
Five-Year Supply of Housing Land 2025-2030

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1. Introduction

- 1.1 This Statement sets out North Norfolk District Council's (the Council's) housing land supply position as of 31 March 2025. It compares the five-year housing requirement with the deliverable supply of homes in the District to determine the number of years of supply available.
- 1.2 Based on the standard method for calculating Local Housing Need (including a 5% buffer), the Council can demonstrate a **deliverable five-year supply of 4,107 dwellings**. This equates to **7.3 years of supply** over the 2025–2030 period.

Five-Year Requirement (incl. 5% buffer)	Deliverable Supply	Years of Supply
2,815 dwellings	4,107 dwellings	7.3 years

- 1.3 For transparency, the Statement also sets out the supply position using the Local Plan requirement figure (557 dpa) as confirmed through Examination. On this basis, the Council can demonstrate **7.0 years of supply**. This alternative calculation is provided in full in Section 7 and summarised in the Conclusion.

2. Policy Background

- 2.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a **minimum of five years' worth of housing** against their housing requirement.
- 2.2 A revised version of the NPPF was published in **December 2024** (amended **February 2025**). This removed the temporary provisions introduced in 2023 which allowed some LPAs to demonstrate only a four-year housing land supply. All LPAs must now demonstrate a full five-year supply against their housing requirement, regardless of plan age or stage.
- 2.3 Where an LPA cannot demonstrate a five-year supply, the **presumption in favour of sustainable development** (set out in paragraph 11.d of the NPPF) continues to apply. This principle is also reflected in Policy CC1 of the emerging Local Plan.)

3. North Norfolk District Council's Approach

- 3.1 To establish how many new homes are likely to be required in the future, the NPPF requires the use of a **standard national method** for calculating local housing need. National guidance is clear that departures from this standard approach should only occur in **exceptional circumstances** and where justified by robust evidence.
- 3.2 In previous Five-Year Housing Land Supply Statements, the Council applied an alternative approach, using the **2016-based household projections** as the starting point for the standard

method, on the basis that the **2014-based projections** were considered unreliable. This approach was supported through background evidence prepared for the Local Plan

- 3.3 However, following submission and examination of the emerging Local Plan, and in line with the Inspector's advice, the Council now applies the standard method in full, based on the **2014-based household projections**. This ensures consistency with national policy and with the evidence base underpinning the Local Plan.
- 3.4 This Statement therefore sets out the five-year housing land requirement using the standard method. It also sets out the latest deliverable supply position, based on monitoring data as at **31 March 2025**, and compares the two in order to calculate the number of years' supply.
- 3.5 The rate of future housing delivery is influenced by many factors, including market conditions and regulatory requirements, which lie outside of the Council's direct control. For example, **nutrient neutrality requirements** continue to affect both the granting of permissions and the pace at which sites can be built out. Nevertheless, the Council has carefully considered these constraints in preparing this Statement.
- 3.6 The Council's **housing trajectory**, covering the full plan period **2024–2040**, has been updated through the Local Plan examination process and is included in the modified Plan. That trajectory provides the long-term picture of expected delivery across the district. While that trajectory provides the long-term picture of expected delivery across the District, this Statement focuses specifically on the **shorter-term five-year period**, in line with national policy.

4. Context

- 4.1 North Norfolk continues to experience strong in-migration, particularly from people seeking to retire to the area. This is the principal driver of housing need, alongside factors such as affordability pressures, increased life expectancy, second and holiday home ownership, and smaller household sizes.
- 4.2 A new Local Plan was submitted for Examination in May 2023, originally covering the period **2016-2036**. As part of the Examination process, and in line with the Inspector's advice, the **plan period was revised to 2024-2040**, and the housing trajectory has been updated accordingly. The Examination also confirmed that the Council should apply the **standard method**, based on the **2014-based household projections**, which results in a minimum Local Housing Need of **557 dwellings per year**.
- 4.3 While this figure forms the basis for the emerging Local Plan, **this Statement applies the standard method calculation as required by the 2021 NPPF**, which remains in force under transitional arrangements (as set out in the NPPF, December 2024, updated February 2025). The 557 dpa figure is included in this Statement for transparency, alongside the main calculation.
- 4.4 **Nutrient Neutrality requirements**, introduced in 2022 continue to affect housing delivery across parts of Norfolk, including areas of North Norfolk. While large parts of the District,

including the Growth Towns of **North Walsham, Cromer, Sheringham, Holt** and **Wells-next-the-Sea**, are not affected, permissions for around **1,400 dwellings** in impacted catchments remain held until mitigation is available.

- 4.5 The situation is evolving. A combination of site-specific mitigation schemes, Government funding (**£9.6m secured across Norfolk**), Natural England’s accreditation scheme, and investment by **Anglian Water** are now beginning to unlock supply. Notably, the **Fakenham Water Recycling Centre** was upgraded to Technical Achievable Limits by March 2025, substantially reducing constraints in the **Wensum catchment**. Further upgrades at **Stalham, Belough (Hoveton)** and **Briston** are programmed by 2030. In addition, a Norfolk Nutrient Neutrality credit scheme is now available through Norfolk Environmental Credits, providing an alternative for those unable to secure on-site mitigation.
- 4.6 As a result, the pace of delivery is expected to improve over the plan period as mitigation measures take effect. The **housing trajectory** underpinning this Statement reflects the position established through the Examination and updated to March 2025 monitoring, ensuring that the five-year supply calculation is based on the most up-to-date evidence available.

5. The Meaning of ‘Deliverable’

- 5.1 The NPPF defines “**deliverable**” as sites which are *available now, in a suitable location now*, and *achievable* with a **realistic prospect of delivering housing within five years**.
- **Sites with detailed planning permission (and non-major sites with outline permission)** are considered deliverable unless there is clear evidence to the contrary.
 - **For major sites with outline permission, allocations, permission in principle or brownfield register entries**, clear evidence of likely delivery within five years is required (e.g. developer commitment, progress on reserved matters, site preparation or infrastructure delivery).
- 5.2 Government guidance (Planning Practice Guidance, Reference ID: 68-007) confirms that “**deliverable**” does not require certainty of delivery, only a **realistic prospect**.
- 5.3 For the purposes of this Statement, the Council has assessed all potential sources of housing supply and excluded any sites where there is insufficient evidence of delivery within the five-year period. Double counting between categories has been carefully avoided.
- 5.4 The three principal sources of supply are:
- **Large sites (10+ dwellings)**: including those with planning permission (detailed or outline with evidence), pending applications where resolution to grant has been given, and allocations in the adopted or emerging Local Plan where delivery within five years can be evidenced. Site-specific commentary is provided in Appendix 1.

- **Small sites (<10 dwellings):** permissions on small sites are generally implemented quickly. Evidence shows over 90% complete within five years; therefore, a 10% lapse rate is applied to reflect non-implementation.
- **Windfall development:** an allowance is included for sites not yet identified in the Plan or with planning permission, but which have historically and consistently come forward. The approach to windfall is explained in Section 6.

6. Windfall Development

- 6.1 A windfall allowance forms part of the anticipated housing supply. The allowance is realistic and consistent with national policy (NPPF and PPG), taking account of the **Housing and Economic Land Availability Assessment (HELAA)**, historic windfall delivery rates, and expected future trends.
- 6.2 During the Local Plan examination, the Inspector confirmed that the Council’s previous approach was overly cautious. The allowance has therefore been revised to reflect a **contribution of 180 dwellings per annum (dpa)** over most of the plan period. To avoid double counting in the short term, the trajectory applies a stepped approach:
- **0 dpa in 2025-26**
 - **135 dpa in 2026-27, 2027-28 and 2028-29**
 - **180 dpa in 2029-30 and subsequent years.**¹
- 6.3 Windfall sites are expected to continue to arise from a variety of sources, including development within settlement boundaries, and, once the new Local Plan is adopted, from suitable sites immediately adjacent to settlement boundaries of selected growth villages. Other sources include conversions of existing buildings, affordable housing exception schemes, and sites permitted through permitted development rights. These sources provide confidence that the allowance can be maintained at the identified level.
- 6.4 The contribution from windfall has therefore been factored into the five-year housing land supply calculation on this basis, providing an important element of **flexibility and resilience**.

7. Housing Requirement

Housing Need

- 7.1 The first step in establishing the housing land supply position is to identify the level of housing provision required. The requirement must be sufficient to provide **a minimum of five years’ worth of housing**.
- 7.2 Paragraphs 78–81 of the **NPPF (December 2024)** state that the supply position should be measured against either the **housing requirement in adopted strategic policies**, or against

¹ As set out in Policy HOU1 (modified) and supporting text at paragraph 7.1.16 of the Local Plan Submission Version (incorporating Main & Additional Modifications as Tracked Changes) (2025).

local housing need (LHN) where those policies are more than five years old (unless they have been reviewed and found up to date).

- 7.3 The **North Norfolk Core Strategy** was adopted in 2008. Its housing requirement is now out of date and is being reviewed through the new Local Plan. Accordingly, this Statement applies the **standard method LHN figure**, consistent with the approach taken through the Local Plan Examination.
- 7.4 Under transitional arrangements set out in the NPPF, Local Plans submitted before **19 September 2025** remain subject to the **2021 version of the standard method**. This is the basis on which the Council's LHN has been calculated.

If the revised 2024 NPPF method were applied, the annual requirement would be significantly higher, at **932 dwellings per annum (dpa)**. This Statement therefore uses the **2021 standard method figure**, to ensure consistency with national policy in force at the point of submission of the Local Plan.

- 7.5 The Council's emerging Local Plan is at an advanced stage. The **Main Modifications consultation** is scheduled to conclude in **September 2025**, with adoption anticipated in **winter 2025**. Through the Examination, the Inspector has confirmed that the Local Plan requirement should be **557 dpa**. Accordingly, this Statement presents the five-year housing land supply position against both the **standard method figure (563 dpa)** and the **Local plan requirement (557 dpa)**, in the interests of transparency.
- 7.6 The Government first introduced the standard method for calculating LHN alongside the **2018 NPPF**. The method sets a baseline using **average annual household growth** (2014-based projections, over a 10-year period), applies an **affordability adjustment**, and, where relevant, applies a **cap**. The standard method identifies the minimum number of homes to be planned for; it does not separately require an adjustment for past under-delivery, as this is already factored into the affordability uplift.
- 7.7 For this Statement, the Council has used the **2014-based ONS household projections for 2025–2035**, together with the **2024 affordability ratio** of **10.3** published by ONS in March 2025.

Table 1: Calculation of Local Housing Need (Standard Method)

Step 1 - Setting the Baseline	
2014-based Household Growth (yearly average 2025-2035, from 3847)	385
Step 2 - Affordability Adjustment	
Affordability Ratio (2024, published March 2025)	10.3
Adjustment Factor = $(10.3 - 4)/4 \times 0.25 + 1$	1.394
Adjusted LHN figure = 385×1.394	536
Step 3 - Applying the Cap	
Cap test (not engaged – adopted plan 2008, over 5 years old)	-
Step 4 - Minimum annual Local Housing Need (LHN)	
	536

Buffer

- 7.8 Under the transitional arrangements in the **December 2024 NPPF**, this Statement is assessed against the 2021 version of the NPPF (which was in force at the point of submission of the emerging Local Plan). Under these arrangements, the Council is required to apply the **standard 5% buffer** in addition to the baseline local housing need figure.
- 7.9 The most recent **Housing Delivery Test (HDT)** result for North Norfolk, covering the period 2020/21 to 2022/23 was published in **December 2024**, with corrections issued by the Ministry of Housing, Communities and Local Government in March 2025. The HDT result was **87%**, which triggers the requirement to prepare an action plan, but **does not trigger a 20% buffer**. Accordingly, the Council is required to only apply the standard **5% buffer**.

Requirement

- 7.10 The five-year housing land supply position has been calculated using both the **standard method (under transitional arrangements)** and the **emerging Local Plan requirement**, for transparency.

Table 2: Five-Year Housing Land Supply Requirement (Standard Method - 536 dpa)

	Five-Year Housing Land Supply Requirement	
A	5-year baseline requirement 2025 - 2030 ($536 \text{ dpa} \times 5 \text{ years}$)	2681
B	Additions required under duty to co-operate	0
C	5% NPPF buffer (of 2,681)	134
D	Total Five-Year Requirement 2025 – 2030 (A + B + C)	2815
E	Annual Requirement over five years ($D \div 5$)	563
F	Deliverable supply over five years (see Appendix 1)	4107
G	Supply in years ($F \div E$)	7.3

- 7.11 For transparency, the equivalent calculation using the emerging **Local Plan requirement of 557 dpa** (as confirmed through the Examination) is also shown below.

Table 3: Five-Year Housing Land Supply Requirement (Emerging Local Plan - 557 dpa)

	Five-Year Housing Land Supply Requirement	
A	5-year baseline requirement 2025 - 2030 (557 dpa x 5 years)	2785
B	Additions required under duty to co-operate	0
C	5% NPPF buffer (of 2,785)	139
D	Total Five-Year Requirement 2025 – 2030 (A + B + C)	2924
E	Annual Requirement over five years (D ÷ 5)	585
F	Deliverable supply over five years (see Appendix 1)	4107
G	Supply in years (F ÷ E)	7.0

8. Conclusion

- 8.1 The Council's most up-to-date monitoring shows a deliverable supply of **4,107 dwellings** over the next five years. When measured against the **standard method requirement** (536 dwellings per annum plus a 5% buffer), this equates to **7.3 years of supply**. For transparency, the equivalent position using the **emerging Local Plan requirement** of 557 dwellings per annum (plus a 5% buffer, as confirmed through examination) has also been calculated. On this basis the Council can demonstrate **7.0 years of supply**.
- 8.2 Both approaches clearly confirm that **North Norfolk can demonstrate a deliverable five-year housing land supply**.
- 8.3 The Council expects to adopt a new Local Plan within the five-year period covered by this Statement. The examination is at an advanced stage, with consultation in the Main Modifications scheduled to conclude in **September 2025** and adoption anticipated **by the end of the year**.

In the meantime, the five-year supply position has been calculated based on **deliverable sites**, including allocations where clear evidence of progress has been provided in line with national policy. On adoption, the new Local Plan will provide an **up-to-date framework** for demonstrating a five-year housing land supply.

9. Monitoring the Five-Year Supply

- 9.1 The Council monitors the supply of deliverable sites on a regular basis and publishes an updated position statement at least once a year. New planning permissions and completions are recorded on a continuous basis. **Dwelling completions are recorded annually**, and the **Annual Monitoring Report** includes a **housing trajectory**, illustrating expected future delivery rates.

**Appendix 1 - Schedule of Sites & Projected Delivery of Sites
(2025-2030)**

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	2025-2040 Plan Period	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 / Pipits Meadow Aldborough	LSPP	1			2		0	0		1																
BACT03 PF/23/1612	Bacton	Land adjacent to Beach Road, Bacton	LDF 2011				47	47	45	47					5	20	20	2										
PF/21/2942	Beeston Regis	Beeston Hall Farm					11	11	11	11			3	4	4													
BRi24 PF/15/1746 PF/19/1648	Briston	Land at rear of Holly House, Briston	LSPP	9			9	9	9	9			2	2	4	1												
PF/23/2048 Pending	Briston	Manor Farm					11	11	11	11				2	6	3												
PF/21/3414	Catfield	Milestones Hospital					21	21	21	21				3	18													
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	Cromer	Burnt Hills, Cromer	LSPP	13			13	13	13	13			4	2	3	3	1											
22.002 1974/1952 PF/17/0626 PF/21/3101	Cromer	Cromwell Road, Cromer	LSPP	7			20	6	6	6	1	2	2	4														
19901666 NMA/22/1470	Cromer	Highview, Cromer	LSPP	20			20	13	13	13		7	13															
C04 PO/15/0572 PM/17/0751 PO/18/1779	Cromer	Land at rear of Sutherland House, Overstrand Road, Cromer	LSPP	54			54	54	54	54			22	10	22													
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		
PF/20/1345	Hindringham	Land South Of Wells Road, Hindringham	LSPP	11			11		0	0		11																
H01 11/0978 PM/15/0804	Holt	Land West of Woodfield Road, Holt	LSPP	83			83	83	83	83			15	30	38													
PO/18/1857 PM/22/2985	Holt	Land Off Beresford Road, Holt	LSPP	108			108	78	78	78		30	40	38														
H12 17/1803	Holt	Land off Hempstead Road, Holt	LSPP	32			52		0	0	25	7																
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													
LUD01 PF/19/0991	Ludham	Land South of School Road, Ludham	LSPP	12			12	12	12	12			12															
PO/20/1251	North Walsham					54		54	50	54					10	20	20	4										
PF/20/1781	Northrepps	Land North Of Broadgate Close, Northrepps	LSPP	19			19		0	0		19																
PM/14/0854 75.001	Overstrand	Hillingdon Park, Overstrand	LSPP	6			10	4	4	4		2	4															
ROU03/10 PO/14/0986 PM/19/0359	Roughton	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	6	5	6		1	1	1	1	1	1	1										
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												
PF/14/0644 PF/03/2108	Sheringham	Land at Seaview Crescent, Sheringham	LSPP	5			11	5	5	5			5															
SH07 PF/21/3141_Affordable	Sheringham	Land South of Weybourne Road, Adj the Reef	LSPP	24			24	4	4	4		20	4															
PF/17/1434	Stalham	Old Bakers Yard					8	8	8	8			2	4	2													
PF/23/2259 - 10.05.2024 PF/20/1582	Walcott	Land off Ostend Road, Walcott	LSPP	18			23	23	23	23				5	10	8												
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		0	0		12																
W07/1 PF/24/1572	Wells-next-the-Sea	Holkham Road		47			47	47	47	47			10	20	17													
Total - Appendix 1	Post EIP	Large sites with planning permission	Source	1,711	94	54	1746	1711	874	1,711	26	112	139	237	264	112	122	87	100	100	100	100	100	100	100	50	0	0
BLA04/A	Blakeney	Land East of Langham Road, Blakeney	NLP	30				30	30	30			10	20														
BLA01/B	Blakeney	Land to the West of Langham	NLPAS	30					20	30						10	10	10										
BRi01	Briston	Land East of Astley School, Briston.	NLP	25				25	25	25				10	15													
BRi02/C	Briston	Land at Astley Primary School	NLPAS	90					90	90				10	60	20												
C16 PO/23/0596	Cromer	Former Golf Practice Ground, Overstrand Road, Cromer	NLP	151		118		151	151	151					30	50	71											
C22/4	Cromer	Land West of Pine Tree Farm, Cromer	NLPAS+NLP	567				567	90	567					10	30	50	83	84	80	50	50	80	50				
C10/1	Cromer	Land at Runton Road/Clifton Park	NLPAS	70					70	70					30	40												
F01/B(Part)	Fakenham	Land North of Rudham Stile Lane, Fakenham	NLP	627				627	0	327													10	30	50	77	160	300
F02	Fakenham	Land Adjacent to Petrol Filling Station, Wells Road	NLP	70				70	40	70						10	30	30										
F03	Fakenham	Land at Junction of A148 and B1146, Fakenham	NLP	65				65	65	65						25	40											
F10	Fakenham	Land South of Barons Close, Fakenham	NLP	55				55	55	55					10	30	15											
H17	Holt	Land North of Valley Lane, Holt	NLP	27				27	27	27			13	14														
H20	Holt	Land at Heath Farm, Holt	NLP	220				220	150	220					30	60	60	60	10									
HV01/C	Hoveton	Land East of Tunstead Road, Hoveton	NLP	190				190	100	190						50	50	50	40									
HV06/A	Hoveton	Land East of Tunstead Road	NLPAS	50					50	50							50											
LUD01/C	Ludham	Land South of School Road, Ludham	NLPAS	48				48	48	48				24	24													
NW01/B PF/22/1596 PF/22/1784	North Walsham	Land at Norwich Road & Nursery Drive, North Walsham	NLP	387	387		387	387	163	387				40	40	40	43	73	70	40	41							

