allowance		Small Growth Village - Total	SGVA	894	0	0	0	894	237	894	0	0	0	90	81	66	67	59	88	93	76	73	57	54	90 (0
Total	Post EIP	Large sites with planning permission	LSPP	1,646	94	1008	1798	1740	657	1,646	159	126	216	176	58	81	80	100	100	100	100	100	100	100	50 (0
Site <10	All - Under 10 Dwellings	Site <10		387					198	387	189	187	6	1	3	1										
Windfall 135	Windfall (Whole Plan Period/ Remaining Plan Period)	At 135*4 dwellings + 180*11/ year (New Local Plan)		2,520					720	2520	0	135	135	135	135	180	180	180	180	180	180	180	180	180	180 18	80
Total	Total	Total		11,061	481	1,126	1,798	7,353	3,759	10,031	348	542	605	835	815	962	832	763	638	584	566	543	517	544	497 44	40 1
		Five Year Supply										3,759	4,049	4,207	4,010	3,779										

*Source Description
LDF 2011 = Local Plan Allocation (Site Allocations Plan, 2011)
LSPP = Large Site with Planning Permission
NLPA = New Local Plan Allocation
NPA = Neighbourhood Plan Allocation
SGVA = Small Growth Village Allowance

The figure above excludes growth beyond 2040.

Trajectory of Expected Housing Delivery 2024 - 2040

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

