NORTH NORFOLK

Local Development Framework

NORTH NORFOLK DISTRICT COUNCIL

Annual Monitoring Report

2009–2010

Covering the period
1 April 2009 to 31 March 2010

December 2010

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1 Introduction

Purpose of the Monitoring Report

1.1 This report 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 2009 and 31 March 2010** and compares this to previous years. It also presents information on the progress towards preparing Local Development Framework documents. The content allows the Council and others to monitor the progress that is being made in meeting a range of national and local targets and test the effectiveness of policies contained in the Core Strategy. The report does not include data on permissions or developments in the Broads Authority area.

1.2 Monitoring progress on the production of policy documents and the performance of adopted policies is critical to the process of "plan, monitor, review" which underpins the Local Development Framework. It ensures the early identification of issues and provides a clear mechanism for checking that targets have been met. The main purposes are:

- To establish what is happening and to anticipate what might happen
- To assess how plan policies are performing. Are they having any unintended consequences?
- To establish whether policies need to be changed.

1.3 The process is linked to a set of local and national targets and performance indicators, each of which are related to key policy objectives.

Structure of the Report

1.4 This document is structured into 5 main chapters which reflect the Core Strategy Aims:

- Housing
- Sustainable Development
- Environment
- Economy
- Community

1.5 Various indicators are used to assess performance within each of those chapters;

- **Contextual Indicators** - these provide baseline data on the district's demographic structure, the performance of the local economy and information on environmental, housing and transport issues. These long term indicators draw mainly on existing published sources of information such as the Census and information published by other bodies such as the Environment Agency.
- **Output Indicators** - a number of national 'core' indicators are set by Government (see Appendix A) and many local targets and indicators are contained in the Core Strategy, the Council's Corporate Plan (2008-2011) and the Norfolk Local Area Agreement (although the LAA targets were scrapped in October 2010 and may not be gathered in the future). These measure specific outputs such as the amount of new residential and commercial development that has occurred during the year.
- **Process Indicators** - these record the progress that has been made on the preparation of LDF documents.

1.6 Where published and measurable targets are available these are referred to in the text and the summary tables at the start of each chapter. Targets which have been achieved or are on track to be achieved are indicated with a ☺ and those which have not been achieved with a ☹. Table 4 in the implementation and Monitoring section of the Core Strategy sets out how each indicator relates back to Core Strategy objectives and policies, providing the important link between this report and the monitoring of key policy objectives.

1.7 Many targets and indicators are monitored by external organisations such as Natural England, the Environment Agency and Norfolk County Council in order to check progress toward their targets and influence their policies and strategies. This report draws on some of this information and more information is available on the respective organisations websites.

Summary

1.8 During the year in the twelve months ending on the 31 March 2010 a total of 416 new dwellings were recorded as completed of which 40 were affordable. The East of England Plan requires that at least 8,000 dwellings are provided in North Norfolk between 2001-2021, giving an annual minimum requirement of 400 completions per year. Since the start of the plan period 3,287 dwellings have been recorded as completed, giving an average of 365 dwellings per year. Due to this shortfall against the annual average it will be necessary to deliver an average of 420 dwellings per year for the remainder of the plan period if the target of 8,000 dwellings is to be met.

1.9 Increasing the supply of affordable housing remains a key priority for the Council, and the Core Strategy introduced lower thresholds and higher requirements than previous Local Plan policies. It is, however, taking time for the new requirements to take effect and since adoption of the Core Strategy the number of new dwellings being permitted and completed has slowed nationally due to the economic climate and resulting depressed housing market. The number of planning applications for new dwellings fell sharply in the last year, and the majority of applications in the district were on small sites below the affordable housing threshold. This combination resulted in only 13 new affordable dwellings being permitted (as opposed to completed) during the monitoring period.

1.10 Other targets for the amount of development on previously developed 'brownfield' land and the amount of dwellings with 2 bedrooms or less are being met and exceeded. The Core Strategy introduces new environmental standards for new buildings and all dwellings permitted are conditioned to require submission of a Code for Sustainable Homes certificate confirming they have met Code Level 2. A Sustainable Construction checklist has also been produced to provide guidance on minimising resource and energy consumption.

1.11 Core Strategy policies also seek to protect and enhance North Norfolks natural and built environmental assets. Government policy allows Councils to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history but do not merit national listing and over the last year the Council has identified 102 Locally Listed buildings in association with a series of Conservation Area Appraisals. Core Strategy policies require all proposals to protect important biodiversity features and a protected species survey checklist has been developed to advise applicants on what should be submitted with planning applications.

1.12 At April 2010 there was 47ha of employment land available in North Norfolk, although its distribution is not even spread with 35 hectares available in North Walsham but only 0.3 ha available in Cromer. Less than 9% of the available land had planning permission or was under construction. The economic climate has affected the districts town centres and vacancy rates in town centre units increased in all towns between 2007and 2009.

1.13 Progress on producing LDF documents has been good and as at March 2010 the Council had an adopted Statement of Community Involvement, Core Strategy, Design Guide SPD and Landscape Character Assessment SPD and had submitted the Site Specific Proposals DPD to Government for examination. A revised program document (Fifth revision of the Local Development Scheme) was submitted to government during 2009 and approved as a new timetable for preparation of development plan documents (See Appendix B). This incorporated a new development plan document in relation to the re-use of rural buildings as dwellings which was also submitted to government for examination in March 2010.



2 Housing

Housing: Objectives & Targets

Core Strategy Aim: to address the housing needs of the whole community

- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.

Targets

		2009 / 10
☹	To ensure that over a period of 5 years an average of 420 dwellings are provided each year	09/10 = 416 5 year average = 402
☹	To ensure 70% of all new dwellings are located in either a Principal or Secondary centre	34%
☺	To ensure 60% of new dwellings are built on previously developed land	90%
☹	To ensure that all new dwellings in towns are built to net density of at least 40 dwellings per hectare (dph) and at least 30 dph elsewhere	Achieved on 42% of dev in towns and 23% in service villages and Hoveton
☹	To provide a minimum of 300 new affordable homes over the period 2008-2011	09/10 = 40
☺	To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	95%
☹	To ensure that each development of ten or more dwellings in towns includes at least 45% affordable units	Not achieved
☹	To ensure that on each development of two or more dwellings in villages at least 50% comprise affordable dwellings	Not achieved
-	To maximise the number of rural exceptions schemes permitted	20 dwellings
☹	To bring back 25 empty homes per year back into use	7
☺	To ensure that at least 40% of new dwellings built have two bedrooms or less	70%
☺	To provide two short stay stopping places for Gypsies and Travellers by 2009	Sites completed at Cromer & Fakenham

2.1 This section sets out the position in terms of new housing in the District over the period 1 April 2009 to 31 March 2010. It looks at the amount of permissions granted, the number of dwellings completed, the Five Year Land Supply, expected future rates of building (Housing Trajectory), the amount of affordable housing provided and average property values amongst other information. Further information is available in the Statement of Five Year Supply of Housing Land and Housing Trajectory published in April 2010.

2.2 At 31 March 2010 the dwelling stock in North Norfolk was **52,065**.

Housing Permissions

2.3 The table below shows the total number of dwellings that were permitted in the district over the past nine years.

Year	Number of dwellings permitted
2009/10	189
2008/09	508
2007/08	587
2006/07	560
2005/06	563
2004/05	664
2003/04	542
2002/03	642
2001/02	473

Table 2.1 Number of dwellings permitted over time. Source NNDC.

2.4 As the table shows, permissions have remained fairly constant over time until 09/10 which saw a sharp fall. This is likely to be due to the economic climate and the slow-down of the housing market rand has been experienced in all Norfolk authorities as the graph below shows.

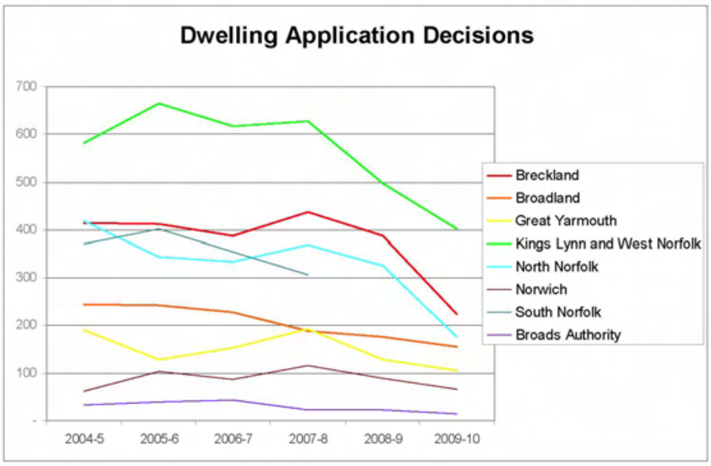


Figure 2.1 Dwelling Application Decisions Across Norfolk Authorities

2.5 The figures that make up the graph are not directly comparable to the previous table as they are sourced from the annual local authority returns on numbers and outcome of planning applications that are sent to CLG, and are based on slightly different categories of development. They do, however, show a comparable picture across all authorities that planning applications for new dwellings have declined in recent years.

2.6 Planning permission normally allows 5 years for a scheme to be commenced and once started there is no time limit for completion. There is therefore no certainty on when the permissions granted may come forward, and approximately 10% of permissions never get built. The Statement of Five Year Supply of Housing Land report looks at all sites with planning permission for 10 or more dwellings and estimates that 300 dwellings are likely to come forwards from this source in the next 5 years.

House Building Rates

2.7 There were **416** net dwelling completions in North Norfolk during the year which compares to 258 in the previous year. The annual average number of dwellings built in the last 10 years was **365**. The chart overleaf shows dwelling completions by year. The low figures recorded in 2003/04 and 2004/05 are likely to reflect changes in the method of recording completions rather than low completion rates. The high figures for 2007/08 and 2009/10 were due in part to the inclusion of dwellings at Coltishall and West Raynham Airbases coming forward that were not previously available on the open market. The table below shows how many of the new dwellings were new build, conversions, change of use etc and indicates that changes of use make up a significant proportion of new dwelling completions. Of the 187 new builds 51% were houses or bungalows and 49% were flats, maisonettes or apartments.

Type of dwelling completed	Amount (%)
New build	187 (45%)
Conversions	36 (9%)
Change of use	171 (41%)
Other	22 (5%)
Total	**416**

Table 2.2 Break-down of dwelling completions by type

2.8 The following table of 'New Dwelling Completions 2000/01 to 2009/10' shows completions by ward which indicates the general location of development and Table 2.4 'Location of Dwelling Completions 2001 - 2010 (Average)' shows the distribution between Service Villages, Principal Settlements, Secondary Settlements and other settlements. The Core Strategy seeks to deliver a higher proportion of new development in towns and some of the larger villages in the district compared to the more rural areas (50% of new dwellings in the Principal Settlements, 20% of new dwellings in the Secondary Settlements and the remaining 30% in the Service Villages or as rural exception schemes / conversion of rural buildings). This was not achieved and development in non-selected settlements actually made up the bulk of completions. The balance is not expected until such time as larger scale development sites in the Principal and Secondary Settlements begin to deliver new dwellings.

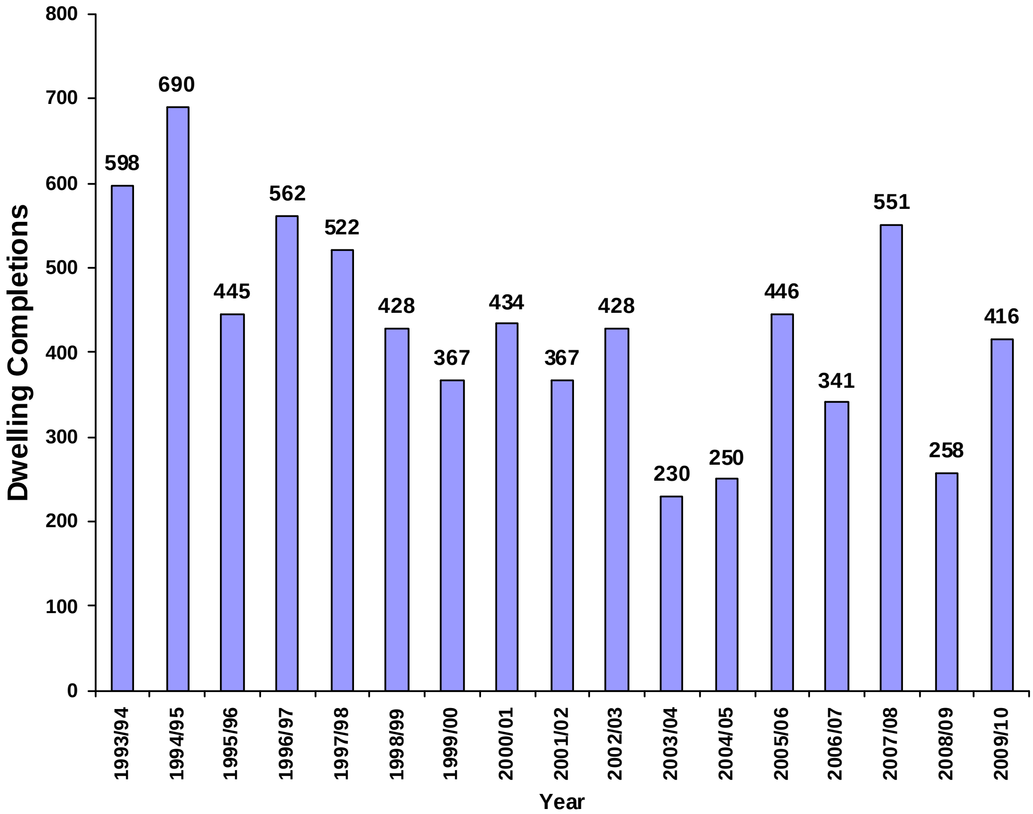


Figure 2.2 Housing Completions (Source: NNDC Residential Land Availability Study 2010)

Dwellings Completed by Ward										
WARD	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
Astley	2	3	13	2	3	19	7	7	7	3
Briston	22	19	30	6	7	37	12	13	6	25
Chaucer	1	12	5	3	0	0	2	1	8	3
Corpusty	1	5	0	8	4	7	1	12	11	1
Cromer	56	33	53	30	11	57	50	34	25	37
Erpingham	7	10	0	0	5	21	2	10	1	2
Gaunt	6	8	3	2	3	2	12	6	6	2
Glaven Valley	5	2	11	2	4	3	1	12	1	8
Happisburgh	11	16	13	0	0	14	2	6	0	1
High Heath	41	22	3	2	2	5	0	2	5	8
Holt	19	12	33	22	31	43	16	14	66	22
Hoveton	8	3	2	3	2	19	0	2	0	2
Lancaster	37	29	37	13	56	27	11	46	22	23
Mundesley	24	17	20	5	4	19	31	19	21	10



Dwellings Completed by Ward										
WARD	**00/01**	**01/02**	**02/03**	**03/04**	**04/05**	**05/06**	**06/07**	**07/08**	**08/09**	**09/10**
North Walsham	86	34	22	23	24	40	73	65	19	24
Poppyland	5	11	13	4	1	20	14	29	11	3
Priory	27	19	33	4	1	9	14	60	9	9
Roughton	3	9	3	1	2	9	20	8	0	6
Scottow	1	4	3	1	0	3	0	102	0	114
Sheringham	24	21	56	62	21	44	10	31	21	17
St. Benet	7	6	2	1	3	4	5	3	4	8
Stalham & Sutton	6	6	5	1	19	14	29	33	4	13
The Raynhams	3	10	6	5	7	2	0	2	1	56
The Runtons	3	14	5	6	2	2	0	6	2	4
Walsingham	1	6	7	3	1	2	4	8	2	2
Waterside	3	16	25	13	27	12	3	8	3	3
Waxham	2	5	4	8	2	3	4	4	0	2
Wensum	22	17	14	0	6	6	12	3	3	6
Worstead	1	1	7	0	2	3	6	5	0	2
Total	**434**	**367**	**428**	**230**	**250**	**446**	**341**	**551**	**258**	**416**

Table 2.3 New Dwelling Completions 2000/01 to 2009/10 (Source: NNDC Residential Land Availability Study 2010)

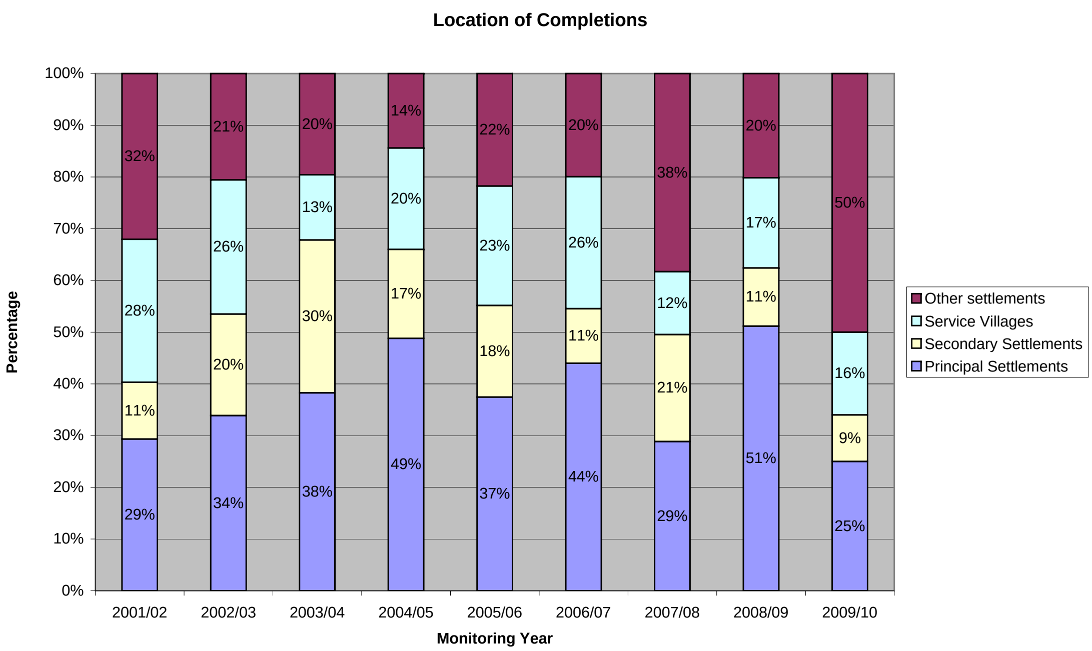
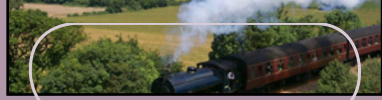


Figure 2.3 Location of Dwelling Completions





Type of location	Percentage of dwellings	Core Strategy Target
Principal Settlements	37%	50%
Secondary Settlements	16%	20%
Service Villages	20%	30%
Other	26%	

Table 2.4 Location of Dwelling Completions 2001 - 2010 (Average)

Housing Trajectory

2.9 The North Norfolk Local Development Framework plans for the period 2001 until 2021. The Planning Authority will need to provide for the completion of a minimum of **8,000** additional dwellings within this period (as identified in the Core Strategy). Given that the period commenced in 2001 account needs to be taken of the development which has already taken place and that which has secured planning permission. Between March 2001 and April 2010 a total of **3,287** dwellings were recorded as completed, which equates to a **365** per annum average over the plan period to date.

2.10 Total expected dwelling completions during the plan period are shown in the next table. The total figure is 9,792 to ensure that at least 8,000 are built by 2021.

Sources of Housing Supply 2001 -2021	Total
Dwellings built 2001-2010	3,287
Commitment (planning permissions minus 10% lapse rate and under constructions)	1,255
Estimated ‘windfall’ development including rural building conversions and 'exception' development schemes.	1,850
Proposed LDF allocations	3,400
Total dwellings within plan period	9,792

Table 2.5 Total Housing Provision within Plan Period

2.11 A Housing Trajectory is a useful tool for monitoring the rate, and expected rates, of housing developments against a target number of dwellings over a given time period. The trajectory overleaf illustrates the position as of March 2010 and shows the number of dwelling completions on an annual basis since 2001, and projects the likely number of dwellings in future years up until 2025/26. Future housing supply is broken down into various sources of supply including sites with planning permission which have yet to be built, new sites that will be allocated for development in the Site Specific Proposals Development Plan, and an estimate for housing completions that will occur on unidentified sites (Windfall). Further information is available in the Statement of Five Year Supply of Housing Land and Housing Trajectory published in April 2010.

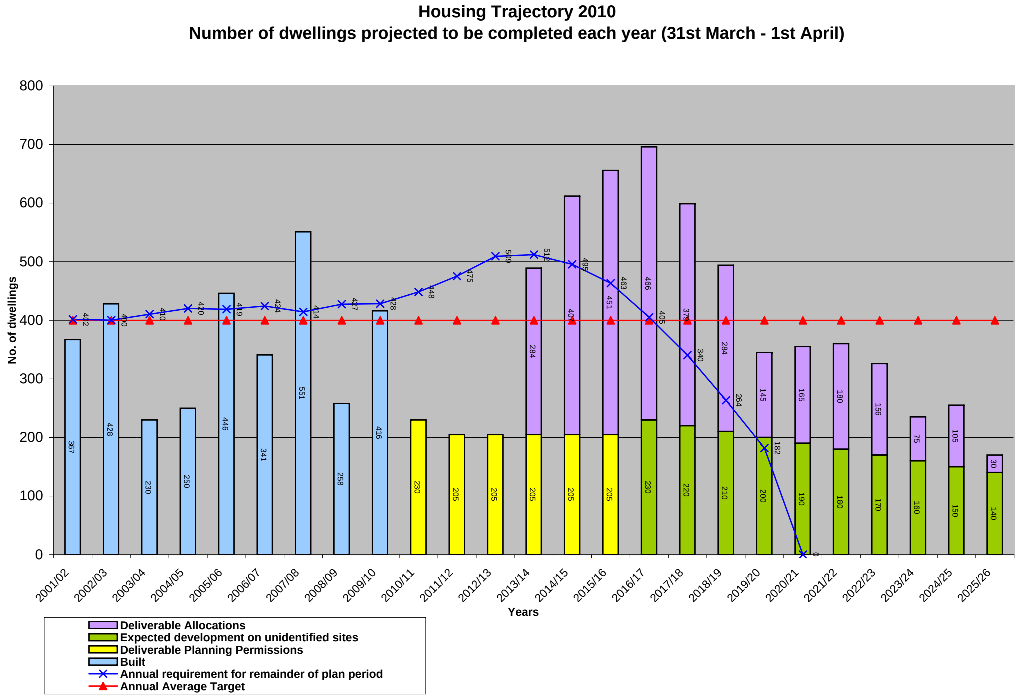


Figure 2.4 Housing Trajectory

2.12 The trajectory indicates that dwelling completions in the District are likely to fall below the current annual average requirement of 428 dwellings over the next few years, reflecting the slow down in the housing market, but then increase over the remainder of the plan period. The 8,000 dwelling requirement in the East of England Plan for the period 2001 - 2021 is expected to be met by approximately 2020. Out of necessity the trajectory makes some assumptions in relation to housing market conditions. In this regard the Council has assumed no significant upturn until 2012. The trajectory takes account of the availability of key infrastructure to support new development and models expected rates of development accordingly. The Council will regularly review the trajectory.

2.13 PPS3 requires Local Authorities to demonstrate that there is a 5 year supply of land for housing development. The Council's Five Year Land Supply Statement (April 2010) shows that there is a **3.5** years supply of land available, increasing to a **6.25** years supply when those allocations that are expected to come forward within the next five years are included.

Housing Density

The Government encourages local planning authorities to make efficient use of land and the PPS3 that was in place at March 2010 gives 30 dwellings to the hectare as a national indicative minimum. Adopted Core Strategy policy H07 requires that development optimises the density of a site in a manner that protects or enhances the character of the area and says that the Council will aim to achieve the densities of not less than 40 dwellings per hectare on the Principal and Secondary Settlements (excluding Hoveton) and not less than 30 dwellings per hectare in Service Villages. In North Norfolk 42% of dwellings permitted in Principal and Secondary Settlements during 2009/10 were at densities of 40 or more dwellings per hectare, and 23% of dwellings permitted in Service Villages and Hoveton were at densities of 30 or more dwellings per hectare. These figures are averages of a number of permissions which vary between very high density conversions of upper floors to flats in some of the main settlements to low density individual plots.

Many recent developments and permissions were small developments on garden sites, particularly in some of the small villages in the District where the Authority operated a policy (until adoption of the Core Strategy in September 2008) which allowed infill development where it 'enhanced' the character of the village and only allowed higher density schemes where these were consistent with 'form and character'. This had a substantial impact on average density calculations.

Brownfield Land

A key Government objective is that local authorities should continue to make effective use of land by re-using land that has been previously developed. The national annual target is that at least 60% of new housing should be provided on previously developed land (PDL). This remains in the revision to PPS3 published in June 2010, although it does emphasise that there is no presumption that land that is previously developed is suitable for housing nor that the whole of the curtilage should be developed.

In North Norfolk 90% of dwellings completed during the monitoring period were on previously developed land. Much of these were on garden plots, that were excluded from the definition of PDL in the revision to PPS3 published in June 2010. This will alter the figure for next year.

Percentage of new homes on previously developed land		
Period	**Target**	**Actual**
2004/05	60%	77%
2005/06	60%	74%
2006/07	60%	80%
2007/08	60%	82%
2008/09	60%	89%
2009/10	60%	90%

Affordable Housing

2.14 The Rural East Anglia Housing Submarket report (2006) identifies the housing market in North Norfolk as being characterised by high demand and high house prices, relative to local income. The Housing Needs Study identifies a district-wide need for some 921 affordable dwellings per year for the next five years - a figure which is more than double the annual housing requirement for the district as identified in the East of England Plan and Core Strategy.

2.15 The provision of a greater number of affordable dwellings is therefore a key priority for the Council. Former Local Plan policies sought to secure a proportion (40%) of all new developments which were over 25 units in size as affordable housing. The Authority had no residential land allocations in the Local Plan and the number of development schemes of 25 dwellings or more which contributed towards affordable housing was limited. The adopted



Core Strategy introduces new requirements in relation to affordable housing provision in order to try and increase supply. Smaller development sites (ten dwellings in towns and two in villages) are required to provide at least 45% or 50% of the new dwellings as affordable units where it is viable to do so.

2.16 The amount of **affordable housing permissions** since adoption of the Core Strategy has not yet increased. Only **13** affordable dwellings were permitted in 2009/10 (2 at an exception scheme in Little Snoring, 2 on Victory Housing Trust land in Sheringham and 9 at a conversion scheme in Great Ryburgh which was an amendment to the previous years permission which originally included 5 affordable units.

2.17 The majority of planning applications in the district were on small sites which were below the affordable housing thresholds introduced in the Core Strategy. Those that were on larger sites were detailed applications for previous outline applications that had been permitted under the old Local Plan policy threshold and were therefore not subject to affordable housing requirements. It is taking time for the new Core Strategy policy requirements to take effect and since adoption the number of new dwellings being permitted and completed has slowed nationally due to the economic climate and resulting depressed housing market. The site allocations DPD is due to be adopted in early 2011 and the Five Year Land Supply report expects that 1,161 dwellings will come forward on allocated sites in the next 5 years. All of these will be subject to affordable housing requirements which should increase the number of general and affordable permissions.

2.18 **Affordable housing completions:** In 2004 the Council set itself a corporate target to build **375** new affordable dwellings by 2009 (75 per annum). In light of the high levels of identified need this was increased firstly to **90** dwellings per year and in 2008 to **100** dwellings per year. A total of **40** affordable dwellings were built during the year, 20 of which were on rural exception schemes. In the last 5 years **346** affordable dwellings have been built in the district which is just below the original target that was set.

No. of Completions by Funding Source	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
Wholly funded by Registered Social Landlords and /or Local Authority	69	23	16	114	79	95	53	43	40
Wholly funded through Developer Contributions	4	0	0	12	0	13	0	16	0
Funded through mix of Public Subsidy and Developer Contributions	0	0	0	0	2	0	0	5	0
Total	73	23	16	126	81	108	53	64	40

Table 2.6 Affordable Housing Completions (Source: NNDC Strategic Housing Team)

Exception Schemes: Over the last few years the Council has been successful in bringing forward a number of affordable housing 'exception' schemes in the Countryside. The map below shows where schemes have either taken place over the last 10 years or are future proposals. As can be seen, nearly every parish has either had, or is proposed to have, a scheme within it or in an adjoining parish (the Local Lettings policy allows people in adjoining parishes to be considered for a property). The gaps are at Horsey, Westwick and Neatishead parishes and the Strategic Housing team are looking into delivering schemes in these areas. The Core Strategy introduced a more flexible policy approach towards these schemes which is allowing more locations to qualify.

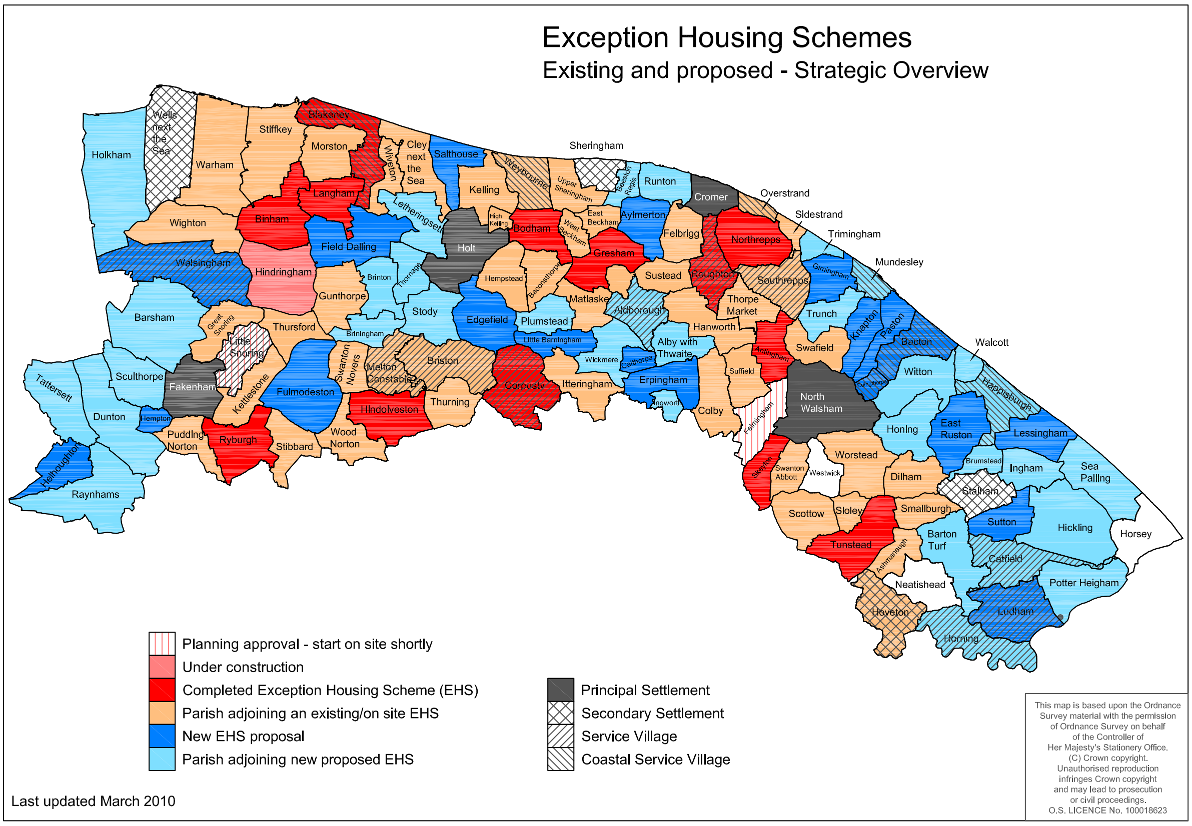


Figure 2.5 Exception Housing Schemes (March 2010)

Mix and Tenure of Affordable Housing

Core Strategy policy H02 requires that the mix and tenure of affordable housing provided reflects the identified housing needs at the time of the proposal and contributes to the Council's target of providing 80% of affordable housing as social rented accommodation. 38 of the 40 affordable units built were social rented. The other 2 were shared ownership / shared equity.

	08/09	09/10
% of affordable housing that comprises social rented accommodation	92%	95%

House Prices

2.19 The housing stock within North Norfolk has more detached houses than other house types with the majority of houses owner occupied, either outright or with a loan or mortgage. Prices dipped in 2009 but have risen in 2010, and the average value for all property types in North Norfolk between April and June 2010 was £214,545 compared to £191,002 for the same period in 2009. This is the highest value in Norfolk, reflecting the high level of detached houses and the high demand in the area.

Type	Apr-June 2008	Apr-June 2009	Apr-June 2010	% increase since 2009
Average:	£209,926	£191,002	214,545	12%
Detached:	£270,578	£230,591	£272,784	18%
Semi-detached:	£172,713	£172,904	£175,629	1.6%
Terraced Housing:	£161,019	£158,170	£156,508	-1%
Flat/Maisonette:	£149,116	£118,210	£149,986	27%

Table 2.7 House Prices (Source: BBC News website)

Housing Stock

2.20 The pie chart and figures below show the North Norfolk housing stock as recorded in the 2001 Census.

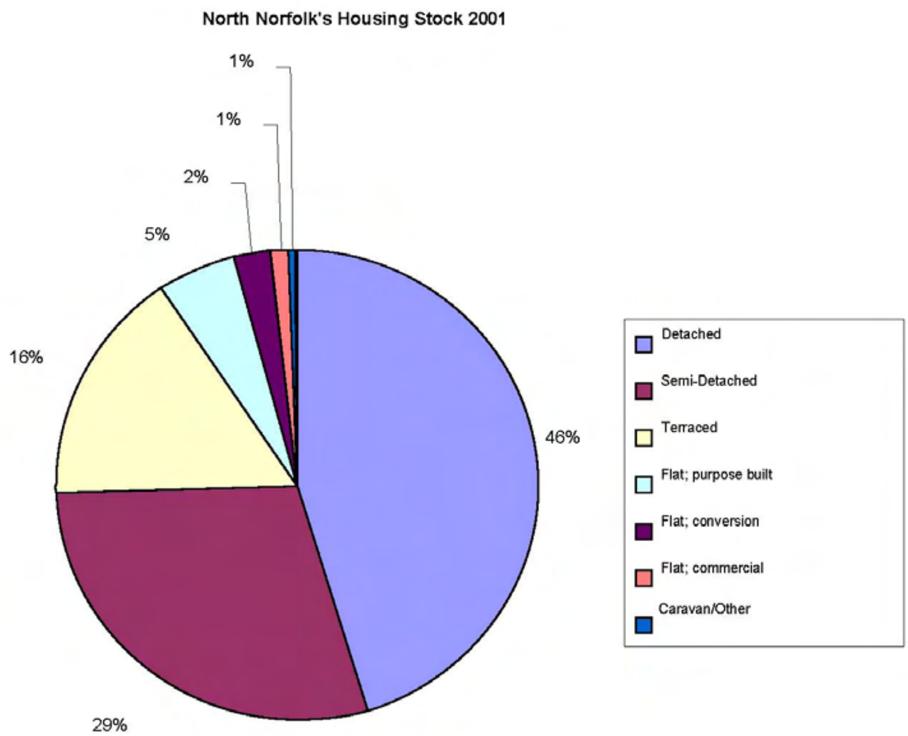


Figure 2.6 North Norfolk Housing Stock (Source: 2001 Census)

- Housing Stock, 2001: 43,502
- Percentage of detached dwellings: 45.41%
- Percentage of semi-detached dwellings: 29.18%
- Percentage of terraced housing: 15.86%
- Percentage of flats / maisonettes: 5.47%
- Number of second homes / holiday accommodation: 3,467
- Number of vacant dwellings: 1,385

2.21 The Strategic Housing Market Assessment highlighted that the amount of larger detached dwellings and the lack of smaller properties contributes to a lack of affordable starter homes. Core Strategy policy H01 therefore requires that at least 40% of new dwellings on schemes of 5 or more have 2 bedrooms or less in order to try and increase the supply of smaller properties. Of the 187 new build dwelling completions (as opposed to conversions or changes of use), 131 of these had 2 bedrooms or less (**70%**)

Second Homes

2.22 Due to it's popularity North Norfolk has a high proportion of second homes. The 2001 Census found that 8% of homes in North Norfolk are second homes. This is not uniform across the district and in some areas this is far higher, for example 44% in Cley-next-the-Sea and 31% in Weybourne, which can create issues of affordability for local people. The map below shows figures for second homes based on Council Tax records at March 2010 and shows that certain coastal areas are still 'hot spots' for second home ownership.

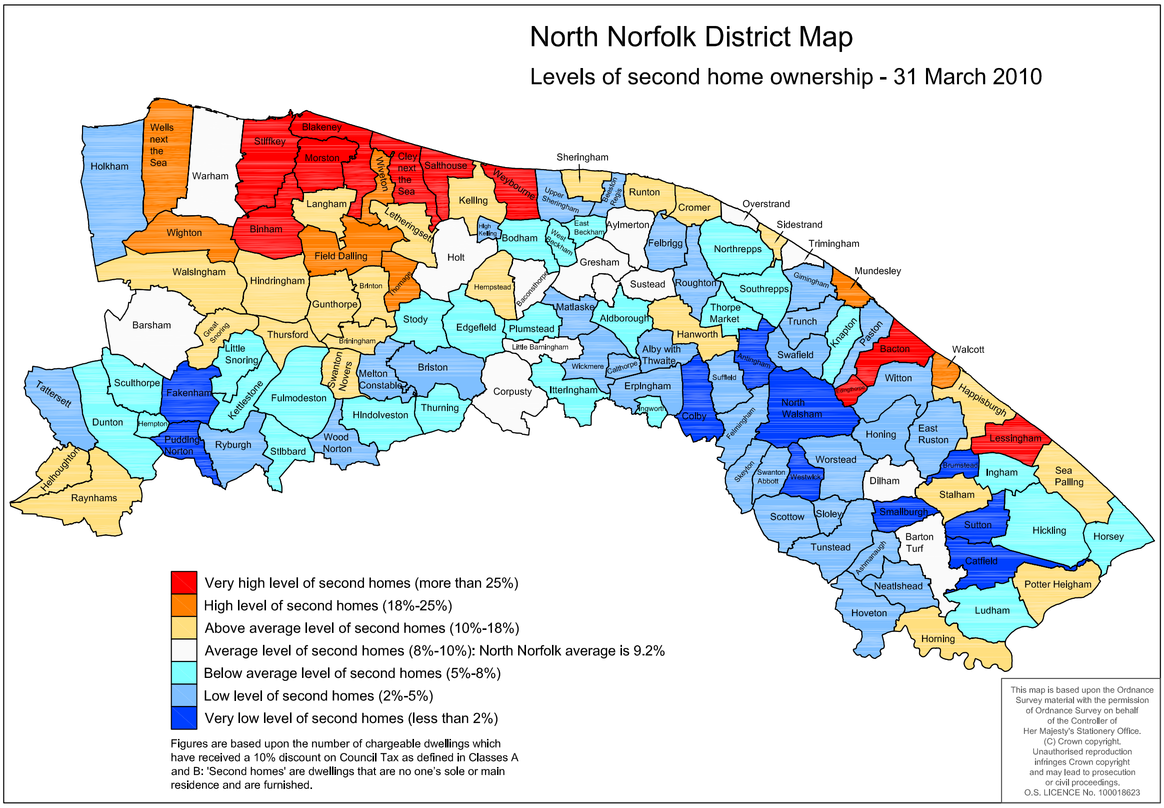


Figure 2.7 Second Home Ownership Levels in North Norfolk



Empty Homes

2.23 The Office for National Statistics records 51,696 dwellings on the valuation list in North Norfolk at March 2008 and lists 852 of these as being long term vacant (unoccupied or substantially unfurnished). The Council aims to bring several empty properties back into use each year. **2** empty properties in the private sector were bought back into use in 2008/09 and this rose to **7** in 2009/10.

Special Housing Needs

2.24 The East of England Regional Assembly carried out a study to assess the need for additional Gypsy and Traveller caravan pitches in the East of England up to 2011. It suggests that across the Region some 1,220 pitches are required. The breakdown for Norfolk is shown below. It indicates that there is no need for any permanent site in North Norfolk, but noted that no assessment of pitch provision for transit (short-stay) sites had been made at that stage.

County	Estimated caravan pitches on authorised sites (January 2006)	Need for additional authorised caravan pitches identified by research study up to 2011
Norfolk	165	94
Breckland	26	13
Broadland	2	1
Great Yarmouth	2	1
Kings Lynn & West Norfolk	94	53
North Norfolk	1	0
Norwich	16	5
South Norfolk	25	21

Table 2.8 Table showing results for additional Gypsy and Traveller caravan pitches (Source: The East of England Regional Assembly Jan 2006)

2.25 North Norfolk has traditionally experienced low levels of Gypsy and Traveller activity compared with other Districts in Norfolk. However Gypsies do visit the area for short periods of time as they are passing through, visiting religious festivals, looking for work or for recreational purposes in the summer period. Typically these activities have occurred in the Fakenham, Walsingham and Cromer / Sheringham areas. There is considered to be no need for a permanent site, however there is a need for short stay stopping places to assist in the management of unauthorised encampments. Following an extensive site selection and consultation process the Council granted planning permission for two short stay sites (in Cromer and Fakenham) in 2009, and they were both completed in February 2010.

2.26 In addition a planning application was received in February 2010 for change of use of land to a private travellers site for 6 pitches on private land at Briston. This was granted permission in July 2010 and will therefore be reflected in next years monitoring report.

2.27 Twice yearly counts of Gypsy and Traveller caravans present in the District are carried out by the Council and the results from the last 2 years are shown in the table below.

Category	Number of Sites (and vans)				
	Jan 08	Jul 08	Jan 09	Jul 09	Jan 10
Authorised Sites: Council	0 (0)	0 (0)	0 (0)	0 (0)	2 (0)
Authorised Sites: Private	1 (1)	1 (1)	1 (1)	1 (1)	1 (1)
Unauthorised Encampments (without permission): no of vans	5	7	5	5	4
Planning permission granted during monitoring period	0	0	0	0	2

Table 2.9 Gypsy & Traveller Monitoring Information: (Source: NNDC Annual Survey)

Population

2.28 Although there are no Core Strategy targets or indicators in relation to population it is important to monitor changes to see if planning policies meet the needs of the current and future population. The 2009 population estimate for North Norfolk was 101,218 (Source: Norfolk Insight) and is forecasted to increase to 124,200 by 2033. The table below shows how the population has increased over time.

Pop	2001	2002	2003	2004	2005	2006	2007	2008	2009
	98,495	99,066	99,757	100,127	100,458	100,598	100,779	101,503	101,218

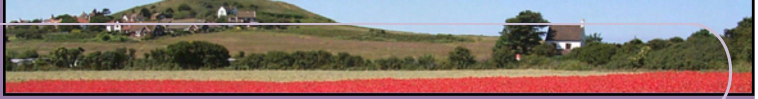
Table 2.10 North Norfolk population, mid year estimates. Source: Norfolk Insight

2.29 North Norfolk has a higher than average elderly population and the table below shows that the number of people living in North Norfolk aged 65 and over is predicted to increase from 29,400 in 2010 to 46,500 in 2030. People over 65 will make-up more than 43% of the North Norfolk population by that time and there may be a need for planning policies to respond to their needs.

	2010	2015	2020	2025	2030
People aged 65-69	8,200	10,300	9,000	9,600	10,800
People aged 70-74	6,800	8,000	10,100	8,900	9,600
People aged 75-79	5,800	6,300	7,500	9,400	8,400
People aged 80-84	4,300	4,900	5,500	6,500	8,300
People aged 85 and over	4,300	5,100	6,200	7,600	9,400
Total population 65 and over	**29,400**	**34,600**	**38,300**	**42,000**	**46,500**

Table 2.11 Projected numbers of people aged over 65 by year. Source: Office for National Statistics





3 Sustainable Development

Sustainable Development: Objectives & Targets

Core Strategy Aims

Core Aim 2: To provide for sustainable development and mitigate and adapt to climate change

- To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services.

- In the rural area:

  - to retain and reinforce the role of selected villages that act as local centres for the surrounding areas
  - to provide for housing in selected villages and to provide for affordable housing in other locations
  - to promote economic activity which maintains and enhances the character and viability of the rural area

- To mitigate/adapt to the effects of climate change and minimise demand for resources by:

  - promoting sustainable design and construction in all new development
  - ensuring new development is designed and located so as to be resilient to future climate change
  - encouraging renewable energy production
  - ensuring new development has access to a choice of sustainable travel modes

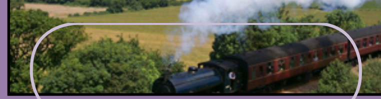
Core Aim 6: To improve access for all to jobs, services, leisure and cultural activities

- Protect and improve existing infrastructure, services and facilities
- To improve access to key services by public transport and facilitate increased walking and cycling
- Ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible green spaces.

Targets

		2009 /10
☺	For all new dwellings to achieve at least 2 Star Code for Sustainable Home rating by 2010	All permissions conditioned
☹	To maximise the number of carbon neutral homes built	None
-	To ensure that proposals of over 1000 m^2 or 10 dwellings secure at least 10% of their energy requirements through renewable energy	Not monitored
☺	To maximise the amount of renewable energy capacity installed	Progress on offshore windfarms





		2009 /10
-	To maximise the % of commuter travel by sustainable modes	2001 Census data only
-	To maximise the number of new or improved community facilities or transport facilities	Limited improvements
-	To maximise the number of improvements to walking and cycling routes	Limited improvements

Sustainable Buildings

3.1 Core Strategy policy EN6 requires all new development to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the impacts of climate change. The North Norfolk Design Guide was adopted in 2008 to provide more details of the Councils expectations with regard to sustainable construction, energy efficiency and good quality, appropriate design. A Sustainable Construction Checklist has also been produced to clarify what should be submitted with planning applications and to assess compliance with Core Strategy policy. All new dwellings permitted during the monitoring period have been conditioned to require submission of a Final **Code for Sustainable Homes** Certificate confirming they have met Code Level 2 rating, and the first was received in October 2010. These requirements should lead to an increase in the environmental sustainability of developments, however it is not yet possible to determine the effect of the policy on developments 'as built'. Anecdotally, there has been a general increase in the quality of information submitted in these checklists, and developer understanding of the policy requirements also appears to have increased.

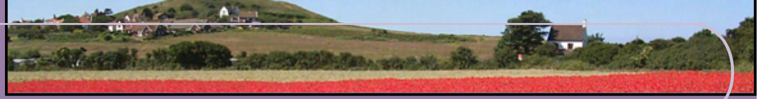
3.2 Core Strategy policy EN6 also requires that development proposals over 1,000 square metres or 10 dwellings include on-site renewable energy technology to provide for at least 10% of predicted energy usage. This has not been monitored yet but the system of recording planning permissions has been altered to allow this information to be gathered in the future.

Renewable Energy

3.3 The East of England now has some **659MW** of installed renewable energy capacity, compared to 489 MW in 2008. Renewables East estimates that currently **10%** of the region's electricity consumption figure is being generated from renewables compared to 8% in 2008. This increase is almost entirely due to the delivery of the Gunfleet Sands offshore wind project off Clacton during the second half of 2009. There has been very little onshore wind activity over the last year, which remains a serious concern, but there has been activity in offshore planning and construction.

3.4 The amount of renewable energy installed in Norfolk has only increased marginally since last year, as seen from the following table.





Renewable energy type	Norfolk	
	2008	2009
Off-shore Wind	-	-
On-shore Wind	21.45	21.45
Biomass	41.5	41.5
Others - Landfill gas	15.306	15.596
Others - sewage gas	1.000	3.136

Table 3.1 Latest figures for installed generating capacity (MW) from renewables
(Source: Renewables East Statistics, December 2009)

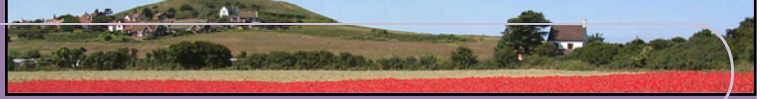
3.5 In terms of North Norfolk the following table provides details of completed and planned projects in recent years. The Sheringham Shoal offshore wind project is the most significant of these and will be the UK's fourth largest offshore windfarm, providing enough electricity annually to power 220,000 homes when complete. Onshore work commenced in June 2009 and offshore work commenced in March 2010 with preparation of offshore foundations. Further progress has continued to be made with export cables laid in October 2010.

3.6 Other activity in North Norfolk during 2009-10 included submission of an application at Ingham for two 130 metre wind turbines (which was subsequently refused in November 2010) and completion of an on-farm biomass plant at Wighton. Further progress was also made on the Dudgeon offshore wind farm with submission of a planning application for the underground cabling in December 2009. An application for anerobic digestion plant at Edgefield was submitted to Norfolk County Council although was withdrawn in February 2010 (NNDC raised no objection to the proposal). There have also been a number of applications for small scale wind turbines, and those that have been submitted since 2006 are included in the table below. The developer and MW of power supplied is generally not known for these. There appears to be general acceptance for such small scale proposals, although continued resistance to large scale turbines. Many forms of renewable energy technology such as solar panels and householder wind turbines do not necessarily need permission and are therefore difficult to monitor.

Project	Location	MW	Developer	Current Status
Off-Shore Wind Projects				
Sheringham Shoal	11 miles off Sheringham	315	Scira Offshore Energy Ltd (Statoil/Hydro/Evelop JV) 88 turbines @3.6MW	Consent granted August 2008. Construction started June 2009. Operational likely 2011.
Dudgeon East	Off Cromer	560	Warwick Energy	Planning application submitted for under-land cabling system submitted Dec 2009 Decision expected Nov 2010 Possible operational date 2013.

Project	Location	MW	Developer	Current Status
Landfill Gas				
Edgefield	Hall Farm	1.990	Buyinfo Ltd	Operating (Date station commissioned - 06/2002)
Edgefield (Anaerobic digestion)	Edgefield Landfill	1.5	Buyinfo Ltd	Planning application submitted Nov 2009 Withdrawn Feb 2010
Hydro/Solar PV				
Itteringham Mill (Hydro)	Itteringham	0.006	Tradelink Solutions Ltd	Station commissioned 01/11/2006
Walsingham PV (Solar PV)	Walsingham	0.011	Tradelink Solutions Ltd	Station commissioned 01/09/2006
Woodlands (Solar PV)	Fakenham	0.002	SSE Energy Ltd	Station commissioned 01/10/2006
Wind				
Ingham (Wind)	Grove Farm, Ingham	6.8	Wind Power Renewables	Application submitted Oct 2009 Deferred for further information on noise and landscape impact Refused Nov 2010
18.3 metre wind turbine	Ashmanhaugh	-	-	Approved
Conversion of buildings to holiday accommodation and 15 metre high wind turbine	East Ruston	-	-	Approved with wind turbine removed from plans
Erection of wind turbine	Wood Fruits, Corpusty	-	-	Pending
Erection of 15 metre wind turbine	Police station, Cromer	-	-	Approved
Erection of 15 metre wind turbine	Sea Palling	-	-	Approved
Erection of wind turbine	Cranmer	-	-	Approved
Erection of 11.5 metre wind turbine	Trunch	-	-	Approved
Erection of 18 metre wind turbine	Ashmanhaugh	-	-	Approved
Erection of 15 metre wind turbine	Fakenham	-	-	Approved





Project	Location	MW	Developer	Current Status
Erection of 15 metre wind turbine	Sheringham High School	-	-	Approved
Erection of wind turbine on 9 metre mast	Kettlestone	-	-	Approved
Erection of wind turbine on 18 metre tower	Cranmer	-	-	Approved
Conversion of barns to holiday accommodation and erection of wind turbine	Felmingham	-	-	Withdrawn
Erection of 15 metre wind turbine	Mundesley	-	-	Refused on Conservation and noise issues
Erection of 15 metre wind turbine	Alby	-	-	Approved
Installation of wind turbine	Swafield	-	-	Approved
Erection of wind turbine	Thornage	-	-	Withdrawn
Erection of wind turbine	Gresham	-	-	Approved
Sculthorpe Moor (Wind)	Sculthorpe	0.015	-	Station commissioned 01/12/2007
Harrison Wind (Wind)	Morston	0.006	Good Energy	Station commissioned 01/03/2007
Other				
On-farm Biomass	Copys Green Farm, Wighton	0.15	JF Temple and Son	Permission granted May 2008 Completed

Table 3.2 Renewable Energy (Source: Renewables East Statistics, December 2008 / NNDC Planning Records, 2010)

3.7 Core Strategy policy EN7 sets a positive framework for renewable energy, stating that proposals will be supported and account will be taken of the wider environmental, economic and social benefits of renewable energy. It does however recognise the need to protect the distinctive and sensitive landscape and environment in North Norfolk and says that large scale renewable energy developments will not be permitted in nationally designated areas unless it can be demonstrated that the objectives of designation are not compromised. Small scale developments will be permitted where they are sympathetically designed and located, and it would be useful to investigate potential of various renewable technologies to increase installation in the district.

3.8 In April 2008 and March 2009 the Government amended the General Permitted Development Order to enable certain renewable energy technologies to be installed on homes without the need for planning permission. This is expected to increase small-scale renewable energy production but is difficult to monitor as there is no requirement to apply to the local authority.

Transport & Accessibility

3.9 The County Council is the Highway Authority for Norfolk. Detailed transport objectives and targets are available in the Local Transport Plan and Annual Monitoring Reports published by Norfolk County Council. Further Information: www.norfolk.gov.uk

3.10 The Core Strategy seeks to improve access to key facilities by public transport and facilitate walking and cycling. A number of minor improvements were made to walking and cycling facilities but many of these can be carried out without planning permission and are therefore difficult to monitor. A notable addition was the re-instatement of the level crossing at Sheringham which opened in March 2010 to create a continuous rail link between Norwich and Holt. This is generally only used for special events rather than day-to-day services.

3.11 The Sustrans National Cycle Network passes through North Norfolk and there are several 'quite lanes' suitable for walking and cycling. The Three Rivers Way Project is aiming to link the villages of Potter Heigham, Ludham, Horning and Hoveton with an attractive walking and cycling route. The Three Rivers Way Association is working with Norfolk County Council, landowners and local residents and is seeking funding for sections of the route. More information is available on their website www.threeriversway.org.uk

'Self-Containment'

3.12 As part of LDF preparation, North Norfolk District Council commissioned a study to examine the travel-to-work patterns for its market towns based on the 2001 Census data. This study looked at the employment role of various settlements and their “self-containment” (i.e. how many people both live and work in a particular settlement). The following table shows the number of trips to work originating and terminating in each settlement and the level of containment in relation to jobs and workers in North Norfolk’s towns. Fakenham and Cromer are net importers of employees and a number of the Districts towns achieve high levels of containment. For example 61% of trips to work in Fakenham start and finish in the town and 72% of people who work in Wells also live in Wells. It has not been possible to update these figures as they are based on the Census which is carried out every 10 years, however future analysis will provide a useful picture of the jobs / homes balance that the LDF is trying to achieve.

Area	Trips originating at study area	Trips terminating at study area	% of trips from area that are contained within the area	% of employees in the area who live in the area	Net flow of employees	Net flow of employees as proportion of working residents
Cromer	3473	3557	53.50%	52.24%	84	0.02%
Fakenham	3498	4844	61.66%	44.53%	1346	38.5%
Holt	1055	1998	55.45%	29.28%	943	89.4%
North Walsham	5079	4882	50.52%	52.56%	-197	-3.9%
Sheringham	2596	2250	51.89%	59.87%	-346	-13.3%
Stalham	1706	1182	35.76%	51.61%	-524	-30.7%

Area	Trips originating at study area	Trips terminating at study area	% of trips from area that are contained within the area	% of employees in the area who live in the area	Net flow of employees	Net flow of employees as proportion of working residents
Wells next the Sea	980	759	71.67%	71.67%	-221	-22.6%

Table 3.3 Levels of Containment (Source: Settlement Planning for North Norfolk, Land Use Consultants, Oct 2005)

Levels of Accessibility

3.13 Previous monitoring reports have looked at the percentage of new dwelling completions which have access to a range of services, as monitored by Norfolk County Council. The County Council no longer records this information and it is therefore not included in this report. Instead, the Housing chapter provides details on the % of dwellings provided in the Principal and Secondary Settlements, which all have access to employment, services and other facilities.

Modes of Transport

3.14 The 2001 Census provides data on mode of travel to work (see table below). Overall the district has high levels of car ownership and car use, with public transport being very limited. However, within market towns the level of walking and cycling to work is high. It is also significant that the average distance travelled to work is highest in Wells, where many work locally but those who do commute travel long distances, and Stalham, where those who commute generally travel to Norwich by car. The low average distance in Fakenham is a reflection of the high level of people who live in the town who also work within the town itself. Analysis of information from the 2011 Census will provide information in future reports.

Town	All people aged 16 – 74 in employment	Work mainly at or from home %	Percentage of people aged 16 -74 in employment who usually travel to work by					Ave. distance (km) travelled to fixed place of work
			Train %	Bus, minibus or coach %	Car (driver / passenger) %	Bicycle / on foot %	Other %	
Cromer	3,416	11.91	0.94	6.29	55.5	22.57	1.20	15.73
Fakenham	3,508	8.81	0.11	2.32	63.6	23.83	1.33	13.73
Holt	1,064	10.34	0.47	2.26	54.6	30.07	0.85	15.27
North Walsham	5,076	8.83	1.42	3.07	62.21	21.94	0.77	15.17
Sheringham	2,625	13.10	1.10	3.24	58.97	21.53	1.03	15.86
Stalham	1,752	7.76	0.74	2.34	69.41	16.89	0.57	18.40
Wells next the Sea	992	13.71	0.30	2.12	52.22	29.84	0.71	25.88

Town	All people aged 16 – 74 in employment	Work mainly at or from home %	Percentage of people aged 16 -74 in employment who usually travel to work by					Ave. distance (km) travelled to fixed place of work
			Train %	Bus, minibus or coach %	Car (driver / passenger) %	Bicycle / on foot %	Other %	
District TOTAL	**18,433**	**10.64**	**0.73**	**3.09**	**59.5**	**23.81**	**0.92**	**17.15**

Table 3.4 Modes of Transport (Source: Census 2001)

Railways

3.15 Rail patronage on the Sheringham to Norwich Bittern Line rail link has been monitored in the past and the results from previous years are shown in the table below. This shows a significant increase in rail patronage, although it should be noted that these trips represent a very small proportion of total trips in North Norfolk (for example this is used by less than 1% of resident commuters to travel to work [2001 census]). Unfortunately this data is no longer gathered by the Bittern Line Partnership and in future years this data will not be included in the AMR.

Year	Total Patronage	% increase since previous
2003/04	462,983	
2004/05	491,768	6.2%
2005/06	572,656	16.4%
2006/07	573,173	0.1%
2007/08	591,756	3.2%
2008/09	621,310	5%

Table 3.5 Annual Patronage of the Sheringham - Norwich Railway (Source: Bittern Line Community Rail Partnership)

4 Environment

Environment: Objectives & Targets

Core Strategy Aims

Core Aim 3: To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of this resource

- To provide for the most efficient use of land without detriment to local character and distinctiveness
- To ensure high quality design that reflects local distinctiveness
- To protect and enhance the built environment
- To protect, restore and enhance North Norfolk's landscape and biodiversity and improve ecological connectivity
- To improve river water quality and minimise air, land and water pollution

Core Aim 4: To mitigate and adapt to impacts of coastal erosion and flooding

- To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding
- To establish a sustainable shoreline which takes account of the consequences of the changing coast on the environment, communities, the economy and infrastructure
- To enable adaptation to future changes

Targets

		2009 / 10
☹	To reduce the number of Listed Buildings and Scheduled Ancient Monuments on the 'at risk' register.	54
☺	To record the number of buildings identified as 'Locally Listed'	102
☹	To ensure that at least 25% of Conservation Areas are covered by CA appraisals and management plans (increasing by 5% each year)	24%
-	To monitor the amount of appeals allowed following refusal on design grounds	Not monitored
☹	To ensure that 95% of SSSI's are in 'favourable' or 'unfavourable recovering' condition by 2010 and 100% by 2021	93%
-	To see improvement in the % of main rivers and watercourses rated 'Very Good' to 'Fair'	See EA website
-	To minimise new development in the Undeveloped Coast that does not require a coastal location	Not yet monitored
☺	To ensure that North Norfolk contains no Air Quality Management Areas	None declared
☺	To prevent the development of new dwellings within the 100 year 'coastal erosion zone'	0



		2009 / 10
-	To record number of permissions for relocation of property that is at risk from coastal erosion	0
☺	To ensure that proposals for development in Flood Zones 2 and 3 are not permitted against the recommendation of the Environment Agency	All objections resolved
-	To maximise the number of permissions incorporating SUDS schemes	Not monitored

Built Environment & Design

4.1 The Norfolk Historic Environment Record is a comprehensive record of historic data and it contains information and documents relating to historic landscapes, buildings, archaeological sites and ancient monuments. At Dec 2009 North Norfolk had the following:

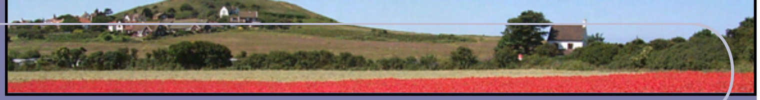
- 2261 Listed Buildings, comprising:
  - 95 Grade I
  - 203 Grade II Star
  - 1963 Grade II
- 102 Locally Listed Buildings
- 54 Listed Buildings are recorded on the 'Buildings at Risk Register.'
- 81 Conservation Areas covering 10,423 hectares in total
- 83 Scheduled Ancient Monuments
- 33 Historic Parks and Gardens

Source: Conservation & Design Department, NNDC 2009

4.2 One building was added to the Buildings at Risk Register during the monitoring period (The Old Rectory at Blakeney) but the main change since last year is the addition of **Locally Listed Buildings**. Government policy allows Councils to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history but which do not merit national listing. These Locally Listed Buildings are given protection through Core Strategy policy and over the last year the Council has identified 102 locally listed buildings which have been approved by Development Committee in association with a series of Conservation Area appraisals.

4.3 The Council is currently undertaking **Conservation Area Appraisals** and management proposals for its 81 Conservation Areas. The purpose is to define what makes up the special character and sense of place in these areas and the appraisals look at topography and landscape setting, history, buildings, settlement form, important views and activities and uses, steetscape, green spaces and trees. Negative features that detract from the special qualities of the area are identified and management recommendations for protection and enhancement of the area proposed. In the period to April 2010 five Conservation Area appraisals had been adopted (Aldborough, Holt, Melton Constable, Mundesley and North Walsham). The target is for 25% of Conservation Areas to be covered by appraisals. At the moment there is 24% which includes draft appraisals in addition to those that have been adopted.





4.4 In September 2010 a new Conservation Area at RAF Coltishall was adopted, and this will be included in next years report.

Biodiversity

4.5 North Norfolk contains a wealth of biodiversity and natural environmental assets and the protection and enhancement of designated areas is very important. Core Strategy policies require all proposals to consider biodiversity from the outset, protect features such as trees, hedgerows, ponds and woodlands and include other biodiversity beneficial features such as roosting or nesting spots. A protected species survey checklist has been developed which advises applicants what should be submitted with a planning application and the Council can provide further advice as to how such measures can be included in proposals.

4.6 There are 247 sites designated for wildlife conservation purposes in North Norfolk and 55% of these are in positive conservation management (source: NCC Biodiversity Partnership)

4.7 Designated areas, such as Special Areas of Conservation, SSSIs and National Nature Reserves, are protected by policy at the local, national and international level. Natural England monitor the condition of SSSIs, but much of this is only reported at the County level. The chart and table below shows the condition of SSSI's across Norfolk at 2010:

Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining
77.29%	15.89%	5.09%	1.74%

Table 4.1 % of SSSI area assessed at various condition. Source: Natural England, 2010

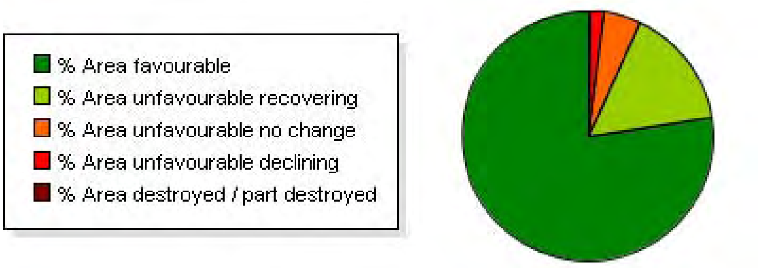


Figure 4.1 % of SSSI area assessed at various condition.

4.8 The table below shows the condition of other environmental designations in North Norfolk at 2006. It has not been possible to update the information since then but the Biodiversity Partnership are producing a State of the Environment report in April 2011 which will contain valuable information on certain species, habitats and sites. Figures will be included in next years Monitoring report.

Designation	Favourable		Unfavourable recovering		Unfavourable no change		Unfavourable declining		Total Area
	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	ha
SSSI	5714.75	70	993.59	12	942.78	11	551.17	7	8202.29

Designation	Favourable		Unfavourable recovering		Unfavourable no change		Unfavourable declining		Total Area
	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	ha
Ramsar	4380.72	96	148.9	3	43.62	1	0	0	4573.24
Sac Site	4964.24	70	744.04	10	897.01	13	485.86	7	7091.15
SPA	5007	73	538.76	8	892.41	13	440.19	6	6878.36

Table 4.2 Condition of Environmental designations in North Norfolk - November 2006 (Source: GIS ENSIS database of Natural England)

4.9 The table below shows the total area designated for environmental purposes in North Norfolk at 2006, and how this changed during 2009-10. Changes to County Wildlife Sites include a new site at Brinton Hall lake and wood and extensions to sites at Sheringham Wood and Park.

Designated Area	Area (Hectares) 2006	Change April 2009 -10
Area of Outstanding Natural Beauty (AONB)	22,550 ha	No change
Ramsar Sites and Special Protection Areas	6,908 ha	No change
National Nature Reserves	3,767 ha	Unknown
Local Nature Reserves	55 ha	Unknown
Sites of Special Scientific Interest (SSSIs)	7,091 ha	No change
County Wildlife Sites	2,952 ha	+31.44 ha
Special Areas of Conservation (SACs)	7,188 ha	No change

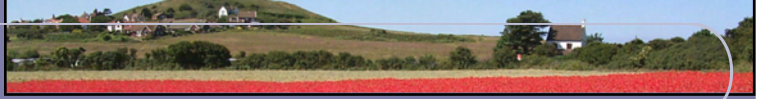
Table 4.3 Designated Areas

4.10 The Norfolk Biodiversity Partnership supports the implementation of the Biodiversity Action Plan (BAP) and has published 50 species action plans and 19 Habitat action plans on their website www.norfolkbiodiversity.org. Progress against the targets set in the action plans is reported via the online Biodiversity Action Reporting System (BARS www.ukbap-reporting.org.uk). At present most of the information entered to date has been at the County level, although in the future it is anticipated the system will be capable of providing progress reports at a District level.

4.11 A revised list of UK priority BAP habitats was published in 2007 and additional action plans will continue to be published in response to this new list of priority species and also based on the results of the regular species audits. The 2009 Species Data Audit carried out by the Norfolk Biodiversity Information Service highlighted the importance of Norfolk for the conservation of BAP species. Headline findings include:

- The total number of BAP species occurring in Norfolk is 419, which represents 36 per cent of the national list;
- Eighty-eight per cent of the species on the national bird list have been recorded in Norfolk, highlighting the importance of the county for both resident and migrant species.





- The number of BAP species that are now considered extinct in the county, and in some cases nationally, is 72. This number consists primarily of beetle species and vascular plants.
- There are 43 BAP species for which the current status is unknown. This is due to the lack of recent records for species that were known to occur in Norfolk in the past. It may be necessary to target surveys for these species, in former locations and likely habitat areas to assess their status.

4.12 Norfolk Wildlife Trust prepared an Ecological Network Mapping Report for North Norfolk in 2006 which describes BAP habitats present in the district that are county priorities and recommended specific measures that should be taken within the district to contribute toward the establishment of an ecological network. It has not been possible to monitor progress on these measures, although it is hoped that this can be monitored in the future.

Pollution

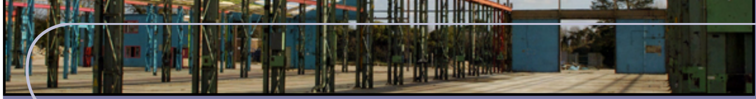
Core Strategy policy EN13 requires that all development proposals minimise and, where possible, reduce all emissions and other forms of pollution and ensure no deterioration in water quality, and this is assessed through consideration of planning applications.

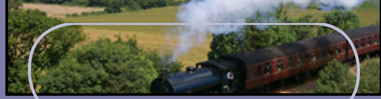
Air Quality: All local authorities are required to regularly review and assess air quality in their areas, and to determine whether particular air quality targets will be met. In areas not likely to meet the targets the authority is required to declare an Air Quality Management Area and introduce an Air Quality Management Plan containing measures to improve the situation.

Air quality is not generally a major issue in North Norfolk, although there are pockets of air quality problems relating to traffic emissions. Of the seven pollutants required to be monitored, all were expected to meet the target values under the Air Quality Regulations, however assessment did find that 2 pollutants, Nitrogen Dioxide (NO2) and Particulates (PM10), (all traffic related pollutants), require further monitoring. In relation to NO2, Hoveton village centre is a 'hot spot' which lies just within the 2010 target objective. There is a concern that development in the area will result in increased traffic levels, which could increase air pollution and could lead to the area around Hoveton bridge being declared an Air Quality Management Zone. Further monitoring of this site and other town centres is being undertaken and kept under review by the Environmental Health team through their Annual Air Quality Reports. The Site Specific Proposals DPD also includes a requirement for the allocation in Hoveton to contribute towards air quality monitoring and mitigation measures if required.

Water Quality: New development has the potential to affect water quality, primarily through increased levels of nutrients being discharged into receiving environments. The Environment Agency monitor water quality and issue discharge consent licences to Anglian Water. Work for the Site Specific Proposals DPD found that a proportion of the growth proposed in Fakenham and Holt can not currently be accommodated within the existing Waste Water Treatment Works discharge consents and alternative methods of treatment, reduction or disposal will need to be found if the full level of growth proposed is to be accommodated. More information is contained in the Water Infrastructure Statement (NNDC, March 2010). Core Strategy and SSP policies state that development will not occur until it has been demonstrated that there is adequate capacity in sewage treatment works and it will be important to monitor capacity to ensure that housing can continue to come forwards. A number of options for addressing the restricted capacity have been suggested in the Water Infrastructure Statement and progress on these will need to be reviewed.

The Environment Agency take water samples at regular intervals along rivers and canals and analyse their chemistry, biology, nitrate and phosphate content. The results are available on the EA website





and have not changed between 2008 and 2010. The Environment Agency monitor results to check that harm is not occurring from discharges and can amend licences when they are reviewed if necessary.

Coastal Change & Flooding

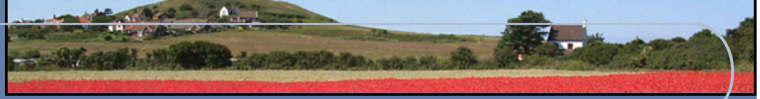
4.13 The Proposals Map identifies a 'Coastal Erosion Constraint Area' where new development is limited to that which will result in no increased risk to life or property. Certain types of minor development and temporary uses may be acceptable in the area in order to help alleviate blight and maintain the vitality of coastal communities. It has not been possible to analyse all permissions granted in the Coastal Erosion Constraint Area during 2009/10 although this can be included in future reports.

4.14 The Core Strategy also includes a new 'roll-back' policy (EN12) which allows for the relocation and replacement of development affected by coastal erosion. The Council was awarded £3 million under Defra's 'Pathfinder' initiative which is designed to explore ways of helping communities plan and adapt to coastal change. This is being used to help implement Policy EN12 as well as bring forward a number of specific initiatives including acquiring properties immediately at risk in Happisburgh, enabling a new village hall in Trimingham and reinstating part of the clifftop footpath in Cromer. The NNDC Pathfinder website is updated regularly to show progress on specific projects. Policy EN12 has contributed to progress on these matters and will be appraised as part of the Pathfinder project which will inform any future policy review.

Flooding

4.15 Several areas within North Norfolk are at risk of coastal, river or surface water flooding and it is likely that climate change and rising sea levels will lead to increased risks. Core Strategy policies therefore take a precautionary approach to new development within flood risk zones. During 2009/10 the Environment Agency raised objections on 8 planning applications within the District, one of which was withdrawn, one remains undetermined and 6 were subsequently approved as further information was received to overcome the Environment Agency objection.





5 Economy

Economy: Objectives & Targets

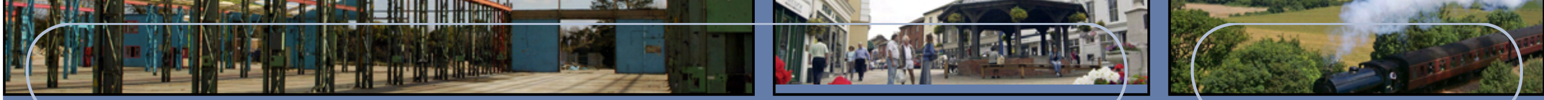
Core Strategy Aims

Core Aim 5: To develop a strong, high value economy to provide better job, career and training opportunities

- To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors
- To improve education and training opportunities building on existing initiatives and institutions
- To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities
- To improve the commercial health of town centres and enhance their vitality and viability consistent with their role and character.

Targets

		2009/10
☺	To provide and retain an adequate supply of employment land.	47 ha
-	To increase the amount of new floor space built in the B1, B2 and B8 use classes of industrial development.	Not itemised
-	To monitor the amount of floorspace by employment type on previously developed land	Not monitored by area
-	To monitor the amount of floorspace developed for B1, B2, B8 uses in the Countryside	Not monitored by area
☹	To increase the number of jobs available	Reduced by 1,900
-	To prevent the loss of serviced holiday accommodation	1
-	To monitor the amount and location of new tourism related permissions	See report
☺	To meet the needs for additional comparison goods floor space identified in the Retail and Commercial Leisure Study by 2016	Sites identified in SSP
-	To ensure that within Primary Shopping frontages the proportion of non A1 uses does not increase beyond 30 %	Not yet monitored
☹	To maximise retail occupancy figures	Vacancy rates increased
-	To ensure that 90% of new industrial developments comply with approved car parking standards	Not yet monitored



Employment Land

Core Strategy policies seek to ensure there are sufficient sites and premises available for employment development and encourage the growth of key sectors. It is therefore important to monitor the supply of employment land and ensure it meets the needs of business in the area. During the year 2006 / 07 the Authority undertook a review of employment land in the District. This considered the supply of land in the main towns in the District. This identified **170** hectares of land designated for employment use of which **116** hectares was developed. Approximately **53** hectares was judged to be suitable and available for development (Employment Land in North Norfolk - LDF background report).

Norfolk County Council undertake annual employment land surveys to monitor take-up of employment land and provide an economic assessment of the local area. The table below updates the situation from the 2006 NNDC survey and shows the amount of land available, with planning permission and under construction over the last 4 years. At April 2010 there was **47 ha** of employment land available, of which **less than 9% had planning permission or was under construction.** The annual average for take-up of employment land in North Norfolk over the period 2001-2010 is 1.8ha per year, which if this were to continue, would mean that all employment land would be taken up in **26 years**.

	Available (ha)	With pp (ha)	Under construction (ha)	Annual take up of emp land (ha)
2010	46.9	1.5	2.7	1.2
2009	45.4	3.2	1.8	5.2
2008	54	10.46	Not known	3.2
2007	54	1.14	Not known	1.73

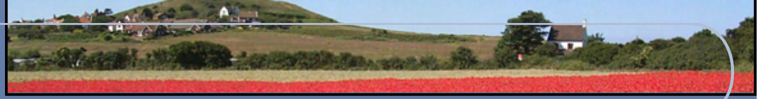
Table 5.1 Table showing Available Employment Land in North Norfolk (Source: Norfolk County Council Employment Land Survey, April 2010)

Although across the District there is a good supply of employment land, its distribution is uneven. For example at North Walsham there are **35** hectares of allocated land which has yet to be developed, whilst in Cromer there is only **0.3** hectares. The amount of land designated in each town was influenced by demand, availability and past rates of take-up. The following table summarises the situation in each town at April 2010 and more details are provided in the County's Employment Land Report.

	Total	Available	Available with pp	Development gained 2009-10	Under construction
Cromer	18.6	0.3	0.3	0.3	0
Fakenham	54.3	4.5	0	0.4	1.6
Holt	11.5	2.4	0.1	0	0
North Walsham	69.5	35.3	1.1	0	0.4
Sheringham	6.1	0.4	0	0	0
Stalham	2.6	0	0	0	0
Wells	3.3	0	0	0	0

Table 5.2 Available Employment Land, April 2010. Source Norfolk County Council





The following table shows key employment development permitted during the monitoring period. It primarily looks at industrial development and does not include other commercial uses such as retail, food and drink or small scale office development. In addition there have been several applications for minor improvements and alterations to existing employment premises which indicate ongoing investment in the district.

Location	Type of Development	Change of Use or New Build	Use Class	Floorspace m^2	Status
Aldborough	Continued use of agricultural buildings as boat building workshop	Continued use	B2	?	In use
Shell UK, Bacton	Erection of buildings and construction of water holding basin	New build	B2	?	Commenced Oct 2010
Brumstead	Change of use from B2 to B8	Change of use	B8	765	Permitted
Coltishall (HMP Bure)	Change of use of former education block to office	Change of use	B1	835	Permitted
Holt Road, Fakenham	Erection of plant room, Hains frozen food	New build	B2	31	Commenced June 09
Millers Way, Fakenham	Erection of vehicle storage building	New build	B8	520	Commenced July 09
Wymers Way, Fakenham	Use of land for siting containers	Change of use	B8	4,159	?
Great Snoring	Erection of grain store	New build	B2	540	Permitted
Salham Road Ind Estate, Hoveton	Erection of B8 / B1 units	New build	B8 / B1	280	Permitted
Eric Bates, Hoveton	Change of use from B1 (furniture showroom) to B8	Change of use	B8	886	?
Eric Bates, Hoveton	Use of part of land for car sales and storage	Change of use	SG	549	?
13 Cornish Way, North Walsham	Erection of warehouse for Calypso Coffee Company	New build	B1	244	Commenced July 2010
6A Cornish Way, North Walsham	Erection of wholesale distribution unit	New build	B8	296	Permitted
1 Cornish Way, North Walsham	Installation of doors to facilitate conversion to 2 industrial units	-	-	-	Completed
Plasticum, North Walsham	Erection of steel building	Replacement of existing	B2	8,415	Commenced July 2010

Location	Type of Development	Change of Use or New Build	Use Class	Floorspace m^2	Status
Stalham	Erection of marine workshop	New build	B2	98	Commenced Nov 2010
Stalham	Erection of building for A2 (print shop)	Renewal of pp	A2	104	Permitted
Tatersett	Continued storage of tyres	Continued use	SG	18,490	Permitted
Wells Harbour	Construction of concrete platform to facilitate construction of jetty to serve wind turbine	New build	SG	N/a	Completed Feb 2010
Heinz, Worstead	Erection of buildings to house plant equipment	New build	B2	175	Permitted

Table 5.3 Key Employment permissions in North Norfolk 2090-10

The County Council has identified a number of **Strategic Employment Sites** across Norfolk. Only one of these, Tattersett Business Park, is in North Norfolk. The County's Employment Land Monitor notes that progress on site has been slow and that poor transport links are one of the key constraints facing the site. Land at Tattersett Business Park is identified for general employment development in the Site Allocations DPD and development progress will be monitored.

The 2009-10 NCC Employment Land Survey uses the East of England Forecasting Model to forecast total employment in Norfolk over the next 20 years (employees and self employed). It is unconstrained by policy and takes into account various assumptions regarding economic recovery post recession. The model forecasts total jobs in the county will be at their lowest in 2010 and will then begin to recover, but will not reach 2008 levels until 2014. The graph below shows the situation by district.

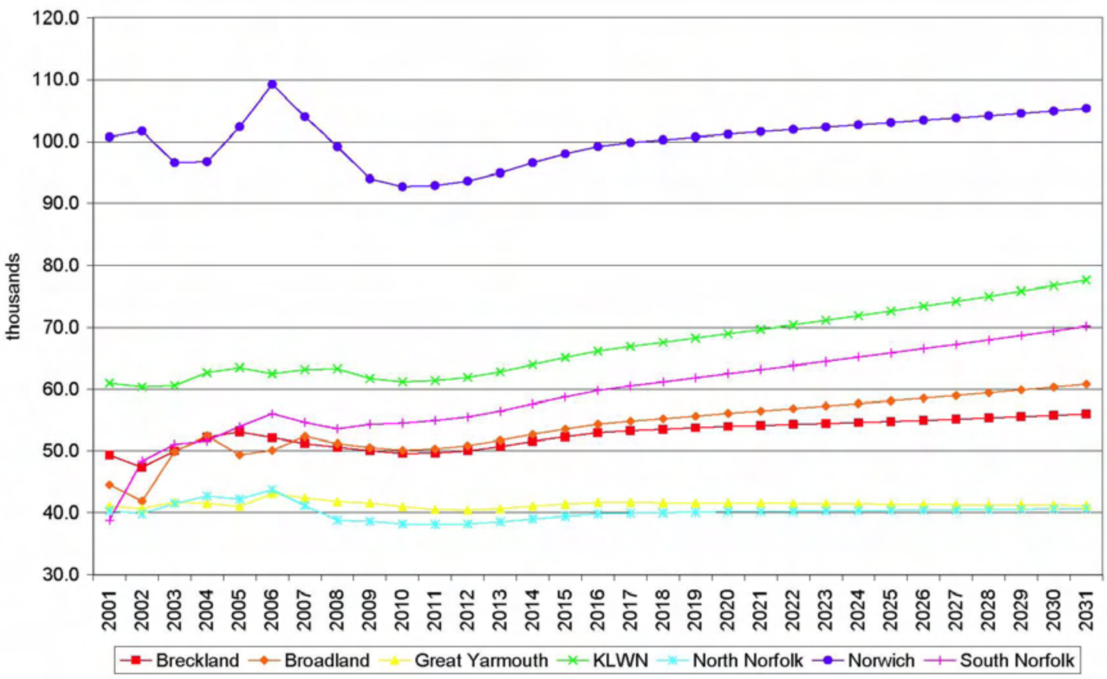
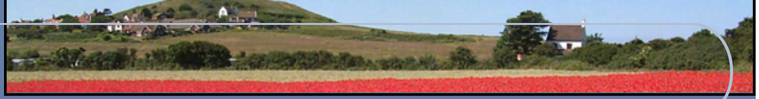


Figure 5.1 Baseline Employment Forecasts for Norfolk Districts (Spring 2010)





Employment & Training

5.1 One of the Core Strategy aims is to develop a strong, high value economy and to provide better job, carer and training opportunities, he provision of a range of employment land and premises, along with a supportive policy framework, should help increase the amount of jobs available in the area. Figures from the County Council Local Economic Assessment for North Norfolk (available at www.norfolk.gov.uk) report that the working age population in North Norfolk has increased since 2008, from 53,600 to 57,500, although is still below regional and national averages, and the total number of employee jobs has fallen by 2,000 full time jobs. The key employment sectors in North Norfolk are retail, health, manufacturing, accommodation and food services and education, which has been the case for the last few years. Common with many coastal districts, recreation and tourism are important parts of the local economy.

5.2 The tables below show the amount of economically active people in North Norfolk, and within various sectors, and can be compared with previous years monitoring reports.

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people - working age (16-64)	57,500	56.8	63.8	65

Table 5.4 Working age population 2009 (Source: ONS mid-year population estimates)

All People	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Economically active	45,300	78.2	78.9	76.5
In employment	43,800	75.5	73.5	70.3
Employees	33,700	58.8	63.1	60.9
Self employed	59800	16.8	10.1	9
Model-based unemployed	2,400	5.2	6.6	7.9

Table 5.5 Economically active April 2009-March 20010 (Source: ONS annual population survey)

	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Total employee jobs	29,700	-	-	-
Full-time	17,800	60.1	67.2	68.8
Part-time	11,800	39.9	32.8	31.2
Employee Jobs by Industry				
Manufacturing	3,800	12.8	10.3	10.2
Construction	1,600	5.4	5.4	4.8

	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Distribution, hotels and restaurants	9,500	32	25	23.4
Transport & communications	1,100	3.7	6	5.8
Finance, IT, other business activities	3,100	10.5	21.4	22
Public admin, education & health	7,400	25.1	25.3	27
Other services	1,600	5.5	4.8	5.3
Tourism related [1]	3,900	13.1	7.7	8.2

Table 5.6 Employee Jobs (2008) (Source: ONS annual business inquiry employee analysis, from nomisweb) % is a proportion of total employee jobs, excluding self-employed, government supported trainees and HM Forces

5.3 NNDC also publishes quarterly Labour Market Statistics including the number of Job Seekers Allowance (JSA) claimants. The overall figure for North Norfolk is shown in the table below, but the picture varies across the district, with the number of claimants in Cromer and North Walsham rising by 2% and 3% since 2009 while the number of claimants in Fakenham has dropped by 6%.

	JSA claimant count and change since 2009	% of pop	Vacancies notified to Jobcentre Plus	Redundancies notified to Jobcentre Plus (July 08 - April 10)
North Norfolk	1,850 (+22)	3.5	464 (+35% from 09)	558

Table 5.7 Numbers of Jobseekers Allowance claimants, vacancies and redundancies, at April 2010 (Source: Summary of Labour Market Statistics)

5.4 Core Strategy policies also seek to improve education and training opportunities, to meet the needs of business and help residents access better quality jobs. Figures for average earnings and qualifications can be seen below and compared to figures in previous years monitoring reports. The average full time weekly earnings for those living in North Norfolk have increased from £383 in 2008 to £427 in 2009, a much greater increase than in the East of England or Great Britain overall. This is based on place of residence. Analysis by workplace gives a lower figure of £394 (compared to £479 in the East of England and £490 in Great Britain).

5.5 **Average Gross Full Time Weekly Earnings (2009) of those living in North Norfolk[2]**

- North Norfolk: £427.40
- Eastern: £509.40
- Great Britain: £491

5.6 The number of residents with qualifications to NVQ4 and above has increased from 23.9% of the population to 29%, and is now above the average for the eastern region.

1 *Tourism consists of industries that are also part of the services industry*
2 *ONS annual survey of hours and earnings - residential analysis: www.nomisweb.co.uk*

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	16,300	29	27.3	29.9
NVQ3 and above	25,800	45.7	46.9	49.3
NVQ2 and above	34,500	61.2	64.2	65.4
NVQ1 and above	44,100	78.1	79.9	78.9
Other qualifications	5,000	8.8	8.8	8.8
No qualifications	7,400	13.1	11.3	12.3

Table 5.8 Qualifications Jan 2008 - Dec 2008 (Source: ONS annual population survey)

Note: Numbers and % are for those of working age, % is a proportion of total working age population

5.7 The number of VAT registered businesses is also monitored and can give a general picture of the health of the economy. The table below shows figures from 2007 and it has not been possible to gain an update.

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Registrations	250	6.4	9.6	10.2
De-registrations	220	5.6	7.2	7.3
Stock (at end of year)	3,900	-	-	-

Table 5.9 VAT registered business 2007 (Source: DTI Small Business Service - vat registrations / de-registrations by industry)

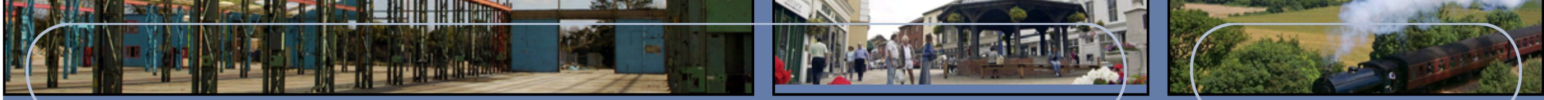
Tourism

5.8 Tourism is an important part of North Norfolk's economy. According to the 2003 economic impact study, the overall annual tourism spend is some £390 million which supports approximately 7,000 full time jobs (of which 84% are employed directly as a result of visitor spend). It is estimated that the largest employment sectors supported are food and beverage facilities (40% of full time jobs) and accommodation (26% of full time jobs).

Tourist Accommodation Stock

5.9 A mix and sufficient levels of accommodation is required to provide a choice for a range of visitors to North Norfolk. The Tourism Sector Study, 2005, estimated that the District had:

- 336 serviced accommodation establishments providing 3,496 bedspaces;
- 939 self-catering units providing 4,320 bedspaces;
- 4,997 static caravans; and
- 4,100 touring pitches.



5.10 It found that accommodation occupancy levels were generally comparable to Norfolk and the East of England, which suggests that the sector is in good health.

- Serviced accommodation - The bedspace occupancy level of North Norfolk's serviced provision (40%) was roughly equivalent to both Norfolk (43%) and the East of England (43%). However, the seasonality of the occupancy in the District is much more pronounced, with levels peaking in August but falling sharply between September and November.
- Self catering - The average level of occupancy per self-catering unit was estimated to be 58% (EETB), re-enforced by the business survey results (57.2%). This equated to roughly 30 weeks occupancy per unit. This level is comparable to Norfolk as a whole, and is actually above the levels achieved by neighbouring districts and other districts in the region (King's Lynn & West Norfolk = 53%; Suffolk Coastal = 49%).

5.11 Since the 2005 study there has been a number of permissions for new tourist accommodation, and some losses, although the sector still appears to be in good health, and will have been buoyed up by the increase in people holidaying at home during 2009 and 2010 (the 'stay-cation').

5.12 The table below summarises permissions for new (and lost) tourist accommodation granted during the monitoring period.

Proposal	Location
Loss of tourist accommodation	
Use of land for 22 static caravans to replace 50 touring caravans	Golden Beach Holiday Centre, Sea Palling
Replacement of 79 touring caravan pitches with 51 static caravan pitches	Forest Park caravan site, Northrepps
Continued use of former hotel as dwelling	The Bath House, Cromer
Provision of tourist accommodation	
Erection of 11 timber holiday lodges	Woodlands caravan park, Trimingham
Erection of 17 woodland lodges	Marshgate, North Walsham
Conversion of agricultural buildings to 9 units of holiday accommodation, bunk barn and 2 craft units	Hall Farm, Beeston Regis
Conversion of barn to 7 units of holiday accommodation	Witton Bridge
Conversion of buildings to 5 units of holiday accommodation and swimming pool	Hanworth Timber company
Conversion of agricultural buildings to 5 units of holiday accommodation	East Ruston
Approximately 34 applications for conversion of individual buildings, each creating one or two units of holiday accommodation	District wide

Table 5.10 Tourist Accommodation Permissions, April 2009 to March 2010

5.13 The Tourism study identified a number of key issues that need to be addressed, including the loss of serviced accommodation and touring caravan provision, and this is addressed by Core Strategy policy EC8. The table above shows that there have been 2 permissions for conversion of touring caravan sites to static caravans (which was identified as an issue in the Tourism

Study). There has been limited provision of new tourist accommodation (mainly self-catering accommodation through conversion of existing buildings) but no significant new provision. The Tourism Study identified a number of gaps in the market, including high quality (4-5*) hotels with spa and health facilities, hotels with the capacity and appeal to attract groups and special occasions, a budget accommodation operation, water-sports and heritage and culture tourism, and these have generally not been filled. There is an outstanding live permission for a new hotel at Sculthorpe Moor which has never been fully commenced.

5.14 Core Strategy policy EC7 seeks to direct new tourism development to the Principal and Secondary Settlements or through the reuse of existing buildings and extensions to existing businesses in the Countryside. While there has been some investment in existing provision (construction of outdoor education centre and viewing platform at Sheringham Park) there have been no major new tourist attractions permitted during the monitoring period.

Town Centres

5.15 The Core Strategy identifies a retail hierarchy for the District;

- **Large town centres:** *Cromer, Fakenham, North Walsham*
- **Small town centres:** *Hoveton, Holt, Sheringham, Stalham and Wells*

5.16 The County Council monitor the number of units in each market town and the table below shows changes since 1999 in total number of units and in convenience store units (no data available for 2007 & 2008). This shows the number of units has increased in all the towns, but most noticeably in Holt and North Walsham. The amount of convenience stores has reduced in all towns except Cromer, and most noticeably in Fakenham, North Walsham and Stalham. The amount of service units has increased in all towns except Wells.

	1999	2000	2001	2002	2003	2004	2005	2006	2009	Change in no. of units	Change in no. of convenience units 2001 - 2009	Change in no. of service units 2001-2009
Cromer	219	223	222	224	233	231	231	237	241	22	0	+24
Fakenham	157	158	159	159	160	156	156	158	159	2	-8	+10
North Walsham	136	138	154	154	158	157	159	161	162	26	-7	+30
Holt	188	193	193	193	197	197	194	192	214	26	-2	+9
Sheringham	162	163	163	164	169	171	174	170	175	13	-1	+14
Stalham	93	95	97	98	102	105	106	105	111	18	-7	+6
Wells	94	94	95	92	96	95	94	95	99	5	-5	-1
All Towns	**1049**	**1064**	**1083**	**1084**	**1115**	**1112**	**1114**	**1118**	**1161**	**112**		100%

Table 5.11 Total units in North Norfolk Towns (Source: Norfolk County Council)

5.17 More detailed figures for the amount (and %) of Comparison, Convenience, Service and Miscellaneous units in each town over the period 2001 to 2009 are contained in Appendix C.

5.18 The County Council also monitors vacancy rates, the take up of vacant units and changes between uses. Results from 2010 are shown in the table below. Between 2007 and 2009, Cromer experienced the largest number of units becoming vacant in the County, with Fakenham also experiencing a significant net increase in the number of properties becoming vacant.

	Vacancy rate, 2003	Vacancy rate, 2004	Vacancy rate, 2005	Vacancy rate, 2006	Vacancy rate, 2007	Vacancy rate, 2009	Units becoming vacant 2007-09	Take-up of vacant units 2007-09
Cromer	4.7%	4.8%	4.8%	5.9%	5.5%	11%	22	10
Fakenham	8.9%	6.4%	5.1%	6.3%	5.1%	12%	15	4
North Walsham	5.1%	5.1%	7.6%	5%	5.6%	7.4%	9	5
Holt	3.1%	2.1%	3.1%	2.6%	5.4%	5.6%	7	4
Sheringham	3.6%	4.1%	2.3%	2.4%	5.7%	6.9%	8	3
Stalham	7.8%	6.7%	8.6%	4.8%	7.6%	14.4%	11	3
Wells	2.1%	1.1%	4.3%	7.4%	7.5%	9.1%	4	1

Table 5.12 Number of units becoming vacant etc (Source: Norfolk County Council)

5.19 The County Market Town Survey also provides a commentary on each of the towns. Key conclusions are contained below.

5.20 **Cromer** has the largest number of independent retailers of all the market towns surveyed, particularly within the service sector. Many of these units provide refreshments and services for the tourist markets.

5.21 **Fakenham** has an average number of business units and has three of the five significant national multiples. Comparison shopping outlets (37%) and service outlets (40%) are relatively balanced. Whilst the day-to-day shopping needs of the population are met, the range of shops in the town is limited.

5.22 **Holt** has the third highest number of units and the highest number of units per head of population in the market towns surveyed. The Market Town report recognises that with the mix of uses (independent shops, galleries, cafes etc) present the town could be regarded as a specialist and niche shopping destination rather than simply a market town.

5.23 **North Walsham** has a lower than average number of units per head of population and while the town has a range of shops, it is not a significant centre for major purchases, specialist or recreational shopping. North Walsham has seen a slightly higher than average proportion of units changing use from one use to another over the last two years, but the vacancy rate in the town (8%) is slightly lower than the average for the towns surveyed.

5.24 **Sheringham** has a lower than average vacancy rate of just 7% and only 1% of the stock has been lost to residential uses, suggesting that the centre has been relatively robust in the current recession, however, like many coastal resorts, some outlets will be seasonal in nature and may not be open in winter.

5.25 **Stalham** is one of Norfolk's smaller centres, but is significantly over represented in terms of the number of units per head of population. This over representation is possibly because the town also has a tourism role, based upon the Broads boat hire industry, which swells the population during the summer months.

5.26 **Wells-Next-The-Sea** is one of the smaller market towns in the County, but has the second highest number of units per head of population. The centre has a significantly greater proportion of comparison shopping outlets (43%) compared to service outlets (29%). The town is dominated by independently-owned stores and has only a small number of local and national multiples with none of the five significant national multiples present.



6 Community

Community: Objectives & Targets

Core Strategy Aims

Core Aim 6: to improve access for all to jobs, services, leisure and cultural activities

- Protect and improve existing infrastructure, services and facilities
- To improve access to key services by public transport and facilitate walking and cycling
- Ensure adequate provision to meet open space and recreation needs and encourage a network of accessible green spaces

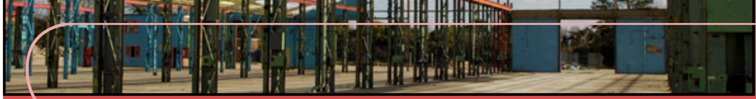
Targets

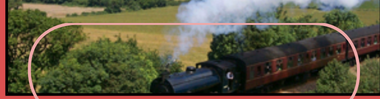
		2009/10
☺	To increase the number of visits to museums to 170 per 1,000 by 2009	563
☺	To increase the number of countryside events at Council managed outdoor facilities to 50 in 2011	51
☹	To provide 7 new play and leisure facilities for young people by the Council	2
-	To minimise development for non-recreational purposes on Open Land Areas and Formal Recreation Areas	Not yet monitored
-	To increase the amount of eligible open spaces managed to Green Flag standard to 60% by 2021	Holt Country Park
☹	To maintain at least 4 resort beaches to Blue Flag standards	3
-	To maintain or improve the level of services in the selected villages	Not monitored
-	To minimise the loss of 'important local facilities'	Few losses

Open Space & Recreation

6.1 North Norfolk offers many indoor and outdoor leisure activities. The Community Strategy seeks to sustain a high quality of life in the District and one of the Core Strategy aims is to improve access for all to jobs, services, leisure and cultural activities. The Council promotes several leisure activities each year and manages many open spaces around the District as well as three leisure centres (at Fakenham, North Walsham and Sheringham). The following table summarises leisure related performance indicators for the last 2 years.

	2008/09	2009/10
Visits to Council supported theatres	120,643	111,728
Participation at NNDC sporting facilities	490,338	507,147





	2008/09	2009/10
Number of events organised at Country Parks	44	51
Number of new play and leisure facilities provided for young people	4	2
Visits to museums	573 per 1,000 pop	563 per 1,000 pop

Table 6.1 Leisure Related Performance

6.2 Opportunities for outdoor recreation and access to open space are important for health and well-being and for a good quality of life. North Norfolk had 2,744 ha of public open space in 2006 (North Norfolk Open Space and Recreation Study). This comprises a mix of parks, allotments, sports pitches / playing fields, children's play space and other types of open space.In 2009/10 two new play and leisure facilities were provided for young people (Wensum Way in Fakenham, and Acorn Road in North Walsham). In addition, Core Strategy policies protect existing important open spaces and require that new development over 10 dwellings includes new public open space to meet locally defined targets. Much development in recent years has been on small-scale sites but the commencement of development on a number of allocation sites should result in new open space provision in future years. It will be important to monitor new provision within the allocations to see if they are delivering the required amount.

6.3 The amount of non-recreational development on land designated as Open Land Area or Formal Recreation Area has not been monitored this year but can be included in next years report.

6.4 **Green Flag awards** recognise well managed parks and open spaces and are a nationally recognised benchmark. Holt Country Park is the only area in North Norfolk to be awarded the Green Flag award and it has been received every year since 2005. The Corporate Plan sets a target of achieving 60% of eligible open spaces managed to Green Flag standard and the Council is applying for it at Sadlers Wood in North Walsham in 2010/2011.

6.5 **Blue Flag awards** are an internationally recognised standard signifying that certain criteria regarding water quality, environmental management, safety and services and environmental education are met. Cromer, Sheringham and Sea Palling beaches were awarded Blue Flags in 2010. Sheringham was re-awarded it after losing it in 2009 but Mundesley lost it as it did not pass the water quality test. Water quality is tested every week during the summer season and the aim is to re-gain Mundesley's Blue Flag status next year. The Council is also seeking Blue Flag accreditation at East Runton.

Local Services & Facilities

6.6 The availability of local services and facilities can help reduce the need to travel and support local communities. The number of key services in several villages in North Norfolk were recorded in 2006 to assist with preparation of the Spatial Strategy and the identification of which should be designated as Service Villages. The results are included in the Core Strategy Sustainability Appraisal (Appendix I) and provide a baseline that can be monitored over time to track changes in levels of services between selected and non-selected villages. It has not been possible to update the survey for this report, however could be updated every few years to see if the Core Strategy aim of retaining and reinforcing the role of service villages as local centres for the surrounding area.

6.7 Core Strategy policy CT3 sets a positive framework for the provision of new community facilities and services and seeks to prevent their premature loss. The table below lists permissions granted for new or lost community facilities.

New facilities	Comment
Several minor extensions to existing schools	Ongoing investment
Erection of replacement salvation army hall, Sheringham	-
Extension to village hall, Hindringham	-
Construction of all weather playing area with floodlighting, Erpingham Village Hall	-
Erection of single story extension to sport and social complex, Holt playing fields	-
Change of use of redundant signal box to museum, Hoveton	-
Loss of facilities:	
Demolition of former cinema, Stalham	Was no longer a cinema (had been subdivided into offices and retail)
Conversion of pub to dwelling, Sheringham	Other pubs available
Conversion of school to dwelling, Great Ryburgh	School closed in 2006 Enlarged school provided in Stibbard.
Conversion of community hall to two flats, Church Street, Cromer	-

Table 6.2 Permissions for new or loss of community facilities

7 Plan Making

Monitoring the Local Development Scheme

7.1 This chapter reviews progress on the North Norfolk LDF and indicates whether the timetable and milestones in the Local Development Scheme are being achieved. Progress on the LDF has been good and as at March 2010 the Council had an adopted Statement of Community Involvement, Core Strategy, Design Guide SPD and Landscape Character Assessment SPD and had submitted the Site Specific Proposals DPD to Government for examination.

7.2 The following milestones were achieved between April 2009 and March 2010:

- Strategic Housing Land Availability Assessment (SHLAA) published (June 2009)
- Landscape Character Assessment SPD adopted (June 2009)
- Site Specific Proposals Draft Plan published for consultation (June / July 2009)
- Conversion & Re-use of Rural Buildings as Dwellings Draft Policy consultation (October / November 2009)
- Submission of Site Specific Proposals Draft Plan (March 2010)
- Submission of Conversion & Re-use of Rural Buildings as Dwellings Policy (March 2010)

7.3 The Local Development Scheme was revised during the period to accommodate the additional work associated with the Strategic Housing Land Availability Assessment and commencement of work on the single policy review of the Core Strategy in relation to the re-use of rural buildings as dwellings as required by the Core Strategy Inspector. A revised LDS (fifth revision) was approved by Government in September 2009 to include these work streams. The following table shows progress on each document against the LDS timetable.

Timetable Slippage

☺	Target achieved on time or within 3 months	😐	Target achieved within 6 months	☹	Target not achieved within 6 months

Table 7.1 LDF Document Production Status Key

Progress on LDD	LDS Fifth Revision Adopted Sept 2009	Date(s) Target Achieved	Status [3]
Statement of Community Involvement			
Adoption	-	Apr 2006	☺
Core Strategy			
Adoption	-	Sep 2008	☺
North Norfolk Design Guide			
Adoption	-	Dec 2008	☺

3 *(against Fifth Revision LDS)*

Progress on LDD	LDS Fifth Revision Adopted Sept 2009	Date(s) Target Achieved	Status [3]
Landscape Character Assessment			
Adoption	-	Jun 2009	☺
Site Specific Proposals			
Old Reg 25	-	Jan 2005 to Jul 2006	☺
Old Reg 26	-	Sep to Nov 2006 & Jun to 2008	☺
New Reg 27	Jun/Jul 2009	Jun/Jul 2009	☺
Submission	Feb 2010	March 2010	☺
Binding Report	Nov 2010	Expected Nov 2010	-
Adoption	Jan 2011	Expected Feb 2011	-
Core Strategy Policy Review - Conversion and Re-use of Rural Buildings as dwellings			
Reg 25	Apr - Sep 2009	June 2009	☺
Reg 27	Oct - Nov 2009	Oct - Nov 2009	☺
Reg 28	Dec 09- Jan 2010	Oct - Nov 2009	☺
Submission Reg 30	Feb 2010	March 2010	☺
Binding Report	Nov 2010	Expected Nov 2010	-
Adoption	Jan 2011	Expected Feb 2011	-

Table 7.2 Local Development Document Production Timetable indicating slippage

Consultation Feedback

7.4 As part of the preparation of LDF documents the Council has undertaken a range of consultation exercises. Details of these consultations and the feedback we have received are provided in the following table.

Consultation on...	When	How	With whom	Response / Feedback
Preparing the STATEMENT OF COMMUNITY INVOLVEMENT– how we should consult	April 05	QUESTIONNAIRE and PRESENTATIONS	Stakeholders*	• 250 sent out • 31% response rate • 99% of above requested to be involved in planning process

3 *(against Fifth Revision LDS)*

Consultation on…	When	How	With whom	Response / Feedback
The Draft STATEMENT OF COMMUNITY INVOLVEMENT Document	16 June / July 2005	Draft SCI sent out with QUESTIONNAIRE	Public Consultation	• 250 sent out • 27% response rate • 94% of above supported principles outlined in Draft SCI
The submission STATEMENT OF COMMUNITY INVOLVEMENT Document	26 September to 4 November 2005	Submission SCI sent out with QUESTIONNAIRE	Public Consultation	• 264 sent out • 10 representations received of which 4 objected
CORE STRATEGY & SITE SPECIFIC PROPOSALS (Reg 25) Identifying local issues	June & July 2005	7 Area WORKSHOPS	Stakeholders*	• 500 consultees invited, 198 consultees attended • Over 800 issues raised • 99% of attendees were pleased or very pleased with the workshop content and delivery of objectives.
CORE STRATEGY Identifying thematic issues	July 2005	MEETINGS	Stakeholders from Specific Interest Groups	Well attended by invitees. General thematic issues raised and recorded.
CORE STRATEGY (Reg 25) Reviewing options	4 November to 20 December 2005	Scenario based paper and on-line QUESTIONNAIRE conducted by independent community researchers	Stakeholders*	• 500 sent out • 31% response rate (including 43% of Parish Councils and 88% of Town Councils) Helped to inform the preparation of the Core Strategy options.
CORE STRATEGY (Reg 26) Preferred Options SITE SPECIFIC PROPOSALS (Reg 26) Preferred Options	25 September to 6 November 2006	PUBLIC CONSULTATION through exhibitions and targeted document distribution	General Public including Statutory Consultees	Over 2700 attendees at public exhibitions 1382 CORE STRATEGY representations received (624 Objections, 342 Supports, 385 Observations 31 other) 2080 SITE SPECIFIC representations received (1069 Objections, 372 Supports, 323 Observations, 316 Other)
CORE STRATEGY (Reg 29) Submission	18 June 2007 to 30 July 2007	PUBLIC CONSULTATION through exhibitions and targeted document distribution	General Public including Statutory Consultees	807 representations received from 258 people / organisations (590 Objections (unsound), 139 Supports (Sound), 79 Other (soundness not specified))
CORE STRATEGY (Reg 32)	20 August to 1 October 2007	PUBLIC CONSULTATION	General Public including	24 representations received. (9 Supported changes to designations

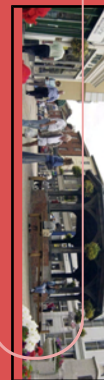
Consultation on...	When	How	With whom	Response / Feedback
		through advertising and targeted document distribution	Statutory Consultees	made by third parties, 7 Objected, 8 made observations / other)
DESIGN GUIDE SPD (Reg 17)	9 June to 21st July 2008	PUBLIC CONSULTATION through advertising and targeted document distribution	General Public including Statutory Consultees	65 representations received (1 objection, 16 support, 48 observations)
SITE SPECIFIC PROPOSALS (Reg 26) Preferred Options - 5 Coastal Service Villages	9 June to 21st July 2008	PUBLIC CONSULTATION through advertising, exhibitions and targeted document distribution	General Public including Statutory Consultees	323 representations received (125 objecting to specific sites, 86 supporting specific sites and 112 comment/observations)
LANDSCAPE CHARACTER ASSESSMENT SPD (Reg 17)	19 January to 2 March 2009	PUBLIC CONSULTATION	General Public including Statutory Consultees	96 representations received from 29 individuals and organisations. 59 were observations, 30 were objections and 7 were in support.
SITE SPECIFIC PROPOSALS (Reg 27) Draft Plan	15 June to 31 July 2009	PUBLIC CONSULTATION through advertising, exhibitions and targeted document distribution	General Public including Statutory Consultees	1,380 representations received from 916 organisations. 764 considered it unsound, 202 considered it sound and 414 did not specify.
CONVERSION & RE-USE OF RURAL BUILDINGS AS DWELLINGS (Reg 27) Draft Policy	2 October to 13 November 2009	PUBLIC CONSULTATION	General Public including Statutory Consultees	82 representations received from 64 individuals, parish and town councils and other organisations. 16 supported the policy, 20 made comments and 46 objected.

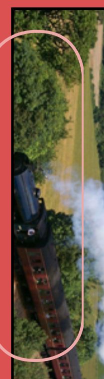
Table 7.3 Consultation Responses

7.5 *Stakeholders: At each stage a specified selection of representatives are selected from our database which consists of; Community representatives, Area Partnerships, District and County Councillors, National and Local Interest and Voluntary Groups, Developers, Agents, Local Businesses, Advisory groups, Statutory consultees, Parish and Town Councils, neighbouring Local Authorities, Schools and educational establishments.

Annual Monitoring Report 2009 - 2010

Appendices





Appendix A Core Indicators

Information on Core Output Indicators that are relevant to North Norfolk 2008-09

Business Development and Town Centres

Indicator		B1a	B1b	B1c	B2	B8	B1-B8 unknown	Total
BD1	gross							
	net			Not recorded				
BD2	gross							
	% gross On PDL							
BD3	hectares							

Table A.1 BD1: Total amount of additional employment floorspace (m2) - by type, BD2: Total amount of employment floorspace (m2) on previously developed land - by type, BD3: Employment land available (ha) - by type.

Indicator		A1	A2	B1a	D2	Total
BD4	gross		Not recorded			
	net					

Table A.2 BD4: Total amount of floorspace (m2) for 'town centre uses'.



Housing

Indicator	Start of Plan period	End of Plan Period	Total housing Required	Source of plan Target
H1	01/04/2001	31/03/2021	8000	East of England Plan

Table A.3 H1: Plan period and housing targets

Indicator		02/03	03/04	04/05	05/06	06/07	07/08	08/09 Rep	09/10 Cur	10/11 2	11/12 3	12/13 4	13/14 5	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2a		428	230	250	446	341	551	258															
H2b									416														
H2c	a) Net additions									420	420	420	420	420	420	420	420	420	420	420	420	420	420
	b) Hectares								N/a	N/a	N/a	N/a	N/a										
	c) Target								400	400	400	400	400										
H2d									420	420	420	420	420	420	420	420	420	420					

Table A.4 H2(a): Net additional dwellings - in previous years, H2(b): Net additional dwellings - for the reporting year, H2(c): Net additional dwellings - in future years, H2(d): Managed delivery target

Indicator		Total
H3	gross	416
	% gross On PDL	90

Table A.5 H3: New and converted dwellings - on previously developed land

Indicator	Permanent	Transit	Total
H4	0	10	10

Table A.6 H4: Net additional pitches (Gypsy and Traveller)

Indicator	Social rent homes provided	Intermediate home provided	Affordable homes Total
H5	38	2	40

Table A.7 H5: Gross affordable housing completions

Indicator	
H6	Core Strategy policy H01 requires that on schemes of five or more dwellings at least 20%of dwellings are suitable or easily adaptable for occupation by the elderly, infirm or disabled.

Table A.8 H6: Housing Quality - Building for Life Assessments

Environmental Quality

Indicator	Flooding	Quality	Total
E1	0	0	0

Table A.9 E1: Number of planning permissions granted contrary to Environment Agency Advice of flooding and water quality grounds

Indicator	Loss	Addition	Total
E2	No data available	No data available	No data available

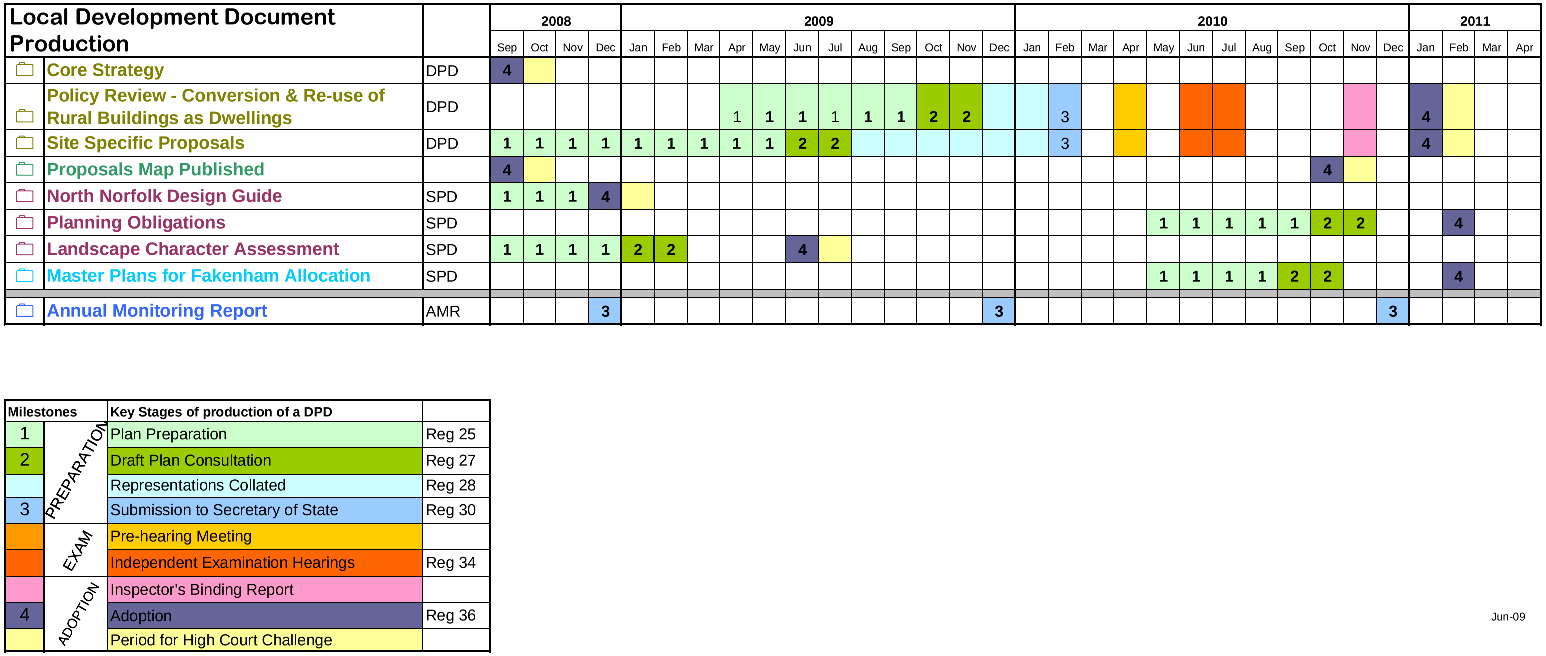
Table A.10 E2: Change in areas of biodiversity importance

	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
E3				Landfill gas	Sewage Sludge digestion	Municipal (and industrial) Solid waste combustion	Co-firing of Biomass with Fossil fuels	Animal biomass	Plant biomass	

	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
Permitted Installed Capacity in MW	Small scale	Small scale	0	0	0	0	0	Wighton	0	0
Completed Installed Capacity in MW	Small scale	Small scale	0	0	0	0	0	Wighton	0	0

Table A.11 E3: Renewable energy generation

Appendix B Local Development Framework Document Production Timetable

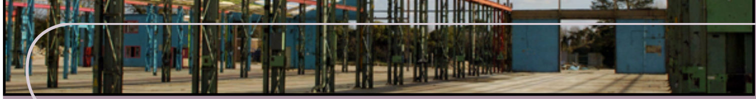


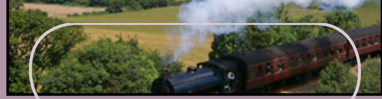
Local Development Document Production		2008 Sep	2008 Oct	2008 Nov	2008 Dec	2009 Jan	2009 Feb	2009 Mar	2009 Apr	2009 May	2009 Jun	2009 Jul	2009 Aug	2009 Sep	2009 Oct	2009 Nov	2009 Dec	2010 Jan	2010 Feb	2010 Mar	2010 Apr	2010 May	2010 Jun	2010 Jul	2010 Aug	2010 Sep	2010 Oct	2010 Nov	2010 Dec	2011 Jan	2011 Feb	2011 Mar	2011 Apr
Core Strategy	DPD	4																															
Policy Review - Conversion & Re-use of Rural Buildings as Dwellings	DPD								1	1	1	1	1	1	2	2			3											4			
Site Specific Proposals	DPD	1	1	1	1	1	1	1	1	1	2	2							3											4			
Proposals Map Published		4																									4						
North Norfolk Design Guide	SPD	1	1	1	4																												
Planning Obligations	SPD																					1	1	1	1	1	2	2			4		
Landscape Character Assessment	SPD	1	1	1	1	2	2				4																						
Master Plans for Fakenham Allocation	SPD																					1	1	1	1	2	2				4		
Annual Monitoring Report	AMR				3												3												3				

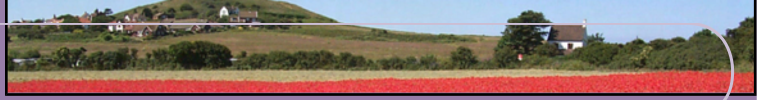
Milestones		Key Stages of production of a DPD	
1	PREPARATION	Plan Preparation	Reg 25
2		Draft Plan Consultation	Reg 27
		Representations Collated	Reg 28
3		Submission to Secretary of State	Reg 30
	EXAM	Pre-hearing Meeting	
		Independent Examination Hearings	Reg 34
	ADOPTION	Inspector's Binding Report	
4		Adoption	Reg 36
		Period for High Court Challenge	

Jun-09

Picture B.1 LDF Document Production Timetable (Fifth Revision) Adopted Sept 2009







Appendix C Change in Commercial Units in North Norfolk Market Towns

C.1 The tables below show the amount of comparison, convenience, residential and service units in each of the town centres over time. The surveys were carried out by Norfolk County Council and are based on the Town Centre area as defined in the former North Norfolk Local Plan. There is no table data for 2008.

2009								
Town 2009	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	81	20	15	5	95	25	241	10.37
Fakenham	59	8	9	0	64	19	159	11.95
Holt	108	16	9	5	64	12	214	5.61
North Walsham	54	11	5	6	74	12	162	7.41
Sheringham	65	24	9	2	63	12	175	6.86
Stalham	42	5	8	2	38	16	111	14.41
Wells	42	9	7	3	29	9	99	9.09
Total	**451**	**93**	**62**	**-**	**427**	**105**	**1138**	
Proportion (%)	**40**	**8**	**5**	**-**	**38**	**9**		

Table C.1

2007								
Town 2007	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	99	17	23		85	13	237	5.49
Fakenham	68	9	18		55	8	158	5.06
Holt	118	20	6		48	11	203	5.42
North Walsham	68	10	6		67	9	160	5.63
Sheringham	75	27	8		57	10	175	5.71
Stalham	43	6	12		37	8	106	7.55
Wells	41	11	10		25	7	94	7.45
Total	**510**	**100**	**83**		**374**	**66**	**1133**	

2007								
Town 2007	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Proportion (%)	**45**	**9**	**7**		**33**	**6**		

Table C.2

2006								
Town 2006	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	95	18	25		85	14	237	5.91
Fakenham	67	9	17		55	10	158	6.33
Holt	113	20	6		48	5	192	2.60
North Walsham	72	10	6		65	8	161	4.97
Sheringham	79	28	8		51	4	170	2.35
Stalham	43	7	12		38	5	105	4.76
Wells	43	11	10		24	7	95	7.37
Total	**512**	**103**	**84**		**366**	**53**	**1118**	
Proportion (%)	**46**	**9**	**8**		**33**	**5**		

Table C.3

2005								
Town 2005	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	94	20	24		80	11	229	4.80
Fakenham	67	10	11		60	8	156	5.13
Holt	110	15	6		57	6	194	3.09
North Walsham	64	15	13		55	12	159	7.55
Sheringham	76	23	10		61	4	174	2.30
Stalham	41	7	9		39	9	105	8.57
Wells	40	14	12		24	4	94	4.26

2005								
Town 2005	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Total	**492**	**104**	**85**		**376**	**54**	**1111**	
Proportion (%)	**45**	**10**	**8**		**33**	**4**		

Table C.4

2004								
Town 2004	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	95	19	25		79	11	229	4.80
Fakenham	64	12	11		59	10	156	6.41
Holt	111	17	5		56	4	193	2.07
North Walsham	65	15	17		53	8	158	5.06
Sheringham	75	22	9		58	7	171	4.09
Stalham	45	9	9		35	7	105	6.67
Wells	40	14	12		25	1	92	1.09
Total	**495**	**108**	**88**		**365**	**48**	**1104**	
Proportion (%)	**45**	**10**	**8**		**33**	**4**		

Table C.5

2003								
Town 2003	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	93	23	28		78	11	233	4.72
Fakenham	64	14	14		54	14	160	8.75
Holt	108	17	10		56	6	197	3.05
North Walsham	65	16	17		52	8	158	5.06
Sheringham	76	23	8		56	6	169	3.55
Stalham	45	9	8		32	8	102	7.84

2003								
Town 2003	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Wells	40	15	15		24	2	96	2.08
Total	**491**	**117**	**100**		**352**	**55**	**1115**	
Proportion (%)	**44**	**10**	**9**		**32**	**5**		

Table C.6

2002								
Town 2002	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	92	19	26		74	13	224	5.80
Fakenham	63	15	13		54	14	159	8.81
Holt	108	17	8		54	6	193	3.11
North Walsham	62	18	16		47	11	154	7.14
Sheringham	76	25	9		50	4	164	2.44
Stalham	39	11	8		30	10	98	10.20
Wells	40	14	8		29	1	92	1.09
Total	**480**	**119**	**88**		**338**	**59**	**1084**	
Proportion (%)	**44**	**11**	**8**		**31**	**5**		

Table C.7

2001								
Town 2001	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Cromer	91	20	19		71	21	222	9.46
Fakenham	60	16	12		54	17	159	10.69
Holt	107	18	7		55	6	193	3.11
North Walsham	64	18	13		44	15	154	9.74
Sheringham	77	25	9		49	3	163	1.84

2001								
Town 2001	**Comparison**	**Convenience**	**Misc**	**Residential**	**Service**	**Vacant**	**Total Units**	**Rates (%)**
Stalham	39	12	10		32	4	97	4.12
Wells	41	14	9		30	1	95	1.05
Total	**479**	**123**	**79**		**335**	**67**	**1083**	
Proportion (%)	**44**	**11**	**7**		**31**	**6**		

Table C.8