

# North Norfolk Local Plan



NORTH  
NORFOLK  
DISTRICT  
COUNCIL



## **NORTH NORFOLK Annual Monitoring Report 2024-25**

# Monitoring Report 2024-2025

Covering the period  
1 April 2024 to 31 March 2025

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# 1 Introduction

## Preface

- 1.1 The new Local Plan 2024-40, commenced in 2015, with the Regulation 18 Preparation of a local plan including first draft local plan consultation going to public consultation between 7 May & 28 June 2019.
- 1.2 Publication of a local plan (pre-submission), Regulation 19, followed in January 2022. Subsequent submission to the Secretary of State was made in May 2023 (Regulation 22).
- 1.3 Examination in public took place between 23 January 2024 – 07 March 2024. The Inspector concluded that further modifications were required to the plan and that the Plan Period needed to be revised, additionally, that the plan did not deliver enough dwellings and needed additional dwellings. Work was undertaken to address the Inspector's observations and recommendations through correspondence during following year.
- 1.4 In early April 2025, resumed examination Hearing which lasted three days and addressed Additional Housing Sites, Small Growth Villages & Miscellaneous issues. These concluded with the Inspector writing to the Assistant Director of Planning, setting out his findings and the next steps on our journey in adopting the North Norfolk Local Plan 2024-40. Appendix A

## Purpose of the Monitoring Report

- 1.5 This report is the first in line with **Local Plan 2024-40** and 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 2024 - 31 March 2025**. The content of this document allows the Council and others to monitor the progress that is being made in meeting a range of targets and to test the effectiveness of policies contained in the Local Plan 2024-40 as stated in the Plan under the new Monitoring Framework (Appendix A).
- 1.6 Monitoring progress of the new Local Plan planning policies, and the performance of these policies, is critical to the “plan, monitor, review” process which underpins planning in North Norfolk. It ensures the early identification of issues and provides a clear mechanism for checking that targets are being met. The main purposes are:
  - To establish what has started to happen, is happening and to anticipate what is likely to happen, initially and into the future.
  - To assess how the new plan policies are performing. Are they beginning to have the planned impact, in shaping the district as planned and identify any unintended consequences, although these might be early days to make knowledgeable conclusions.
  - To inform the development of new policies.
- 1.7 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

- 1.8** Annual Monitoring Report (AMR) will be produced based on a set of key indicative indicators aligned to the Plans Aims and Objectives. 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.
- 1.9** This report focuses on several 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.
- 1.10** 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. The section within this report headed Neighbourhood Development Plans, provides information on how
- 1.11** 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.
- 1.12** 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 complete list of indicators are shown below in Section 1: Monitoring Framework Matrix.
- 1.13** The requirements of what Authorities' monitoring reports must contain, as stated in the Town and Country Planning (Local Planning) (England) Regulations 2012, are shown in Appendix B.

## Summary

- 1.14** The council submitted its draft Local Plan to the Secretary of State for independent examination on 11<sup>th</sup> May 2023. An independent inspector from the Planning Inspectorate has reviewed the plan and its supporting evidence against soundness and legal compliance tests. Initial public hearings were held between January and March 2024 to enable discussion on a range of key matters, issues and questions which the Inspector has raised. The latest position and documents can be found in the Examination Library, on the Council's website.
- 1.15** Although this document reports to the period up to 31st March 2025, it is only right to state what has happened from the 1<sup>st</sup> April 2025 to the publication date of this AMR regarding the Local Plan, however the statistics & data will be restricted to the period in question.

- 1.16** *April – December 2025: Further hearing sessions took place in April 2025 in relation to a number of proposed changes to the plan. A public consultation on main modifications, which the Inspector considers will be required to the Plan to make it 'sound', took place between Wednesday 6 August and Wednesday 17 September 2025. The Council received the Inspector's final examination report on 31 October 2025. It is likely that the Local Plan will be adopted in December 2025.*
- 1.17** The new Local Plan was officially adopted on the 17<sup>th</sup> December 2025 at the NNDC full Council meeting.
- 1.18** The Monitoring of the plan has been implemented and there are a number of indicators where data has been collected going back to April 2024, the start date of the Local Plan 2024-2040. There are indicators where the mechanism for the collection of data, analysis and reporting is being formulated and therefore the information is not available in this AMR.

## 2 Monitoring Framework Matrix

Strategic Objective	Key Policies	Key Indicators	Commentary / Target
1. Delivering Climate Resilient Sustainable Development	CC1 – CC13: SS1: HOU1: HOU2: HOU7.	1.1.1 Number of dwellings permitted	4.2.1 Top two tiers of Hierarchy;
		1.1.2 Number of dwellings completed	4.2.1 Update on allocations and %age of development.
		1.1.3 Number of dwellings Permitted on Allocations	
		1.1.4 Number of dwellings Completed on Allocations	
		1.2.1 Percentage of development providing at least 10% biodiversity net gain	100%
		1.3.1 Amount of renewable energy capacity and low carbon energy permitted	Maximise.
		1.3.2 Amount of renewable energy capacity and low carbon energy installed	Maximise.
		1.4.1 Number of dwelling applications achieving a reduction below the target emission rate (CO2)	Reduction year on Year.
		1.4.2 Percentage of applications achieving a reduction below the target emission rate (CO2)	Reduction year on Year.
		1.4.3 Number / percentage achieving net zero ready (CO2)	Maximise.
		1.5.1 Number / percentage of non-residential dwellings achieving BREEAM very good and above	100%. Very good and above
		1.6.1 Number of new dwellings including conversions, that meet or exceed higher water efficiency standards	100%
		1.6.2 Percentage of new dwellings including conversions, that meet or exceed higher water efficiency standards	<110Lts/ day/ person and BREEAM requirements.
		1.7.1 Percentage of residential development incorporating electric vehicle charging infrastructure.	100% residential: 50% communal.
		1.7.2 Number of EV charging points provided (non-residential)	30%, Hotels; 20% non-residential.
		1.8.1 Number of applications approved / refused in the Coastal Change Management Area, CCMA.	Number and rationale of approvals.
		1.9.1 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.
		1.10.1 Percentage of dwellings permitted in each flood risk zone	Target 100% FZ1.
		1.11.1 No of applications approved contrary to EA advice on Flood Risk.	Target Zero.
		1.12.1 Amount of brownfield land available for development.	a. Updates from Brownfield Register. (Published annually December).
1.12.2 Number and percentage of dwellings completed on Previously Developed Land.	b. Maximise.		
2. Protecting Character	ENV1: ENV:4 ENV5: ENV7: ENV8: CC10.	2.1.1 Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.	In line with program.
		2.2.1 No dwellings / conversion permitted / completed in AONB.	Amount/ number of major developments permitted (≥ 10 units).
		2.2.2 Percentage of proposals in conformity with adopted Design Guide SPD.	100% of those required to comply.
		2.3.1 Contributions collected towards the scheme of recreational avoidance and mitigation measures in accordance with the GIRAMS (£)	Contributions (£). (Provision of rationale where these have not been collected.)
		2.4.1 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).
		2.5.1 Number of planning applications within Local Nature Recovery Strategies.	Once defined (NCC).

Table 2.1 - Strategic Objective, Indicators & Targets (1 of 3)

Strategic Objective	Key Policies	Key Indicators	Commentary / Target
3. Meeting Accommodation Needs	HOU1: HOU2: HOU3: HOU5: HOU8: HOU9: SS1: DS1.	3.1.1 Number of additional dwellings delivered.	housing target
		3.1.2 Percentage of additional dwellings delivered.	housing target
		3.1.3 Number of dwellings delivered in each settlement / tier of hierarchy.	Delivering the quantity of homes necessary for required needs includes table 2 update.
		3.1.4 Percentage of dwellings delivered in each settlement / tier of hierarchy.	Delivering the quantity of homes necessary for required needs includes table 2 update.
		3.1.5 Allocations permitted.	
		3.1.6 Allocations delivered	
		3.1.7 Number of dwellings permitted in Countryside policy area.	
		3.1.8 Percentage of dwellings permitted in Countryside policy area.	
		3.1.9 Number of dwellings completed in Countryside policy area.	
		3.1.10 Percentage of dwellings completed in Countryside policy area.	
		3.1.11 Updated housing trajectory	
		3.2.1 Growth levels in Small Growth Villages	SGV's Allowance - Each Target
		3.3.1 Number of windfall development	≥135/ 180 year. Target 2,000.
		3.3.2 Percentage of windfall development	-
		3.3.3 Number of affordable dwellings permitted.	-
		3.3.4 Number of affordable dwellings completed	-
		3.3.5 Percentage of affordable dwellings completed	-
		3.4.1 Number and location of exception housing schemes Permitted	-
		3.4.2 Number and location exception housing schemes Completed	-
		3.4.3 Number and location of exception housing schemes - dwellings permitted	-
		3.4.4 Number and location of exception housing schemes - dwellings completed	-
		3.5.1 Number of 2 & 3 bedroom dwellings.	-
		3.5.2 Percentage of 2 & 3 bedroom dwellings.	
		3.6.1 Amount of provision for Gypsy and Travellers (Plots) transit	
		3.6.2 Amount of provision for Gypsy and Travellers (Plots) permanent	As permitted.
		3.7.1 Percentage of dwellings meeting M4(2) standard.	As required by Policy HOU8: M4(2) - 100%
		3.7.2 Percentage of dwellings meeting M4(3) standard.	As required by Policy HOU8: M4(3) 5% on sites 20 units or over
		3.8.1 Percentage of dwellings complying / exceeding minimum National Described Space Standards.	As required in Policy HOU9.
		3.9.1 Number of older people / specialist accommodation units permitted by type and tenure, location and an on allocations	486 specialist retirement units over plan period
		3.9.2 Number of older people / specialist accommodation units completed by type and tenure, location and an on allocations	Number units delivered on specified allocations.

Table 2.1 - Strategic Objective, Indicators & Targets (2 of 3)

Strategic Objective	Key Policies	Key Indicators	Commentary / Target
4 Enabling Economic Growth	E1: E2: E3: E4.	4.1.1 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).
		4.2.1 Employee jobs by industry.	Third party statistics – ONS.
		4.3.1 Retail Vacancy rates in Large town centres.	Number and percentage of vacant retail units in town centres.
		4.3.2 Retail Vacancy rates in Medium town centres.	Number and percentage of vacant retail units in town centres.
		4.3.3 Retail - floor space available in Large town centres.	
		4.3.4 Retail - floor space available in Medium town centres.	
		4.4.1 Amount of residential development permitted in town centres, including full permissions and permitted development rights.	Number permitted.
		4.5.1 Amount of Retail, Office and Leisure developed permitted in Large Town Centres. Floor spaces sqm. and units.	Number of units and amount of floor space sqm.
		4.5.2 Amount of Retail, Office and Leisure developed permitted in Medium Town Centres. Floor spaces sqm. and units.	Number of units and amount of floor space sqm.
		4.5.3 Amount of Retail, Office and Leisure developed lost in Large Town Centres. Floor spaces sqm. and units.	Number of units and amount of floor space sqm.
		4.5.4 Amount of Retail, Office and Leisure developed lost in Medium Town Centres. Floor spaces sqm. and units.	Number of units and amount of floor space sqm.
		4.5.5 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.	5.1.1 Amount of green space provided (Open space including Amenity Space) per parish	Amount of open space gained / lost per parish sqm - Open space study table 13, Parish quantities update.
		5.1.2 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.
		5.2.1 Number of proposals and completions on designated Health & Social Care Campuses	Number of units/ type of development/ replacement facility.
		5.3.1 Details of Made Neighbourhood Plans	Number of Made Plans and monitoring commitments.
		5.3.2 Details of in progress Neighbourhood Plans	Number of in progress Plans and monitoring commitments.
		5.3.3 Details housing allocations, permissions and completions in Made Neighbourhood Plans.	
		5.3.4 Annual average concentration of Nitrogen Dioxide, in North Norfolk	Target air quality objective of 40µg/m3. Source: North Norfolk District Council, 2020 Air Quality Annual Status Report.

**Table 2.1 - Strategic Objective, Indicators & Targets (3 of 3)**

There are 16 Sustainability Appraisal Objective/s that mirror Strategic Objectives indicators, these are listed below:

Key Policies	Key Indicators	SA10	Amount of new open space provided / loss of Open Space (sqm).
SA1	Number and percentage of dwellings completed on Previously Developed Land.	SA11	Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.
SA1	Number of permissions for the relocation and replacement of development affected by coastal erosion.	SA12	Number and locations of exception site permissions and housing completions.
SA3	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.	SA12	Number of and percentage of dwellings that meet or exceed the Government's Technical Standards- Nationally described Space Standards.
SA4	Ha of new development permitted in areas at risk of flooding.	SA13	Employee jobs by industry
SA6	Contributions to the strategic mitigation package contained in GIRAMS.	SA13	New employment permitted by use class (sqm).
SA7	GI permitted / provided (ha).	SA14	Value of tourism and the number of tourism supported jobs.
SA8	Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.	SA15	Vacancy rates within town centres and floor space for Retail and Main town centre uses.
		SA15	(iv) Number/ floorspace of retail units lost (including through Permitted Development).

Sustainability Appraisal Objective/s	Clause	Monitoring Indicators	Commentary / Target
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.	SA1	1.1 Number and percentage of dwellings completed on Previously Developed Land. (Ref. Cl. 3.10.2)	Number and percentage of dwellings completed on Previously Developed Land.
	SA1	1.2 Number of permissions for the relocation and replacement of development affected by coastal erosion. (Ref. Cl. 3.8.1)	Number of permissions for the relocation and replacement of development affected by coastal erosion.
	SA1	1.3 Area of Grade 1, 2, 3a or 3b agricultural land lost to development.	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.	SA2	2.1 Percentage of household waste that is recycled / re-used / composted.	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.	SA3	3.1 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.	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.	SA4	4.1 Per Capita CO2 Levels.	Per Capita CO2 Levels.
	SA4	4.2 Ha of new development permitted in areas at risk of flooding.	Ha of new development permitted in areas at risk of flooding.
SA5: To minimise pollution and to remediate contaminated land.	SA5	5.1 Number of Air Quality Management Areas (AQMAs).	Number of Air Quality Management Areas (AQMAs).
	SA5	5.2 Number of contaminated sites remediated through the planning process.	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).	SA6	6.1 Percentage of SSSI in favourable, unfavourable and recovering condition.	Percentage of SSSI in favourable, unfavourable and recovering condition.
	SA6	6.2 Contributions to the strategic mitigation package contained in GIRAMS.	Contributions to the strategic mitigation package contained in GIRAMS.
	SA6	6.3 Percentage of the District's County Wildlife Sites (CWSs) in positive conservation management.	Percentage of the District's County Wildlife Sites (CWSs) in positive conservation management.
SA7: To increase the provision of green infrastructure.	SA7	7.1 GI permitted / provided (ha).	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.	SA8	8.1 Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.	Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.

**Table 2.2 Sustainability Appraisal Objectives, Indicators & Targets (1 of 2)**

Sustainability Appraisal Objective/s	Clause	Monitoring Indicators	Commentary / Target
SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	SA9	9.1 Number of heritage assets '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.	SA10	10.1 Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates.	Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates.
	SA10	10.2 Amount of new open space provided / loss of Open Space (sqm).	Amount of new open space provided / loss of Open Space (sqm).
SA11: To reduce crime and the fear of crime.	SA11	11.1 Recorded crimes per 1,000 population.	Recorded crimes per 1,000 population.
SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	SA12	12.1 Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.	Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.
	SA12	12.2 Number and locations of exception site permissions and housing completions.	Number and locations of exception site permissions and housing completions.
	SA12	12.3 Number of and percentage of dwellings that meet or exceed the Government's Technical Standards- Nationally described Space Standards.	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.	SA13	13.1 Employee jobs by industry	Employee jobs by industry
	SA13	13.2 New employment permitted by use class (sqm).	New employment permitted by use class (sqm).
SA14: To encourage investment.	SA14	14.1 Value of tourism and the number of tourism supported jobs.	Value of tourism and the number of tourism supported jobs.
SA15: To maintain and enhance town centres.	SA15	15.1 Vacancy rates within town centres and floor space for Retail and Main town centre uses.	Vacancy rates within town centres and floor space for Retail and Main town centre uses.
	SA15	15.2 E(a) Display or retail sale of goods, other than hot food;	E(a) Display or retail sale of goods, other than hot food;
	SA15	15.3 E(b) Sale of food and drink for consumption (mostly) on the premises;	E(b) Sale of food and drink for consumption (mostly) on the premises;
	SA15	15.4 (i) E(c)(i) Provision of: Financial services,	E(c)(i) Provision of: Financial services,
	SA15	15.4 (ii) E(c)(ii) Provision of Professional services (other than health or medical services), or	E(c)(ii) Provision of Professional services (other than health or medical services), or
	SA15	15.4 (iii) E(c)(iii) Provision of Other appropriate services in a commercial, business or service locality.	E(c)(iii) Provision of Other appropriate services in a commercial, business or service locality.
	SA15	15.4 (iv) Number/ floorspace of retail units lost (including through Permitted Development).	Number/ floorspace of retail units lost (including through Permitted Development).
	SA15	15.4 (v) Number / floor space new retail provision per town centre, edge of centre, out of centre location	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.	SA16	16.1 Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.	Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.

Table 2.2 Sustainability Appraisal Objectives, Indicators & Targets (2 of 2)

### 3. Monitoring Framework Matrix Indicators

#### 3.1. Delivering Climate Resilient Sustainable Development

##### 3.1.1. Number dwellings permitted

- i. The total number of dwellings for which permission was granted during 2024/25, in the top two tiers of the settlement hierarchy was 1823. The largest number was on a previous allocation F01 - Land North of Rudham Stile Lane, Fakenham. A further Allocation, designated F01/B (Part), for 627 dwellings is included in the new Local Plan 2024-2040. Permission for 387 dwellings was granted on a new Allocation NW01/B, which forms part of the new Local Plan. On the new allocation in Cromer C16 - Land Off Overstrand Road, Former Golf Practice Ground, Overstrand Road permission for 118 dwellings was granted in May 2024. Permission for 62 dwellings was granted on a previous allocation SH06 Land to south of Sheringham House, Cremers Drift. Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham, also a new Allocation in the new plan had permission granted for a Care facility and affordable housing equating to 95 dwellings. In Wells-Next-the-Sea, an allocation that appeared in Regulation 19 of the plan, later removed by the inspector, was granted permission for 47 dwellings. In total 600 dwellings/ dwelling equivalent resulted from allocation which are in the new Local Plan.
- ii. The table below shows permissions granted following the commencement of the new Local Plan: 1<sup>st</sup> April 2024.

Hierarchy	Parish	2024/25 No. of Dwellings
Large Growth Towns	CROMER	140
	FAKENHAM	954
	NORTH WALSHAM	462
Large Growth Towns	Total	<b>1556</b>
Small Growth Towns	HOLT	14
	HOVETON	28
	SHERINGHAM	67
	STALHAM	103
	WELLS-next-the-Sea	55
Small Growth Towns	Total	<b>267</b>
	<b>Grand Total</b>	<b>1823</b>

**Table 3.1.1 - Number of dwellings permitted: Top two Tiers of the Hierarchy**

- iii. Permission for over 2000 dwellings had been granted across the district in the period 2024/25 which is the first step in ensuring delivery in accordance with the trajectory.

### 3.1.2. Number of dwellings completed

- i. The total number of dwellings completed during the period 2024/25 was 360, but there were 12 dwellings lost. The net gain was therefore 348, the figure that was reported to the Ministry of Housing, Communities, Local Government (MHCLG) in determining the Housing Delivery Test for NNDC. The percentage to which the authority complies with the requirements will determine any uplift required for delivery in following years.

Hierarchy	New Local Plan		Previous Plan				2024/25
	NA/SGVA	New Allocations with Permissions	Allocations with Permissions	Previous Plan Allocations	Previously Completed	Remaining	
CROMER	670	118	68		14	54	43
FAKENHAM	817		1167		217	950	9
NORTH WALSHAM	2370	387		319	319		19
<b>Large Growth Towns</b>	<b>3857</b>	<b>505</b>	<b>1235</b>	<b>319</b>	<b>550</b>	<b>1004</b>	<b>71</b>
HOLT	247		419	23	341	78	72
HOVETON	240			120	120		3
SHERINGHAM	93		185		129	56	46
STALHAM	235	101		150	150		0
WELLS-next-the-Sea	45	23		123	123	23	0
<b>Small Growth Towns</b>	<b>860</b>	<b>124</b>	<b>604</b>	<b>416</b>	<b>863</b>	<b>157</b>	<b>121</b>
.							
BLAKENEY	60			24	24		5
BRISTON	115		9	17	17	9	2
LUDHAM	48	12				12	2
MELTON CONSTABLE							5
MUNDESLEY	45			53	53		7
<b>Large Growth Villages</b>	<b>268</b>	<b>12</b>	<b>9</b>	<b>94</b>	<b>94</b>	<b>21</b>	<b>21</b>
<b>Small Growth Villages</b>	<b>894</b>	<b>0</b>	<b>122</b>	<b>150</b>	<b>112</b>	<b>89</b>	<b>64</b>
<b>Total</b>	<b>5879</b>	<b>641</b>	<b>1970</b>	<b>979</b>	<b>1619</b>	<b>1271</b>	<b>277</b>
<b>Remainder of District</b>							<b>83</b>
<b>Total</b>							<b>360</b>

Table 3.1.2 - Number of dwellings completed 2024/25

- ii. Table 5.1.2 provides further details of the number of dwellings through the **new Local Plan**: new allocations/Small Growth Village allowances, and Allocations with Permissions, **Previous Plan**: Allocations with Permissions, Previous Plan Allocations (without permissions), Previously Completed and Remaining (dwellings with permissions). The last columns show the dwellings completed 2024/25.

### 3.1.3. Number of dwellings Permitted on Allocations

- i. The number of dwellings permitted on New Allocation sites as Full Permission were 505 and 118 for Outline Permission, a total of 623 dwellings.

PARISH	Land with full permission		Land with outline permission		Allocated Housing Land		Adopted Plan	Total remaining Committed land	
	Ha.	Units	Ha.	Units	Ha.	Units	Units	Ha.	Units
CROMER			4.65	118	57.11	674	792	61.78	793
NORTH WALSHAM	18.60	387			109.30	2,370	2,757	127.90	2757
STALHAM	1.80	95			14.37	235	330	16.15	332
WELLS-next-the-Sea	0.86	23			1.93	45	68	2.79	68
<b>TOTALS</b>	<b>21.26</b>	<b>505</b>	<b>4.65</b>	<b>118</b>	<b>182.71</b>	<b>3,324</b>	<b>3,947</b>	<b>208.62</b>	<b>3,950</b>

Table 3.1.3 - Number of dwellings Permitted on new allocations

### 3.1.4. Number of dwellings Completed on Allocations

- i. There were no dwellings completed on allocation sites during the period 2024/25.

## 3.2. Biodiversity

### 3.2.1. Percentage of development providing at least 10% biodiversity net gain

- i. **Biodiversity Duty/ BNG:** All public authorities, including councils and local planning authorities, now have a legal duty (under the Environment Act 2021) to consider what actions they can take to conserve and enhance biodiversity, with the aims of setting clear policies and objectives based on those considerations and taking action to deliver those objectives.
- ii. As a local planning authority, we have additional obligations related to Biodiversity Net Gain (BNG), which we are required to report on:
  - the actions we have taken to meet our BNG obligations,
  - the BNG delivered (or expected to be delivered) from approved plans, and
  - how we plan to meet our obligations in the next reporting period.
- iii. For BNG, the first statutory Biodiversity Duty report must cover a reporting period ending no later than 1 January 2026, with publication within 12 weeks – meaning a deadline of 26 March 2026.
- iv. Going forward, the BNG information collected for the Biodiversity Duty report will form part of the BNG reporting in the AMR.
- v. **Government update on BNG Exemptions**
  - The government is proposing an amendment to the de minimis threshold for BNG exemption. This will raise the current limit of 25m<sup>2</sup> up to 0.2 hectares (2,000m<sup>2</sup>). Independent analysis suggests this will make 82% of planning applications exempt from BNG and would result in the loss of approximately 2.4% of the overall Biodiversity Unit market. It is currently unclear what evidence the government has used in selecting this 0.2ha threshold. <https://cieem.net/cieem-responds-to-government-update-on-biodiversity-net-gain-exemptions/>

3.2.2. Three major applications were permitted which predates the requirement for biodiversity net gain, for which details were provided and are shown below in Table

<b>Land Off Overstrand Road. Former Golf Practice Ground, Overstrand Road. Cromer C16 PO/23/0596 Resolution to Approve</b>	On-site baseline	<i>Habitat units</i>	<b>36.76</b>
		<i>Hedgerow units</i>	<b>7.29</b>
		<i>River units</i>	<b>1.06</b>
	On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	<b>21.54</b>
		<i>Hedgerow units</i>	<b>9.4</b>
		<i>River units</i>	<b>1.17</b>
	On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	<b>-41.40%</b>
		<i>Hedgerow units</i>	<b>28.95%</b>
		<i>River units</i>	<b>10.23%</b>
<b>Land at Norwich Road &amp; Nursery Drive, North Walsham NW01/B PF/22/1596 PF/22/1784</b>	On-site baseline	<i>Habitat units</i>	<b>34.27</b>
		<i>Hedgerow units</i>	<b>4.28</b>
		<i>River units</i>	<b>0</b>
	On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	<b>39.19</b>
		<i>Hedgerow units</i>	<b>7.74</b>
		<i>River units</i>	<b>0</b>
	On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	<b>14.34%</b>
		<i>Hedgerow units</i>	<b>91.09%</b>
		<i>River units</i>	<b>0</b>
<b>Land adjacent to Beach Road. Bacton BACT03 PF/23/1612</b>	On-site baseline	<i>Habitat units</i>	<b>5.8</b>
		<i>Hedgerow units</i>	<b>3.53</b>
		<i>River units</i>	<b>0</b>
	On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	<b>6.59</b>
		<i>Hedgerow units</i>	<b>5.02</b>
		<i>River units</i>	<b>0</b>
	On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	<b>13.59%</b>
		<i>Hedgerow units</i>	<b>42.29%</b>
		<i>River units</i>	<b>0</b>

Table 3.2.1 - Development providing details of biodiversity gain/ loss.

### 3.3. Renewable Energy

#### 3.3.1. Amount of renewable energy capacity and low carbon energy permitted

- i. A number of applications referred to renewable energy as part of developments. These are detailed below

Planning Reference	Location	Proposal	Decision Date	Type	Stated to Meet 10% Target
RV/25/0230 CD/25/0341 RV/25/0230 RV/24/0630 PF/23/1113	Land South of Ashburton Close Fakenham Road Wells-next-the-sea NR23 1RD	Erection of 23 dwellings. At least 10 percent of the energy demand of the development to be secured from decentralised and renewable or low carbon energy sources.			Yes
PA/25/1141	Sheringham Golf Club Sweet Briar Lane Sheringham NR26 8HG	Installation of a solar canopy for renewable energy generation and consumption on site	24.07.2025	Renewable	System capacity 67 kWp.
PA/23/0621	33 Holt Road Cromer NR27 9EB	Installation of a 197 kWp roof-mounted solar photovoltaic array for renewable energy generation	15.05.2023	Renewable	197 kWp
PA/22/2921	Laurels Farmhouse Laurels Farm Laurels Road Catfield NR29 5BX	Application to determine if prior approval is required for : Installation of a 105 kWp roof-mounted solar PV array for generation and use of renewable electricity at the farm	27.01.2023	Renewable	105 kWp
PF/22/0810	Hall Farm Rectory Road Suffield NR11 7EL	Installation of a 50kw peak ground mounted solar array comprising 3 rows of 68 panel to provide renewable energy for the farming business	09.06.2022	Renewable	50 kw
CD/24/1697	Land South of Sheringham House Cremers Drift Sheringham	Renewable Energy Scheme			Yes
CD/24/1416	Land South of School Road Ludham	10% renewables			Yes

Table 3.3.1 - Amount of renewable energy capacity and low carbon energy permitted.

#### 3.3.2. Amount of renewable energy capacity and low carbon energy installed.

- i. There was no renewable energy capacity and low carbon energy installed during the period 2024/25.

### 3.4. Emission rate (CO<sup>2</sup>)

#### 3.4.1. Number of dwelling applications achieving a reduction below the target emission rate (CO<sup>2</sup>).

- i. Three dwelling applications were approved where the developers stated that their schemes would deliver a reduction below the target emission rate for CO<sup>2</sup>. It should be noted that these applications Pre-Dated the Requirement, nevertheless they were included in the applications. The total number of dwellings which form part of the compliance is 528 dwellings.

Reference	Location	Ha	Dwellings	Comments
<b>C16</b> PO/23/0596 Resolution to Approve	Land Off Overstrand Road. Former Golf Practice Ground, Overstrand Road. Cromer	4.65	118	Pre-Dates Requirement The proposed strategy will provide a 57.19% carbon reduction over a development built to comply with the CO <sup>2</sup> targets under the latest revision of the Building Regulations, Part L1A 2013. This also represents a 76.83% energy demand reduction
<b>NW01/B</b> PF/22/1596 PF/22/1784	Land at Norwich Road & Nursery Drive, North Walsham NMA/25/1250	18.60	387	Pre-Dates Requirement The proposed strategy will provide a 44.67% carbon reduction over a development built to comply with the CO <sup>2</sup> targets under the latest revision of the Building Regulations, Part L1A 2013. This also represents a 28.61% energy demand reduction
<b>ST23/2</b> PF/21/1532 Care	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	0.94	61	Pre-Dates Requirement
<b>ST23/2</b> PF/21/2021 Affordable	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham NMA/25/2325	0.84	34	Pre-Dates Requirement
<b>W01/1</b> PF/23/1113	New Dwelling Land South Of Ashburton Close. Wells-Next-the-Sea RV/25/0230	0.86	23	Pre-Dates Requirement The final step in reducing carbon is to see how much of the remaining energy demand can be provided by renewable low-carbon sources. The adopted and emerging local plans require that a minimum of 10% renewable energy should be achieved. With the proposed low energy design strategy this target should be comfortably exceeded by using PV panels mounted on the roof of each dwelling.

Table 3.4.1a - Number of dwelling applications (new Local Plan Allocations) achieving a reduction below the target emission rate (CO<sup>2</sup>)

Reference	Location	Ha	Dwellings	Comments
<b>BACT03</b> <b>PF/23/1612</b>	Land adjacent to Beach Road. Bacton RV/24/1763	3.45	47	Pre-Dates Requirement
<b>PF/23/2048</b>	Barn Conversion Manor Farm, 44 Fakenham Road. Briston	2.10	11	Pre-Dates Requirement
<b>PF/21/3414</b>	CU - Hospital to a residential development Milestones Hospital The Street, Catfield	0.49	21	Pre-Dates Requirement
<b>F01</b> PM/24/1946	Land North of Rudham Stile Lane, Fakenham PO/17/0680 RV/22/0855	19.20	950	Pre-Dates Requirement
<b>PM/20/1641</b>	Residential Development Land to the north of Tilia Business Park, Tunstead Road. Hoveton	1.53	28	Pre-Dates Requirement
<b>SH06</b> PF/22/1928	Residential Development Land to south of Sheringham House, Cremers Drift. Sheringham	2.32	62	Pre-Dates Requirement
<b>PF/23/2259</b>	Development Land on Ostend Road, Ostend Road. Walcott	0.96	23	Pre-Dates Requirement

**Table 3.4.1b - Number of dwelling applications (Windfall/ previous Allocations) achieving a reduction below the target emission rate (CO<sub>2</sub>)**

- ii. Of the applications approved during 2024/25 which pre-dates the requirements, there were nine dwelling applications, totaling 1,237 dwellings which did not specify any reductions below the target CO<sub>2</sub> emission rate below target. It is not known if some or all may not comply.

#### 3.4.2. Percentage of applications achieving a reduction below the target emission rate (CO<sub>2</sub>).

- i. There were 12 major applications that were approved during 2024/25. Considering that these pre-dated the requirements of the new Local Plan, 4 comply with requirements for achieving a reduction below the target emission rate for (CO<sub>2</sub>). This equates to 25% of the major applications.

Reference	Location	Ha	Dwellings	Comments	% Compliance
<b>C16</b> PO/23/0596 Resolution to Approve	Land Off Overstrand Road. Former Golf Practice Ground, Overstrand Road. Cromer	4.65	118	The proposed strategy will provide a 57.19% carbon reduction over a development built to comply with the CO <sub>2</sub> targets under the latest revision of the Building Regulations, Part L1A 2013. This also represents a 76.83% energy demand reduction	57.19
<b>NW01/B</b> PF/22/1596 PF/22/1784	Land at Norwich Road & Nursery Drive, North Walsham NMA/25/1250	18.60	387	The proposed strategy will provide a 44.67% carbon reduction over a development built to comply with the CO <sub>2</sub> targets under the latest revision of the Building Regulations, Part L1A 2013. This also represents a 28.61% energy demand reduction	44.67
<b>W01/1</b> PF/23/1113	New Dwelling Land South Of Ashburton Close. Wells-Next-the-Sea RV/25/0230	0.86	23	Pre-Dates Requirement The final step in reducing carbon is to see how much of the remaining energy demand can be provided by renewable low-carbon sources. The adopted and emerging local plans require that a minimum of 10% renewable energy should be achieved. With the proposed low energy design strategy this target should be comfortably exceeded by using PV panels mounted on the roof of each dwelling.	10

**Table 3.4.2 - Number of dwelling applications (Windfall/ previous Allocations) achieving a reduction below the target emission rate (CO<sub>2</sub>)**

**For the following Indicators, the system for capturing the information will be put in place in 2026 for their reporting in AMR 2026/27.**

3.4.3. Number / percentage achieving net zero ready (CO<sup>2</sup>).

### **3.5. Building Research Establishment Environmental Assessment Method. (BREEAM)**

#### **3.6 Water Efficiency**

3.6.1 Number of new dwellings including conversions, that meet or exceed higher water efficiency standards

3.6.1 Percentage of new dwellings including conversions, that meet or exceed higher water efficiency standards.

### **3.7 Electric Vehicle Charging**

3.7.1 Percentage of residential development incorporating electric vehicle charging infrastructure.

i. The sites below, although pre-date the requirements of the new Local Plan, but not part S of the Building control regulations, cater for EV charging points on these developments.

<b>Reference</b>	<b>Location</b>	<b>Ha</b>	<b>Dwellings</b>	<b>No. of EV Charging Points</b>
<b>C16</b> PO/23/0596	Land Off Overstrand Road. Former Golf Practice Ground, Overstrand Road. Cromer	4.65	118	118
<b>NW01/B</b> PF/22/1596 PF/22/1784	Land at Norwich Road & Nursery Drive, North Walsham NMA/25/1250	18.60	387	349
<b>ST23/2</b> PF/21/1532 Care	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	0.94	61	2
<b>ST23/2</b> PF/21/2021 Affordable	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham <i>It is assumed that the development will need to comply with Part S of the Building regulations and therefore provide 34 EV charge points.</i> NMA/25/2325	0.84	34	34
<b>W01/1</b> PF/23/1113	New Dwelling Land South Of Ashburton Close. Wells-Next-the-Sea <i>It is assumed that the development will need to comply with Part S of the Building regulations and therefore provide 34 EV charge points.</i> RV/25/0230	0.86	23	23

**Table 3.7.1a - Residential development incorporating electric vehicle charging infrastructure: Applications on Allocations in the new Local Plan.**

Reference	Location	Ha	Dwellings	No. of EV Charging Points
BACT03 PF/23/1612	Land adjacent to Beach Road. Bacton RV/24/1763	3.45	47	N/A (pre adoption)
PF/23/2048	Barn Conversion Manor Farm, 44 Fakenham Road. Briston	2.10	11	
PF/21/3414	CU - Hospital to a residential development Milestones Hospital The Street, Catfield	0.49	21	
F01 PM/24/1946	Land North of Rudham Stile Lane, Fakenham PO/17/0680 RV/22/0855	19.20	950	
PM/20/1641	Residential Development Land to the north of Tilia Business Park, Tunstead Road. Hoveton	1.53	28	
SH06 PF/22/1928	Residential Development Land to south of Sheringham House, Cremers Drift. Sheringham	2.32	62	
PF/23/2259	Development Land On Ostend Road, Ostend Road. Walcott	0.96	23	

**Table 3.7.1b - Residential development incorporating electric vehicle charging infrastructure: Applications approved 2024/25.**

**For the following Indicators, the system for capturing the information will be put in place in 2026 for their reporting in AMR 2026/27.**

3.7.2 Number of EV charging points provided (non-residential)

### **3.7 Coastal Change Management Area, CCMA.**

3.8.1 Number of applications approved / refused in the Coastal Change Management Area, CCMA.

3.8.2 Number of permissions for relocation and replacement across Use classes as a result of Coastal Change Adaptation.

i. Details of activity in the Coastal Change Adaptation area are shown below.

No.	Location
1	Cliff Farm at Trimmingham - Demolished May 2024 - Planning replacement opportunity secured (Owned by NNDC)
2	1 dwelling Proposal purchased by NNDC - Beacon House, Beal Road Happisburgh Feb2025
3	2 dwellings - Purchased by NNDC with proposal secured - Post March 2025
4	Woodhill - East Runton - Holiday Park - 30 years coastal adaption plan

**Table 3.8.2 – Current position regarding relocation etc., resulting from Coastal Change**

### 3.9 Flood Zone

#### 3.9.1 Percentage of dwellings permitted in each flood risk zone

- i. There were a total of 19 applications, of which 13 (68.4%) were approved, 5 (26.3%) refused and 1 (5.3%) refused on appeal.

Application Ref.	Application Type	Decision Date	Proposal
PF/23/1940	FULL	22/05/2024	Erection of detached dwelling following the demolition of existing buildings, and conversion of existing dwelling (The Old Stable) and holiday let (The Old Barn) into a single holiday let unit
PF/24/0653	FULL	23/05/2024	Erection of two storey detached dwelling following demolition of existing single storey dwelling
PF/24/0664	FULL	28/05/2024	Demolition of two-storey dwelling and erection of replacement two storey dwelling for farm worker
PF/24/0203	FULL	05/06/2024	Conversion of agricultural building to 2no. single-storey dwellings
PF/23/1840	FULL	31/07/2024	Conversion of agricultural building to single dwelling; associated external alterations
PF/24/0838	FULL	06/08/2024	Stationing of 2-bedroom static caravan or lodge on site of dwelling recently demolished due to fire damage
PF/24/1368	FULL	29/08/2024	Change of Use from holiday let to single dwelling
PF/24/1291	FULL	05/09/2024	Demolition of existing dwelling and erection of replacement dwelling; conversion and extension of outbuilding to form annexe (self-build).
PF/24/1219	FULL	23/09/2024	Erection of 4no. two storey self-build dwellings and creation of new access (self-build)
PF/23/1018	FULL	09/12/2024	Erection of two storey dwelling
PF/24/2244	FULL	24/01/2025	Conversion of detached barn to single dwelling with associated external alterations
PF/24/1572	FULL	27/03/2025	Erection of 47 dwellings with associated landscaping, open space, drainage, vehicular access and parking provision.
PF/25/0200	FULL	24/04/2025	Change of use from holiday let (Use Class C3) to dwelling (Use Class C3)
PF/25/0238	FULL	12/06/2025	Demolition of existing 2-bed bungalow and erection of replacement single storey 2-bed dwelling (self-build)
PF/25/0865	FULL	08/07/2025	Erection of two-storey dwelling (self-build)
PF/25/1264	FULL	01/08/2025	Change of use from holiday accommodation to unrestricted occupation as a residential dwelling
PF/25/1341	FULL	18/09/2025	Demolition of dwelling and erection of replacement dwelling (self-build)
PF/22/0694	FULL	27/11/2025	Erection of single storey dwelling
PF/25/1868	FULL	10/12/2025	Change of use of detached brick storage barn to annexe to main dwelling. Associated external alterations

**Table 1.9.1 - Dwellings permitted in flood risk zones 2 & 3.**

**For the following Indicator, the system for capturing the information will be put in place in 2026 for their reporting in AMR 2026/27.**

3.9.2 No of applications approved contrary to EA advice on Flood Risk.

### 3.10 Previously Developed Land / Brownfield

#### 3.10.1 Amount of brownfield land available for development.

i. There is 2.52 Ha of brownfield land available for development, which could support close to 100 units, in North Norfolk.

Reference	Parish	Application No.	Area Ha	No. of Units	Description/ Location	Date Added	Date Removed
BLR01	Cromer	PO/06/0629	1.02	40	Land at Runton Road Cromer	18/12/2017	Current
BLR02	Fakenham	PF/18/0909 PF/19/1838	0.20	7	Sanders Coaches, Claypit Lane	18/12/2017	29/10/2020
BLR03	North Walsham	None	0.84	33	Maces Yard 34-36 Cromer Road	18/12/2017	Current
BLR04	North Walsham	PF/17/0756	1.05	8	Melbourne House, Bacton Road.	18/12/2017	22/08/2018
BLR05	North Walsham	PF/18/1089	0.53	48	29 New Road' Retirement Apartments.	18/12/2017	14/12/2018
BLR06	Sheringham	PF/15/1468	0.54	6	Land at 20 Abbey Road	18/12/2017	07/11/2019
BLR07	Catfield	PO/16/0875 PM/19/0680	0.25	7	Neaves Coach Depot, The Street	18/12/2017	30/07/2019
BLR08	Stalham	17/1524	0.81	42	Slaughter House, Upper Staithe Road	10/10/2018	07/11/2019
BLR09	Wells	PF/17/1939	0.28	9	Old Coal Yard, Maryland	08/10/2018	Current
BLR10	Sheringham	PF/17/0468	0.10	10	Formerly The Shannoeks, 1 High Street	10/10/2018	Current
BLR11	North Walsham	PO/15/1692	0.02	6	Land at Black Swan Loke	01/10/2018	12/02/2019
BLR12	Cromer	<b>C01</b>	0.23	40	Land adjacent to East Coast Motors, Beach Road	09/12/2019	11/12/2025
BLR13	Cromer	<b>C07</b>	1.33	31	Land at Jubilee Lane / Cromer High Station	09/12/2019	10/12/2021
BLR14	Cromer	<b>ROS4</b>	0.28	20	Land South of Loudon Rd.	09/12/2019	10/12/2021
BLR15	Fakenham	PF/11/0487	0.28	5	70 Holt Road.	09/12/2019	Current
BLR16	Hoveton	PO/15/0539	1.53	28	Land to the north of Tilia Business Park, Tunstead Road	09/12/2019	17/10/2020
BLR17	Blakeney	PF/19/1976	0.36	6	Kimberley, New Road	30/10/2020	23/07/2021
Total			2.52	97			Current Available

Table 3.10.1 - Amount of brownfield land available for development

#### 3.10.2 Number and percentage of dwellings completed on Previously Developed Land.

i. 130 dwellings were completed on previously developed land. These included all the categories: Conversions, Change of use, new build and removal of restrictions. The total number of completions for the period 2024/25 was 360 dwellings and therefore 36% comprised of completions on previously developed land.

## 4.1 Protecting Character

### 4.1.1 Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.

- i. There are 30.9% of Conservation Area Appraisals and Management Plans in place in North Norfolk. There are 82 areas on the list which form the total, of which 26 have been completed.

Location	Date adopted
Aldborough	30-Jun-08
Baconsthorpe	07-Jun-21
Blakeney	08-Jul-19
Brinton	Jul-22
Cley	08-Jul-19
Cromer	12-Nov-12
Edgefield	Jul-22
Fakenham	28-Nov-11
Glandford	07-Jun-21
Glaven Valley	08-Jan-24
Hempstead	07-Jun-21
Holt	07-Jun-21
Hunworth	Jul-22
Letheringsett	Aug-21
Ludham	31-Aug-20
Melton Constable	19-Jun-08
Morston	08-Jul-19
Mundesley	26-Nov-09
North Walsham	23-Dec-09
RAF Coltishall	26-Aug-10
Sharrington	Jul-22
Stalham Staithe	Mar-17
Stody	Jul-22
Thornage	Jul-22
Walsingham	04-Nov-13
Wiveton	08-Jul-19

**Table 4.1.1 – List of adopted Conservation Area Appraisals and Management Plans.**

4.2.1 No dwellings / conversion permitted / completed in AONB.

- ii. There were 157 dwellings completed in AONB in North Norfolk during the period 2024/25.

Reference	Decision Date	Parish	Number of Dwellings
LA/24/2245	27/01/2025	Wells	1
NMA/24/2168	02/12/2024	Weybourne	1
NMA/24/2662	14/01/2025	Salthouse	6
PF/22/1928	16/05/2024	Sheringham	62
PF/24/0101	09/04/2024	Cley	1
PF/24/0653	23/05/2024	Warham	1
PF/24/0830	06/06/2024	Wells	23
PF/24/0883	06/12/2024	Wells	1
PF/24/0920	16/12/2024	Wells	1
PF/24/1291	05/09/2024	Cley	1
PF/24/1572	27/03/2025	Wells	47
PF/24/1764	12/02/2025	Beeston Regis	1
PF/24/1772	18/12/2024	Sheringham	1
PF/24/1902	20/12/2024	Blakeney	1
PF/24/1947	17/12/2024	Wells	5
PF/24/1949	31/01/2025	Cley	1
PF/24/2244	24/01/2025	Wells	1
PF/24/2404	03/01/2025	Wiverton	1
PF/24/2691	21/02/2025	Cley	1
		<b>Total</b>	<b>157</b>

**Table 4.2.2 – No. of dwelling completed in AONB**

4.2.2 Percentage of proposals in conformity with adopted Design Guide SPD.

- i. Currently there is no data available. A system for monitoring this indicator will be put in place and where possible, past data will be sought to complete the records

4.3.1 Contributions collected towards the scheme of recreational avoidance and mitigation measures in accordance with the GIRAMS (£)

To ensure the Council complies with the Conservation of Habitats and Species Regulations 2017 (as amended) and to enable growth in the District the Council is a contributor to the Norfolk Wide Green Infrastructure & Recreational Impact Avoidance & Mitigation Strategy, GIRAMS.

Mitigation measures designed to avoid adverse effects on the integrity of Habitats Sites arising from recreational disturbance are brought forward across Norfolk through an annual program of works agreed through the Project Board. The board is made up of members from each Norfolk Local Planning Authority.

In line with Policy ENV4 all net residential development and tourism accommodation proposals are required to contribute towards strategic mitigation measures through a per dwelling tariff. In the case larger proposals of 50 dwellings or more proposals are also required to include on site provision of enhanced green infrastructure in line with Policy CC11.

The tariff is collectively set as of 1 April 2025 at **£304.17** per new residential and tourism accommodation dwelling and is index linked. Tourist accommodation is on a ratio of a six bedspace to one dwelling of the tariff and student accommodation on a ratio of 2.5:1. The tariff is collected through both S106 agreements on larger proposals and also upfront payments through S111 process.

In the case of upfront payments and S111 the authority will return any contribution to the payee on written application to the authority if either of the following occurs:

- i. Planning permission is refused, and six months have elapsed from the decision date without a planning appeal.
- ii. The development has not started, and the planning permission is no longer capable of being implemented.
- iii. Any planning appeal submitted in respect of the development has been dismissed.

If the planning application is varied by a Section 73 application or amended, then the contribution may be used to cover the RAMS payment due for that application.

Transfer of funds collected via S111 will normally need to wait until commencement (which could be up to 3 years depending on permission) and the next round of payments against the Annual Action Plan of Mitigation .

Where money is returned if an application does not receive planning permission. More information is available at [Home | Habitat mitigation: Recreational impacts](#)

Year	Total S106 money received	Total S111 money received	Amount Transferred S106 into project	Amount Transferred S111 into project
Commencement – Oct 2025	£140,238.88	N/A	£140,238.88	£0
Commencement		£183,361.25	-	£0

- March 2026				
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Amount of additional provision of onsite Enhanced Green Infrastructure (EGI) Ha / contributions towards off-site strategic green infrastructure (£)

- ii. Currently there is no data available. A system for monitoring this indicator will be put in place and where possible, past data will be sought to complete the records

4.5.1 Number of planning applications within Local Nature Recovery Strategies.

- i. The LNRS has only recently been brought into effect by Norfolk County Council (November 2025) this indicator will be reported in future years

## 5.1 Meeting Accommodation Needs

### 5.1.1 Number of additional dwellings delivered.

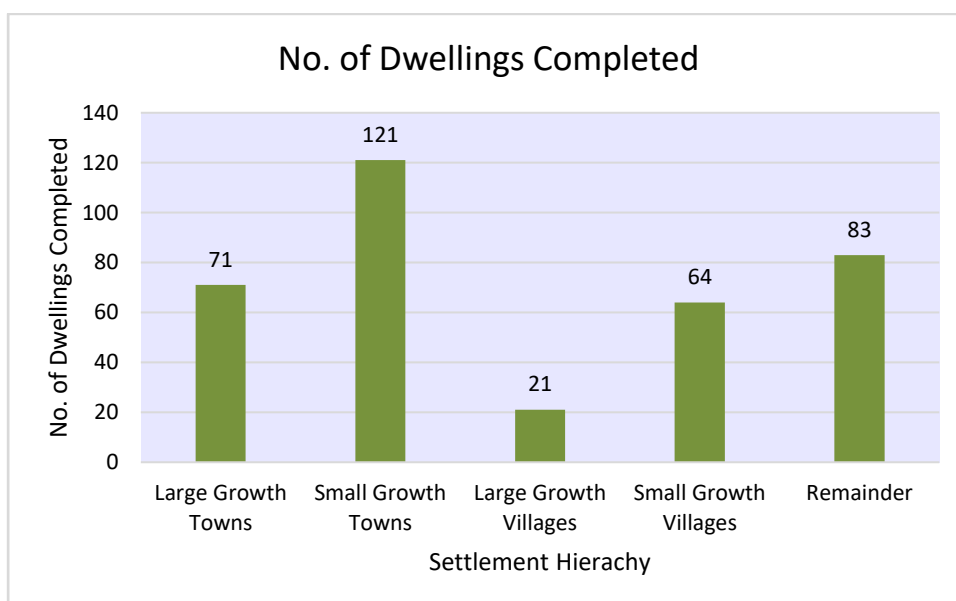
- i. Although there were 360 dwelling completions during the period 2024/25, there were also some losses, so taking these away from the total there was net gain of 329 additional dwellings.
- ii. The standard method for calculating Local Housing Need (LHN) was used to calculate the minimum dwellings needed over the plan period. As at March 2024, this provided a figure of 557 new homes per year. Over the 16-year Local Plan period (2024-2040) this amounts to an overall need for 8,900 additional dwellings.

### 5.1.2 Percentage of additional dwellings delivered.

- i. As 8,900 additional dwellings are required over the plan period and the first years delivery was 329 additional dwellings, which equates to 3.7%.

### 5.1.3 Number of dwellings delivered in each settlement / tier of hierarchy.

- i. Of the dwellings delivered, 71 were in the Large Growth Towns; 121 in Small Growth Towns; 21 in Large Growth Villages; 64 in Small Growth Villages; and 83 in the Remainder of the District.



**Graph 5.1.3: Number of dwellings in settlement Hierarchy**

### 5.1.4 Percentage of dwellings delivered in each settlement / tier of hierarchy.

- i. The largest percentage of dwellings were completed in Small Growth Towns

Settlement Hierarchy	Percentage of Dwellings
Large Growth Towns	19.7%
Small Growth Towns	33.6%
Large Growth Villages	5.8%
Small Growth Villages	17.8%
Remainder	23.1%

**Table 5.1.4 – Percentage of dwellings delivered in each settlement**

5.1.5 Allocations permitted.

- i. There were five applications permitted on Allocations, one in Cromer, one in North Walsham, two in Stalham (both on the same site, one for a care facility and the other for affordable homes) and Wells-Next-the Sea.

Site	Application No.	Permission	Full Permission Units	Outline Permission Units	Location
Cromer	<b>C16</b> PO/23/0596 Resolution to Approve	May-24		118	Land Off Overstrand Road. Former Golf Practice Ground, Overstrand Road.
North Walsham	<b>NW01/B</b> PF/22/1596 PF/22/1784	Nov-24	387		Land at Norwich Road & Nursery Drive, North Walsham <b>NMA/25/1250</b>
Stalham	<b>ST23/2</b> PF/21/1532 Care	Feb-25	61		Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham
Stalham	<b>ST23/2</b> PF/21/2021 Affordable	Feb-25	<b>34</b>		Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham <b>NMA/25/2325</b>
Wells	<b>W01/1</b> PF/23/1113	Mar-24	23		New Dwelling Land South Of Ashburton Close <b>RV/25/0230</b>
Total			505	118	

**Table 5.1.5 – Allocations permitted**

5.1.6 Allocations Delivered.

- i. There were no Allocations delivered during the period 2024/25.

5.1.7 Number of dwellings permitted in Countryside policy area.

- i. There were permissions for 61 dwellings granted in the Countryside policy area.

Parish	No. of Dwellings
Alby with Thwaite	1
Ashmanhaugh	1
Aylmerton	1
Baconsthorpe	8
Cley Next the Sea	4
Edgefield	14
Field Dalling	1
Fulmodeston	5
Helhoughton	1
Hempstead	1
Hindringham	3
Holkham	2
Plumstead	2
Raynham	1
Skeyton	2
Sloley	1
Smallburgh	1
Swanton Novers	7
Tattersett	1
Thursford	2
Warham	1
Wiveton	1
<b>Totals</b>	<b>61</b>

**Table 5.1.7 – Number of dwellings permitted in Countryside policy area**

5.1.8 Percentage of dwellings permitted in Countryside policy area.

- i. The total number of dwellings permitted across the district was 2,044 and therefore the percentage of those in the Countryside policy area was 3.0%.

5.1.9 Number of dwellings completed in Countryside policy area.

- i. The total number of dwellings completed in the Countryside Policy Area was 83 dwellings.

Parish	Units
Alby with Thwaite	5
Ashmanhaugh	3
Aylmerton	1
Baconsthorpe	3
Barton Turf	1
Bodham	2
Cley Next the Sea	1
Colby	5
Dilham	1
Edgefield	13
Felbrigg	1
Hindolveston	5
Kettlestone	1
Knapton	1
Lessingham	1
Paston	1
Skeyton	5
Smallburgh	1
Sustead	4
Swanton Abbott	2
Tattersett	1
Thorpe Market	1
Thurning	1
Warham	12
West Beckham	10
Wiveton	1
<b>Totals</b>	<b>83</b>

**Table 5.1.9 – Number of dwellings completed in Countryside policy area**

5.1.10 Percentage of dwellings completed in Countryside policy area.

- i. This equates to 23% completed in the Countryside Area of the total completed across the district.

5.1.11 Updated housing trajectory

Site reference	Parish	Location	Total Allocations (Inc. Elderly Persons Dwellings)	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
BLA04/A	Blakeney	Land East of Langham Road, Blakeney	30	30	0	10	20														
BLA01/B	Blakeney	Land to the West of Langham	30	30	0				10	10	10										
BRI01	Briston	Land East of Astley School, Briston.	25	25	0		10	15													
BRI02/C	Briston	Land at Astley Primary School	90	90	0		10	60	20												
C16 (PO/23/0596)	Cromer	Former Golf Practice Ground, Overstrand Road, Cromer	151	151	0			30	50	71											
C22/4	Cromer	Land West of Pine Tree Farm, Cromer	567	567	0			10	30	50	83	84	80	50	50	80	50				
C10/1	Cromer	Land at Runton Road/Clifton Park	70	70	0			30	40												
F01/B (Part)	Fakenham	Land North of Rudham Stile Lane, Fakenham	627	327	0											10	30	50	77	160	300
F02	Fakenham	Land Adjacent to Petrol Filling Station, Wells Road	70	70	0				10	30	30										
F03	Fakenham	Land at Junction of A148 and B1146, Fakenham	65	65	0				25	40											
F10	Fakenham	Land South of Barons Close, Fakenham	55	55	0			10	30	15											
H17	Holt	Land North of Valley Lane, Holt	27	27	0	13	14														
H20	Holt	Land at Heath Farm, Holt	220	220	0			30	60	60	60	10									
HV01/C	Hoveton	Land East of Tunstead Road, Hoveton	190	190	0				50	50	50	40									
HV06/A	Hoveton	Land East of Tunstead Road	50	50	0					50											
LUD01/C	Ludham	Land South of School Road, Ludham	48	48	0		24	24													
NW01/B PF/22/1596 PF/22/1784	North Walsham	Land at Norwich Road & Nursery Drive, North Walsham	387	387	0		40	40	40	43	73	70	40	41							
NW16	North Walsham	Land at Paston Gateway	370.0434783	370	0		10	50	50	90	50	50	50	20							
NW62	North Walsham	Land West of North Walsham	2000	1,270	0				30	60	100	160	100	100	160	100	100	160	100	100	730
MUN03/A	Mundesley	Land off Cromer Road & Church Lane, Mundesley	45	45	0		15	15	15												
SH04	Sheringham	Land adjoining Seaview Crescent, Sheringham	45	45	0				10	10	15	10									
SH18/1B	Sheringham	Land South of Butts Lane, Sheringham	48	48	0	10	30	8													
ST19/B	Stalham	Land Adjacent Ingham Road.	150	150	0			36	40	40	34										
ST04/A	Stalham	Land at Brumstead Road/Calthorpe Close.	45	45	0		30	15													
ST23/2 (PF/21/1532) Care/Affordable PF/21/2021 Affordable Homes	Stalham	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	141	141	0	61	40	40													
WNS3	WELLS-next-the-Sea	Land at Two Furlong Hill - Wells Neighbourhood Plan	45	45	0			10	20	15											0
W01/1 (PF/23/1113)	WELLS-next-the-Sea	Land South of Ashburton Close, Wells-next-the-sea	23	23	0		5	10	8												
<b>Allocations</b>		<b>Allocations - Total</b>	<b>5,614</b>	<b>4,584</b>	<b>0</b>	<b>94</b>	<b>248</b>	<b>433</b>	<b>538</b>	<b>634</b>	<b>505</b>	<b>424</b>	<b>270</b>	<b>211</b>	<b>210</b>	<b>190</b>	<b>180</b>	<b>210</b>	<b>177</b>	<b>260</b>	<b>1,030</b>
<b>SGV</b>		<b>Reduce to 80% of potential Yield.</b>	<b>929</b>	<b>743</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>72</b>	<b>65</b>	<b>53</b>	<b>54</b>	<b>47</b>	<b>73</b>	<b>78</b>	<b>64</b>	<b>62</b>	<b>49</b>	<b>46</b>	<b>82</b>	<b>0</b>	<b>186</b>
Windfall 135	Windfall	At 135*4 dwellings + 180*11/ year (New Local Plan)	2,520	2520	0	135	135	135	135	180	180	180	180	180	180	180	180	180	180	180	
Total - Appendix 1	Post EIP	Large sites with planning permission	1,646	1,646	159	126	216	176	58	81	80	100	100	100	100	100	100	100	50	0	75
Site <10	All - Under 10	Site <10	387	387	189	187	6	1	3	1											66
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>11,096</b>	<b>9,880</b>	<b>348</b>	<b>542</b>	<b>605</b>	<b>817</b>	<b>799</b>	<b>949</b>	<b>819</b>	<b>751</b>	<b>623</b>	<b>569</b>	<b>554</b>	<b>532</b>	<b>509</b>	<b>536</b>	<b>489</b>	<b>440</b>	<b>1,357</b>

Table 5.1.11 – Housing Trajectory 2024-2040

### 5.1.11 Housing trajectory 2024-2040 (Cont.)

- i. Table 5.1.11 shows that 9,880 additional dwellings will be provided over the plan period.

### 5.2.1 Growth levels in Small Growth Villages.

- i. Although there was an allowance of 929 dwellings for Small Growth Villages, this was reduced to 80% of that total to 743 dwellings. The delivery is expected to start during 2027/28.

Small Growth Village	2024-2040 (Period)	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
Aldborough	22						3	3	3	2	2	2	7
Bacton	45	5	6	5	6	5	5	13					
Badersfield (Scottow)	70						6	8	8	8	8	8	24
Beeston Regis	43	5	5	5	5	5	5	5	5	3			
Binham	11	3	3	3	2								
Catfield	39						4	5	4	4	5	6	11
Corpusty and Saxthorpe	29						3	3	4	4	4	3	8
Runton	64	10	11	4	4	3	4	4	5	6	5	4	4
Erpingham	29					1	4	4	4	4	4	4	4
Felmingham	23	4	4	4	4	4	3						
Great Ryburgh	26	4	4	4	4	4	4	2					
Happisburgh	36						4	4	5	4	4	5	10
High Kelling	20	6	4	4	4	2							
Horning													
Itteringham	5						2	2	1				
Langham	15	4	4	4	3								
Little Snoring	24	5	5	4	2	2	3	1	1	1			
Walsingham	31	6	5	3	2	2	2	2	2	3	2	1	1
Neatishead	21						2	3	4	4	4	4	
Northrepps	43	4	4	4	4	4	5	6	6	6			
Overstrand	38	11	3	4	4	4	3	2	3	2	2		
Potter Heigham													
Roughton	37				4	4	3	4	4	5	4	5	4
Sculthorpe	28	5	5	4	3	4	3	4					
Sea Palling													
Southrepps	34						4	4	4	4	4	4	10
Stibbard	13	4	4	4	1								
Sutton	46						5	6	5	6	5	6	13
Trunch	37	4	4	4	5	5	4	4	4	3			
Tunstead	42				4	4	4	4	4	4	6	6	6
Walcott													
Weybourne	20	6	6	2	2	2	2						
Worstead	38	4	4	4	4	4	4	4	4	4	2		
<b>80% of Total</b>	<b>743</b>	<b>72</b>	<b>65</b>	<b>53</b>	<b>54</b>	<b>47</b>	<b>73</b>	<b>78</b>	<b>64</b>	<b>62</b>	<b>49</b>	<b>46</b>	<b>82</b>
<b>Total</b>	<b>929</b>	<b>90</b>	<b>81</b>	<b>66</b>	<b>67</b>	<b>59</b>	<b>91</b>	<b>97</b>	<b>80</b>	<b>77</b>	<b>61</b>	<b>58</b>	<b>102</b>

**Table 5.2.1 – Growth levels in Small Growth Villages 2024-2040**

### 5.3.1 Number of windfall development.

- i. There have been a number of windfall developments (large developments) already coming through. These are all listed below.

Parish	Brownfld (B) Greenfld (G) Windfall (W) Alloc (A)	Application No.	Number of Dwellings	New Dwellings Windfall	Notes
Cromer	BW	PF/23/2498	9	NDW	Residential Development Redevelopment of site to residential. 4 Bond Street
Hoveton	BW	PM/20/1641	28	NDW	Residential Development Land to the north of Tilia Business Park, Tunstead Road
North Walsham	GW	PO/20/1251	54	NDW	Residential Development Former Sports Ground Station Road
Wells	GW	<b>W07/1</b> PF/24/1572	47	NDW	Land Adjacent Holkham Road, Wells-next-the-sea
Walcott	GW	PF/23/2259	23	NDW	Development Land on Ostend Road, Ostend Road
Total			161		

**Table 5.3.1 – Number of windfall development**

### 5.3.2 Percentage of windfall development.

- i. 50% of the developments were Windfall developments, however, these developments were for only 20% of additional dwellings. The other 50%, which were on allocations accounted for 80% of new dwellings. All applications permitted as windfall resulted in 337 additional dwellings in the district, 35% of the total.

### 5.3.3 Number of affordable dwellings permitted.

- i. A total of 436 Affordable Housing units were permitted, across 9 planning applications, during the period 2024/25. These included a care facility comprising 61 units. Therefore, 436 affordable housing units equates to 28% of the total 1556.

Parish	Application No.	Permission	Full Permission Units	Outline Permission Ha	Outline Permission Units	Notes	AH Total
Bacton	<b>BACT03 PF/23/1612</b>	Aug-24	47			Land adjacent to Beach Road <b>RV/24/1763</b>	47
Fakenham	<b>F01 PM/24/1946</b>	Mar-25	950			Land North of Rudham Stile Lane, Fakenham <b>PO/17/0680, RV/22/0855</b>	166
North Walsham	<b>NW01/B PF/22/1596 PF/22/1784</b>	Nov-24	387			Land at Norwich Road & Nursery Drive, North Walsham <b>NMA/25/1250</b>	53
North Walsham	PO/20/1251	Dec-24		3.80	54	Residential Development Former Sports Ground Station Road	24
Stalham	<b>ST23/2 PF/21/1532 Care</b>	Feb-25	61			Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	61
Stalham	<b>ST23/2 PF/21/2021 Affordable</b>	Feb-25	<b>34</b>			Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham <b>NMA/25/2325</b>	34
Swanton Novers	PF/22/2225	Feb-25	7			New Dwelling Affordable dwellings Land at The Street, The Street	7
Wells-Next-the-Sea	<b>W07/1 PF/24/1572</b>	Mar-25	47			Land Adjacent Holkham Road, Wells-next-the-sea	21
Walcott	PF/23/2259	May-24	23			Development Land on Ostend Road, Ostend Road	23
<b>Total</b>			<b>1556</b>				<b>436</b>

**Table 5.3.3 – Number of windfall development**

### 5.3.4 Number of affordable dwellings Completed

- i. There were 50 affordable dwellings completed during the period 2024/25, of which 44 were Affordable Rent and 6 were Shared Ownership. The table below shows a further breakdown of these, by application reference.

Parish	Planning Reference	Affordable Rent	Shared Ownership	Total
Holt	<b>H12 PF/17/1803</b>	3		3
Northrepps	PF/20/1781	8	2	10
Sheringham	<b>SH07 PF/21/3141</b>	18	2	20
Warham	PF/19/0989	10	2	12
West Beckham	PF/23/1065	5		5
<b>Total</b>		<b>44</b>	<b>6</b>	<b>50</b>

**Table 5.3.4 – Number of affordable dwellings Completed**

### 5.3.5 Percentage of affordable dwellings completed

- i. Of the 213 new build dwellings in North Norfolk during the period 2024/25, 50 were Affordable homes, which equates to 23.5% of new build dwellings, for the period.

### 5.4.1 Number and location of exception housing schemes Permitted.

- i. Permissions for 436 affordable dwellings were granted over nine sites within the district during 2024/25. These are detailed below in Table 5.4.1.

Parish	Location	Designation	Planning Reference	Full	Outline	Affordable
Bacton	Land adjacent to Beach Rd.	Previous Plan Allocation/ Hybrid	<b>BACT03 PF/23/1612</b>	47		47
Fakenham	Land North of Rudham Stile Lane	Previous Plan Allocation	<b>F01 PM/24/1946</b>	950		166
North Walsham	Land at Norwich Road & Nursery Dr.	New Local Plan Allocation	<b>NW01/B PF/22/1596 PF/22/1784</b>	387		53
North Walsham	Former Sports Ground. Station Rd.	Windfall	PO/20/1251		54	24
Stalham	Land North of Yarmouth Rd.	New Local Plan Allocation	<b>ST23/2 PF/21/1532</b>	61		61
Stalham	East of Broadbeach Gardens	New Local Plan Allocation	<b>ST23/2 PF/21/2021</b>	34		34
Swanton Novers	Land at The Street	Exception Site	PF/22/2225	7		7
Wells-Next-the-Sea	Land adjacent to Holkham Rd.	Windfall	W07/1 PF/24/1572	47		21
Walcott	Land on Ostend Rd.	Exception Site	PF/23/2259	23		23
<b>Total</b>				<b>1556</b>	<b>54</b>	<b>436</b>

**Table 5.4.1 – Number and location of exception housing schemes Permitted**

#### 5.4.2 Number and location exception housing schemes Completed.

- i Three Exception schemes were completed in the year, which are listed below.

Parish	Location	Planning Reference	Total
Northrepps	Land North of Broadgate Close	PF/20/1781	10
Warham	Land East of Stiffkey Road	PF/19/0989	12
West Beckham	Land to the North of Church Road	PF/23/1065	5
<b>Total</b>			<b>27</b>

**Table 5.4.2 – Number and location of exception housing schemes Completed**

#### 5.4.3 Number and location of exception housing schemes - Dwellings permitted.

- i. There were seventy-seven affordable dwellings permitted in the year

Parish	Location	Planning Reference	Full Permission	Affordable Dwellings
Bacton	Land adjacent to Beach Road	BACT03 PF/23/1612	47	47
Swanton Novers	Land at The Street	PF/22/2225	7	7
Walcott	Land on Ostend Road	PF/23/2259	23	23
<b>Total</b>			<b>77</b>	<b>77</b>

**Table 5.4.3 – Number and location of exception housing schemes – dwellings Permitted**

#### 5.4.4 Number and location of exception housing schemes - dwellings completed.

- i. 27 affordable dwellings were completed on Exception schemes developments in Northrepps, Warham and West Beckham.

Parish	Location	Planning Reference	Total
Northrepps	Land North of Broadgate Close	PF/20/1781	10
Warham	Land East of Stiffkey Road	PF/19/0989	12
West Beckham	Land to the North of Church Road	PF/23/1065	5
<b>Total</b>			<b>27</b>

**Table 5.4.4 – Number and location of exception housing schemes – dwellings Completed**

### 5.5.1 Number of 2- & 3-bedroom dwellings.

- i. Of the 360 dwellings completed, 237 of these dwellings were 2 and 3 bedrooms.

Bedrooms on Completions Financial Year 24/25									
Parish	Flats		House					Unknown	Total Units
	1 Bed	2 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed		
ALBY with Thwaite				1	1	3			5
Aldborough				1					1
Ashmanhaugh			1		2				3
Aylmerton								1	1
Baconsthorpe				2	1				3
Bacton				1	3	1			5
Barton Turf						1			1
Beeston Regis					3				3
Blakeney			1		1	3			5
Bodham						2			2
Briston					1	1			2
Catfield						1			1
Cley-Next-the-Sea								1	1
Colby					4	1			5
Corpusty				1	1				2
Cromer	10	23		1	7	2			43
Dilham				1					1
Edgefield	1			3	8	1			13
Fakenham				2	5	2			9
Felbrigg				1					1
Happisburgh				2	7	1			10
Hindolveston					3	2			5
Holt	7		1	21	23	18	2		72
Horning					1				1
Hoveton					3				3
Kettlestone					1				1
Knapton			1						1
Lessingham				1					1
Ludham		1		1					2
Melton Constable				1	1	2	1		5
Mundesley		4			2		1		7
North Walsham	5	2	1	1	6	4			19
Northrepps	1		1	7	11	3	1		24
Overstrand						1			1
Paston				1					1
Roughton						1			1
Sculthorpe								1	1
Sheringham	12	8	1	11	5	8		1	46
Skeyton				3				2	5
Smallburgh								1	1

Bedrooms on Completions Financial Year 24/25									
Parish	Flats		House					Unknown	Total Units
	1 Bed	2 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed		
Southrepps					1				1
Sustead					3			1	4
Sutton					1				1
Swanton Abbott							2		2
Tattersett								1	1
Thorpe Market					1				1
Thurning				1					1
Trunch				1	2				3
Tunstead					4				4
Warham		12							12
West Beckham			1	4	3	2			10
Wiveton					1				1
Worstead								1	1
Walcott					2	2			4
<b>Totals</b>	<b>36</b>	<b>50</b>	<b>8</b>	<b>69</b>	<b>118</b>	<b>62</b>	<b>7</b>	<b>10</b>	<b>360</b>

**Table 5.5.1 – Number of 2- & 3-bedroom dwellings.**

#### 5.5.2 Percentage of 2- & 3-bedroom dwellings.

- i. 66% of dwellings completed during the year were 2- and 3-bedroom flats or houses. There were almost equal numbers of both 2- and 3-bedroom dwellings across the district.

#### 5.6.1 Amount of provision for Gypsy and Travellers (Plots)

The adopted Local Plan December 2025 sets the minimum requirements of need for both permanently occupied and transit pitches for the gypsy and traveller communities. The 2024 assessment of need is based on the updated Planning Policy for Traveller Sites, PPTS definition December 2023.

##### Transit permissions

- i. 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.
- ii. No additional sites / pitches have been approved in the monitoring year.

#### 5.6.2 Amount of provision for Gypsy and Travellers (Plots) permanent.

The assessment identifies that there is an overall accommodation need across North Norfolk between 2024 and 2040 of 11 pitches (ethnic need) and 9 pitches (PPTS defined need, 2023). The ethnic need figure which is adopted by the Council acknowledges the distinctions between the planning definition in the 2023 PPTS and the broader cultural identities which include any economic needs, ensuring that all relevant accommodation needs are considered, thereby aligning with legal obligations under the Equality Act to avoid discrimination and promote equality.

**Permanent permissions**

**Housing needs are thus defined in five-year tranches as**

<b>Period</b>	<b>Ethnic Definition</b>	<b>PPTS definition</b>
2024 -29	7	5
2029- 34	2	2
2034- 40	2	2
Total	11	9

i. Since adoption Monitoring shows that since the Local Plan was adopted no further permissions have been granted against the specific need.

**For the following Indicators, the system for capturing the information will be put in place in 2026 for their reporting in AMR 2026/27.**

**5.7.1 Percentage of dwellings meeting M4(2) standard.**

**5.7.2 Percentage of dwellings meeting M4(3) standard.**

**5.8.1 Percentage of dwellings complying / exceeding minimum National Described Space Standards.**

**5.9.1 Number of older people / specialist accommodation units permitted by type and tenure, location and on site specific allocations.**

- i. There was one application permitted at Stalham, Land North of Yarmouth Road, East of Broadbeach Gardens, which is an allocation, for 61 dwelling equivalents.

**5.9.2 Number of older people / specialist accommodation units completed by type and tenure, location and an on allocations**

- i. There have been no completions of older people / specialist accommodation units this year.

## 6.1 Enabling Economic Growth

Indicators which are not referenced below relating to: Enabling Economic Growth & Delivering Healthy Communities, the system for capturing the information will be put in place in 2026 for their reporting in AMR 2026/27.

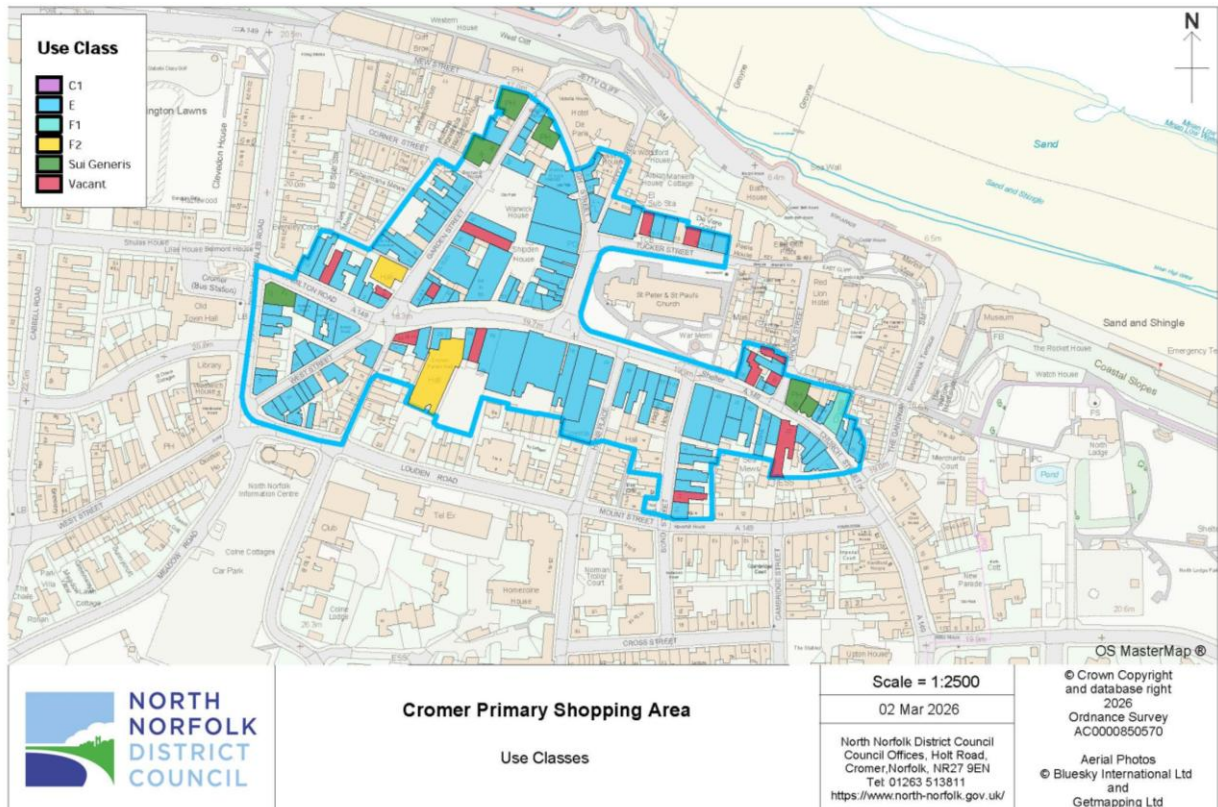
### 6.3.1 Retail Vacancy rates in Large town centres.

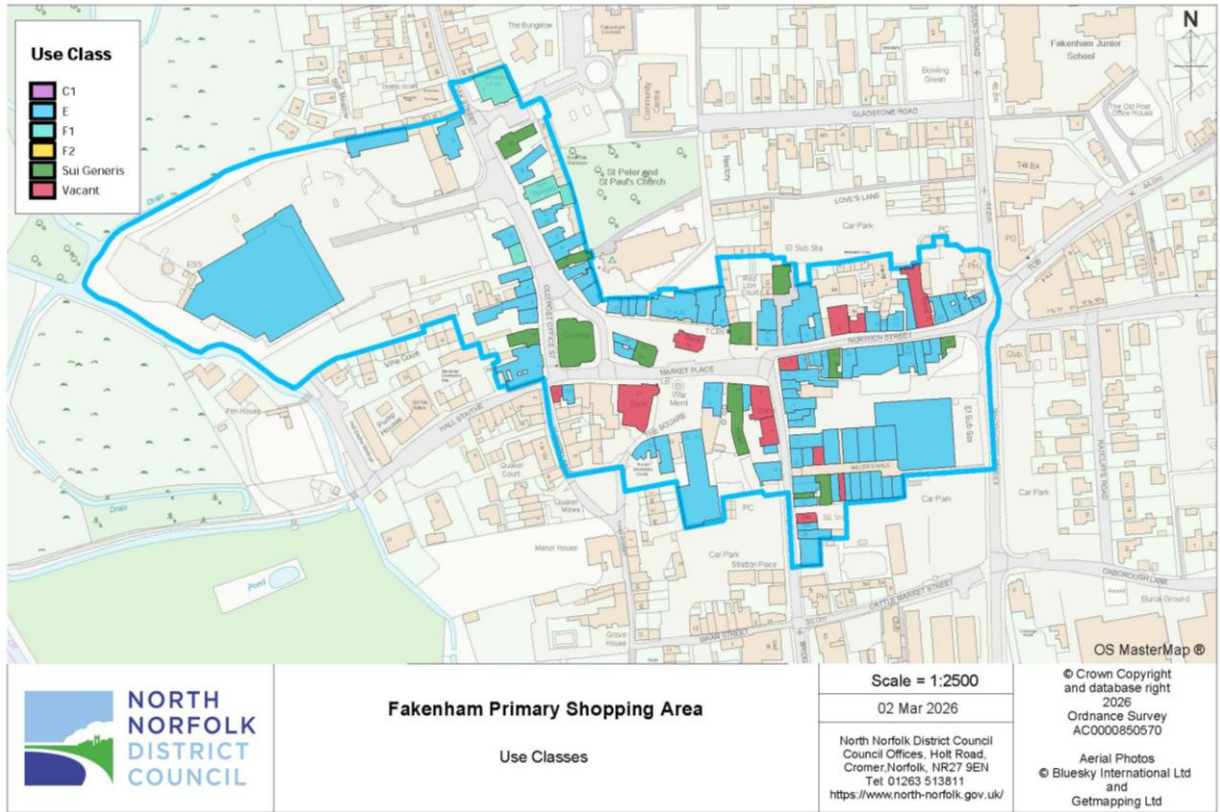
- i. A total of 338 establishments were surveyed in the Primary areas of the Large Town Centres, of which 31 were found to be vacant. This equates to 9% of the total.

Vacancy Rates	Total	Vacant	%
<b>Large Town Centres</b>			
Cromer	135	13	10%
Fakenham	110	12	11%
North Walsham	93	6	6%
<b>Total</b>	<b>338</b>	<b>31</b>	<b>9%</b>

**Table 6.3.2 – Primary Shopping Areas: Large Towns**

- ii. The maps below show the Primary Shopping areas in the Large Town Centres, and the establishments, categorized by use class and those vacant.





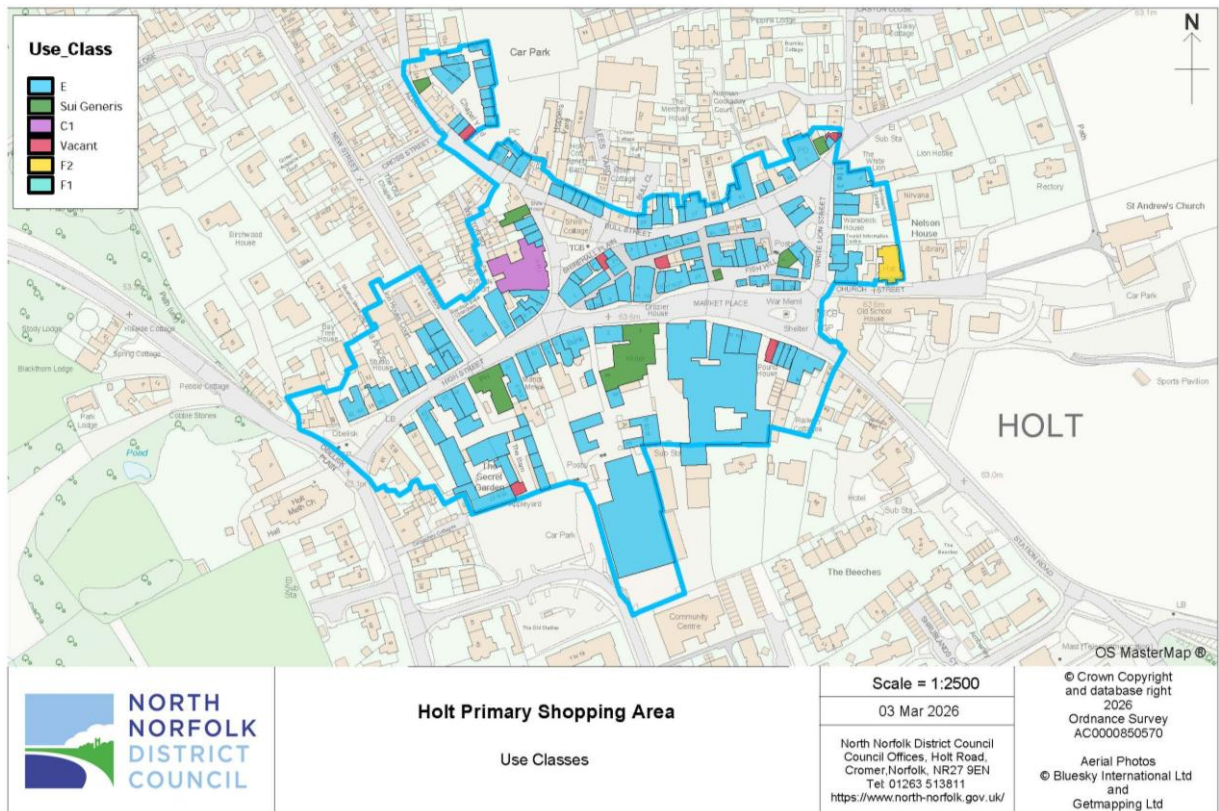
### 6.3.2 Retail Vacancy rates in Medium town centres

- i. A total of 390 establishments were surveyed in the Primary areas of the Medium Town Centres, of which 25 were found to be vacant. This equates to 6% of the total.

Medium Town Centres			
Holt	151	6	4%
Sheringham	118	6	5%
Stalham	56	5	9%
Wells	65	8	12%
<b>Total</b>	<b>390</b>	<b>25</b>	<b>6%</b>

Table 6.3.2 – Primary Shopping Areas: Medium Towns

- ii. The maps below show the Primary Shopping areas in the Medium Town Centres, and the establishments, categorized by use class and those vacant.





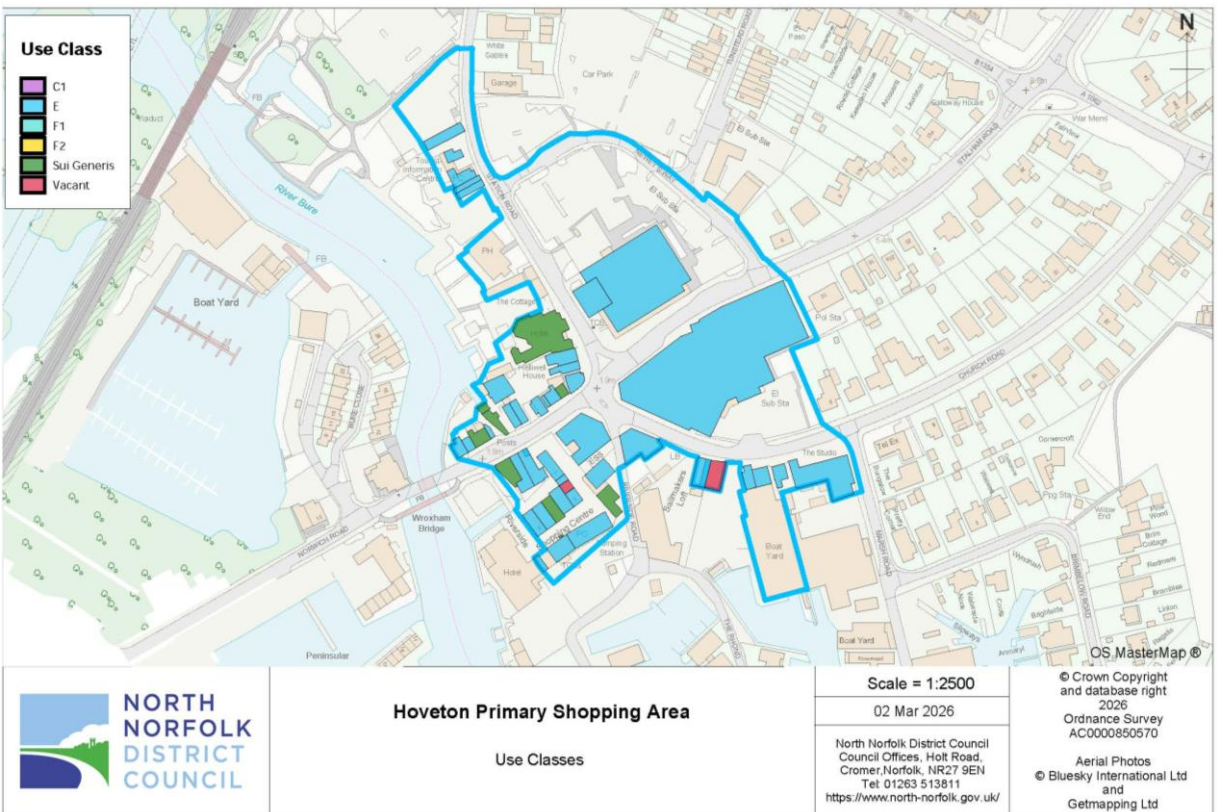
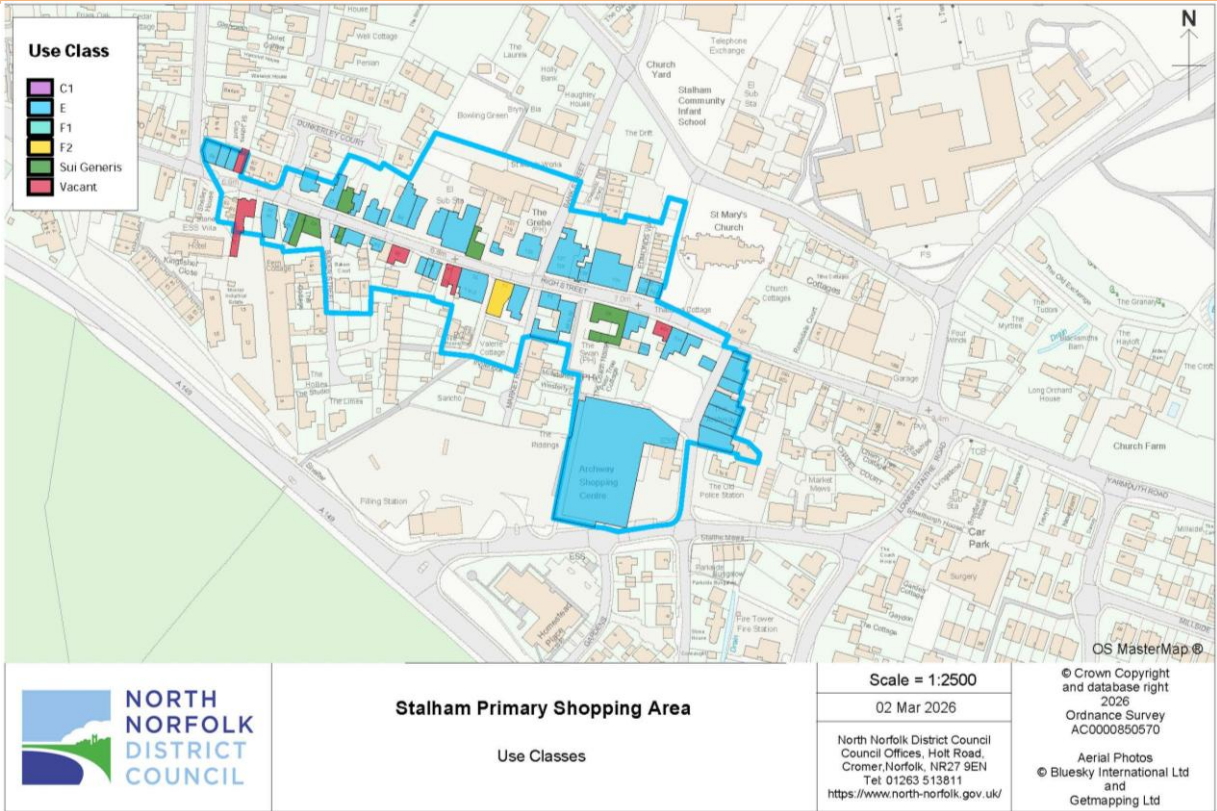
**Sheringham Primary Shopping Area**

Use Classes



**Wells-Next-The-Sea Primary Shopping Area**

Use Classes



# Appendix A: Neighbourhood Development Plans

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and to 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 Plans.

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.

## Neighbourhood Plans in North Norfolk

Neighbourhood Plan Area
Blakeney Neighbourhood Plan (adopted)
Cley-next-the-sea Neighbourhood Plan
Corpusty and Saxthorpe Neighbourhood Plan (adopted)
Happisburgh Neighbourhood Plan
Holt Neighbourhood Plan (adopted)
Hoveton Neighbourhood Plan
Mundesley-on-sea Neighbourhood Plan
North Walsham Neighbourhood Plan
Overstrand Neighbourhood Plan
Ryburgh Neighbourhood Plan (adopted)
Stalham Neighbourhood Plan
Trunch Neighbourhood Plan
Tunstead Neighbourhood Plan
Wells-next-the-sea Neighbourhood Plan (adopted)
Weybourne Neighbourhood Plan

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: The Town and Country Planning (Local Planning) (England) Regulations 2012

### Authorities' monitoring reports

34.—(1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) in relation to each of those documents—

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;

(ii) the stage the document has reached in its preparation; and

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) identify that policy; and

(b) include a statement of—

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

(4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan<sup>(1)</sup>, the local planning authority's monitoring report must contain details of these documents.

(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(2), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

(8) In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990(3).

(1)

See section 38A of the Act (inserted by paragraph 7 of Schedule 9 to the Localism Act [2011 \(c.20\)](#)) for the definition of "neighbourhood development plan".

(2)

[S.I. 2010/948](#).

(3)

[1990 c.8](#). Section 61E was inserted by paragraph 2 of Schedule 9 to the Localism Act 2011.