NORTH NORFOLK

Local Development Framework

NORTH NORFOLK DISTRICT COUNCIL

Annual Monitoring Report

2010–2012

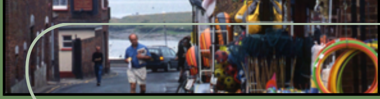
Covering the period
1 April 2010 to 31 March 2012

December 2012

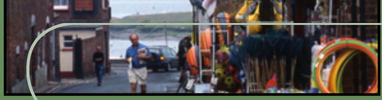
North Norfolk District Council
Planning Policy Team

Telephone: 01263 516318
E-Mail: planningpolicy@north-norfolk.gov.uk
Write to: Planning Policy Manager,
North Norfolk District Council,
Holt Road, Cromer, NR27 9EN
www.northnorfolk.org/ldf

Documents can be made available in
Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.


Appendices


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 2010 - 31 March 2011** and **1 April 2011 - 31 March 2012**, compares this to previous years and 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 targets and test the effectiveness of policies contained in the adopted Core Strategy.

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 targets and performance indicators, each of which are related to key policy objectives.

Structure of the Report

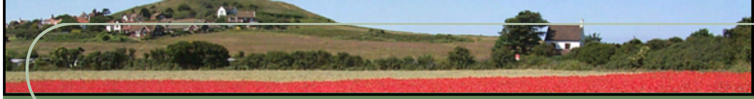
1.4 This document is structured into 7 main chapters including a chapter each for the main strategic themes of the Core Strategy:

- Introduction
- Housing
- Sustainable Development
- Environment
- Economy
- Community
- Plan Making

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** - these are measurable outputs which are designed to monitor the impacts of policy and will often be related to a published performance standard such as the target for house completions in each year.
- **Process Indicators** - these record the progress that has been made on the preparation of LDF and other related policy 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 ending on the 31 March 2011 a total of 178 new dwellings were recorded as completed, of which 64 were affordable. In the following year ending 31 March 2012 a total of 337 dwellings were recorded as completed, of which another 64 were affordable. The adopted Core Strategy 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 3,802 dwellings have been recorded as completed, giving an average of 346 dwellings per year. Completion rates have fallen below the required annual average for a number of years and as such, if the target of 8,000 dwellings is to be met, this average will need to increase - this figure has been steadily climbing in recent years. Furthermore, many of the new dwelling completions are derived from the conversion of existing buildings and the variation/removal of occupancy conditions, with the actual number of new dwellings erected remaining relatively low.

1.9 Increasing the supply of affordable housing remains a key priority for the Council. The Core Strategy introduced lower thresholds and higher requirements than previous Local Plan policies. The adoption of the Site Allocations Development Plan Document in February 2011 made land 'available' for the erection of around 3,300 dwellings. Since adoption of this Plan (up to 31 March 2012) the Council has resolved to grant planning permission for 74 dwellings on two large allocated sites, of which 40 are affordable.

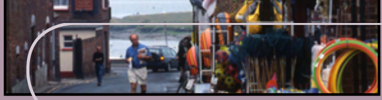
1.10 Other targets for the amount of development on previously developed 'brownfield' land and the amount of dwellings with 2 bedrooms or less are being met and exceeded. The Core Strategy introduced new environmental standards for new buildings and all new dwellings permitted are conditioned to require submission of a Code for Sustainable Homes certificate confirming they have met Code Level 3. 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 Norfolk's 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. The Council has identified 222 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 2012 there were 80.07ha of employment land available in North Norfolk, although its

distribution is not evenly spread, with 32.23ha available in North Walsham but only 2.19ha available in Cromer. The economic climate has affected the district's town centres and vacancy rates in town centre units have increased in all towns.

1.13 Progress on producing LDF documents has been good and as at 31 March 2012 the Council had an adopted Statement of Community Involvement, Core Strategy, Design Guide SPD, Landscape Character Assessment SPD and Site Allocations DPD. The revised Core Strategy Policy H0 9 (Conversion & Re-use of Rural Buildings as Dwellings) has also been adopted.


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

		2010/11 and 2011/12
☹	To ensure that over a period of 5 years an average of 420 dwellings are provided each year	2010/11 = 178 2011/12 = 337 5 year average = 346
☹	To ensure 70% of all new dwellings are located in either a Principal or Secondary settlement	2010/11 = 55% 2011/12 = 34%
☺	To ensure 60% of new dwellings are built on previously developed land	2010/11 = 78% 2011/12 = 84%
☹	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	2010/11: Achieved on 47% of developments in towns and 24% in service villages and Hoveton. 2011/12: Achieved on 41% of developments in towns and 63% in service villages and Hoveton.
☹	To provide a minimum of 300 new affordable homes over the period 2008-2011	168
☺	To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	2010/11 = 90% 2011/12 = 90%
☹	To ensure that each development of ten or more dwellings in towns includes at least 45% affordable units	2010/11 - two permissions did not achieve this due to previous permissions. 2011/12 - one permission did not achieve this due to viability.

		2010/11 and 2011/12
☹	To ensure that on each development of two or more dwellings in villages at least 50% comprise affordable dwellings	Not achieved - mainly due to previous permissions and viability.
-	To maximise the number of rural exceptions schemes permitted	2010/11 = 55 dwellings 2011/12 = 51 dwellings
☹	To bring back 25 empty homes per year back into use	2010/11 = 2 2011/12 = 1
☺	To ensure that at least 40% of new dwellings built have two bedrooms or less	2010/11 = 58% 2011/12 = 80%
☺	To provide two short stay stopping places for Gypsies and Travellers by 2009	Sites completed at Cromer & Fakenham (2010)

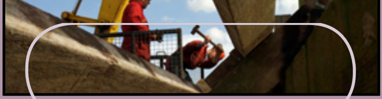
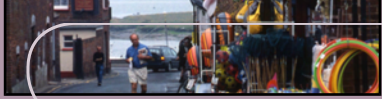
2.1 This section sets out the position in terms of new housing in the District over the period 1 April 2011 to 31 March 2012 (and includes figures for 2010/11). It looks at the amount of permissions granted, the number of dwellings completed, the Five Year Land Supply, expected future rates of building (Housing Trajectory), the amount of affordable housing provided and average property values amongst other information. Further information is available in the latest Statement of Five Year Supply of Housing Land and Housing Trajectory.

2.2 At 31 March 2012 the dwelling stock in North Norfolk was approx. **53,560** (Source: DCLG).

Housing Permissions

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

Year	Number of dwellings permitted
2011/12	438
2010/11	364
2009/10	189
2008/09	508
2007/08	587
2006/07	560
2005/06	563
2004/05	664


Year	Number of dwellings permitted
2003/04	542
2002/03	642
2001/02	473

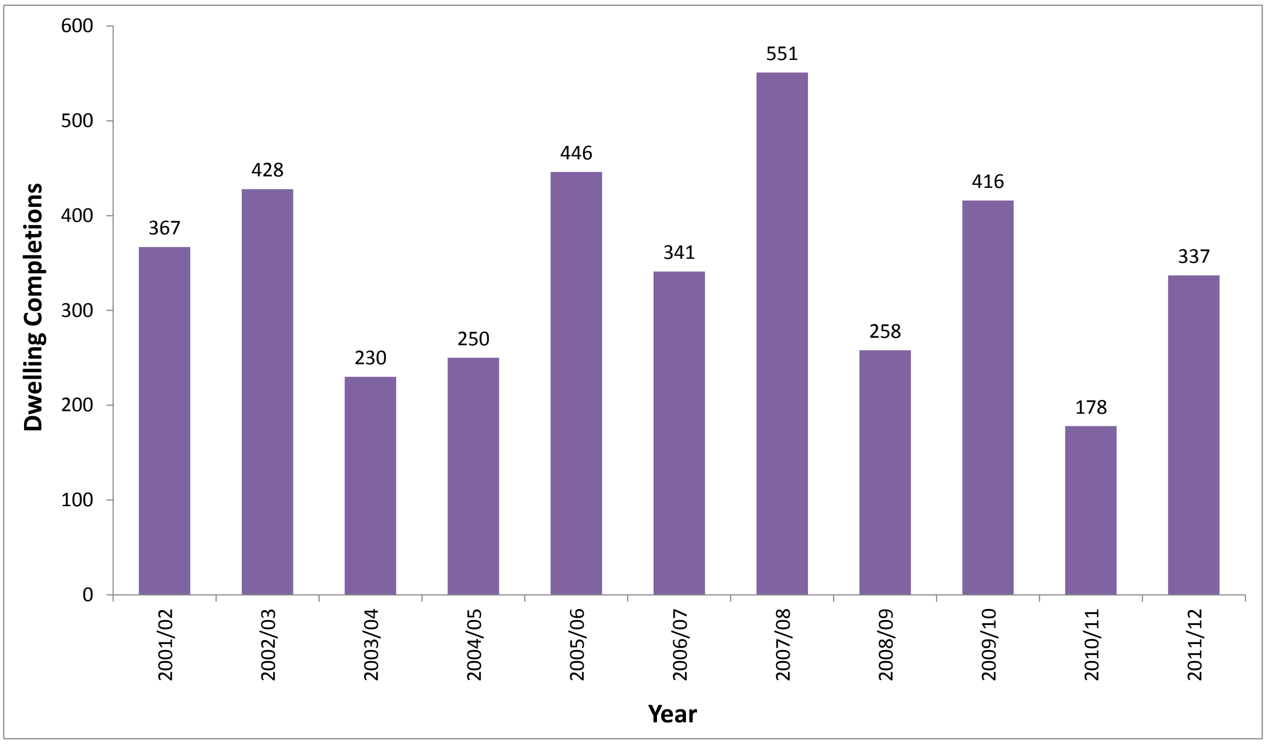
Table 2.1 Number of dwellings permitted (Source: NNDC monitoring data).

2.4 As the table shows, permissions remained fairly consistent over time until 09/10 which saw a sharp fall. This is likely to have been due to the economic climate and the slow-down of the housing market that has been experienced in all Norfolk authorities. Permissions have, however, risen in the last two years.

2.5 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 latest Statement of Five Year Supply of Housing Land Report (2011/12) looks at all sites with planning permission for 10 or more dwellings and estimates that **307** dwellings are likely to come forward from this source in the next 5 years.

House Building Rates

2.6 There were **178** net dwelling completions in North Norfolk during 2010/11 and **337** in 2011/12, which compares to **416** in 2009/10. The annual average number of dwellings built in the last 11 years is **346**. The graph below shows dwelling completions by year.



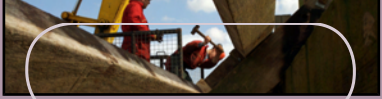
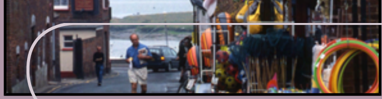
Picture 2.1 Total dwelling completions by year (Source: North Norfolk District Council, 2012)

2.7 The low figures recorded in 2003/04 and 2004/05 are likely to have been a result of 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 provided in the last two years were new build, conversions, change of use and other types, indicating that new builds and changes of use (which includes the Variation or Removal of Conditions on existing buildings to allow for residential occupation) make up a significant proportion of dwelling completions.

Type of dwelling completed	Amount 2010/11	Amount 2011/12
New build	128 (71.9%)	182 (54%)
Conversions	27 (15.2%)	56 (16.6%)
Change of use	21 (11.8%)	97 (28.8%)
Other	2 (1.1%)	2 (0.6%)
Total	**178**	**337**

Table 2.2 Break-down of dwelling completions by type (Source: North Norfolk District Council, 2012)

2.8 The following table 2.3 'New Dwelling Completions 2000/01 to 2011/12' shows completions by ward and indicating the general location of development, whilst picture 2.2 'Location of dwelling completions' shows the distribution between Service Villages, Principal Settlements,

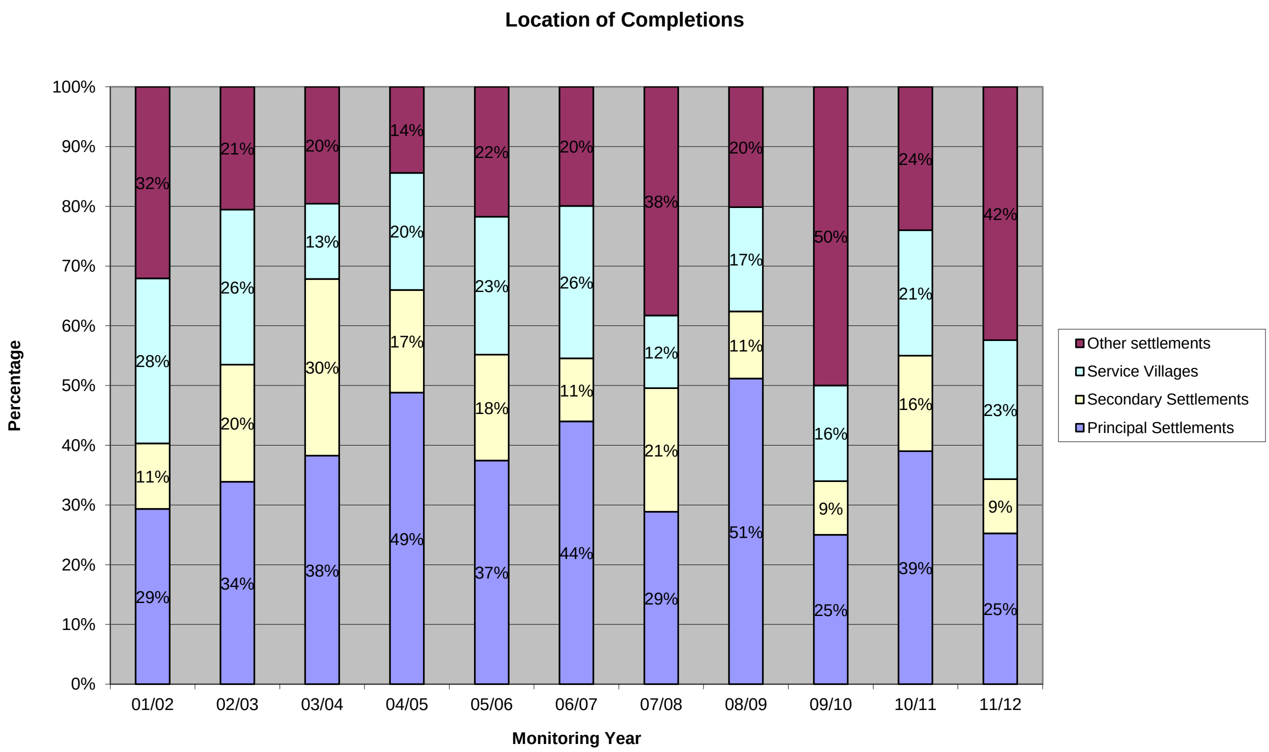

Secondary Settlements and other settlements. The Core Strategy seeks to deliver a higher proportion of new development in towns and some of the larger villages in the district compared to the more rural areas (50% of new dwellings in the Principal Settlements, 20% of new dwellings in the Secondary Settlements and the remaining 30% in the Service Villages or as rural exception schemes / conversion of rural buildings). This has not been achieved, with a better balance not expected until such time as larger scale development sites in the Principal and Secondary Settlements begin to deliver new dwellings.

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	10/11	11/12
Astley	2	3	13	2	3	19	7	7	7	3	1	1
Briston	22	19	30	6	7	37	12	13	6	25	8	12
Chaucer	1	12	5	3	0	0	2	1	8	3	0	5
Corpusty	1	5	0	8	4	7	1	12	11	1	6	12
Cromer	56	33	53	30	11	57	50	34	25	37	11	12
Erpingham	7	10	0	0	5	21	2	10	1	2	0	0
Gaunt	6	8	3	2	3	2	12	6	6	2	1	7
Glaven Valley	5	2	11	2	4	3	1	12	1	8	1	8
Happisburgh	11	16	13	0	0	14	2	6	0	1	0	4
High Heath	41	22	3	2	2	5	0	2	5	8	1	3
Holt	19	12	33	22	31	43	16	14	66	22	2	39
Hoveton	8	3	2	3	2	19	0	2	0	2	1	2
Lancaster	37	29	37	13	56	27	11	46	22	23	10	20
Mundesley	24	17	20	5	4	19	31	19	21	10	2	13
North Walsham	86	34	22	23	24	40	73	65	19	24	46	14
Poppyland	5	11	13	4	1	20	14	29	11	3	4	10
Priory	27	19	33	4	1	9	14	60	9	9	6	17
Roughton	3	9	3	1	2	9	20	8	0	6	15	15
Scottow	1	4	3	1	0	3	0	102	0	114	10	54
Sheringham	24	21	56	62	21	44	10	31	21	17	12	6
St. Benet	7	6	2	1	3	4	5	3	4	8	2	4
Stalham & Sutton	6	6	5	1	19	14	29	33	4	13	10	20
The Raynhams	3	10	6	5	7	2	0	2	1	56	0	2
The Runtons	3	14	5	6	2	2	0	6	2	4	3	6
Walsingham	1	6	7	3	1	2	4	8	2	2	4	18
Waterside	3	16	25	13	27	12	3	8	3	3	4	16
Waxham	2	5	4	8	2	3	4	4	0	2	2	6

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	10/11	11/12
Wensum	22	17	14	0	6	6	12	3	3	6	13	6
Worstead	1	1	7	0	2	3	6	5	0	2	3	5
Total	**434**	**367**	**428**	**230**	**250**	**446**	**341**	**551**	**258**	**416**	**178**	**337**

Table 2.3 New Dwelling Completions 2000/01 to 2011/12 (Source: Housing Land Availability Study, NNDC, 2012)

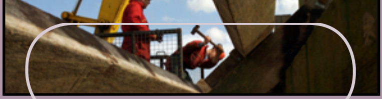
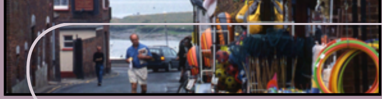


Picture 2.2 Location of dwelling completions (Source: North Norfolk District Council, 2012)

Housing Trajectory

2.9 The North Norfolk Local Development Framework plans for the period from 2001 until 2021. The Planning Authority needs to provide 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 2012 a total of **3,802** dwellings were recorded as completed, which equates to a **346** per annum average over the plan period to date.

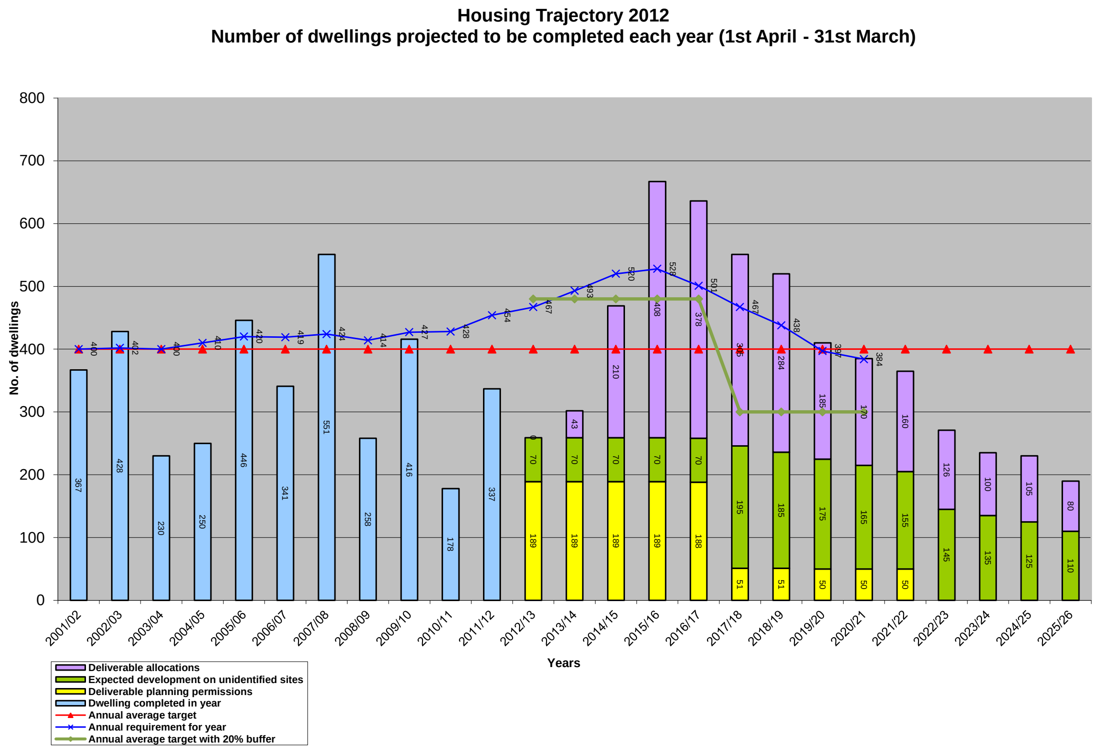
2.10 Total expected dwelling completions during the plan period are shown in the next table. The total figure is projected to be **8,001** by 2021.


Sources of Housing Supply 2001 -2021	Total
Dwellings built 2001-2012	3,802
Commitment (planning permissions minus 10% lapse rate and under constructions)	1,196
Estimated 'windfall' development including rural building conversions and 'exception' development schemes	1740
Proposed LDF allocations	3,138 (only 1,983 expected by 2021)
Total dwellings expected within plan period	8,001 (9,292 expected by 2026)

Table 2.4 Total Housing Provision within Plan Period (Source: Statement of 5 Year Supply of Housing Land and Housing Trajectory, NNDC, 2011/12)

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 1st April 2012 and shows the number of dwelling completions on an annual basis since 2001, whilst projecting 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 allocated for development in the Site Allocations Development Plan Document, and an estimate for housing completions that will occur on unidentified sites (Windfall). Further information is available in the latest Statement of Five Year Supply of Housing Land and Housing Trajectory (2011/12).



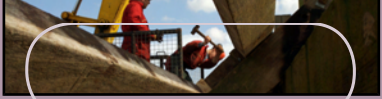
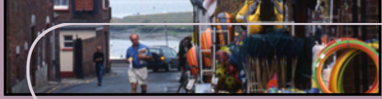
Picture 2.3 Housing Trajectory (Source: Statement of 5 Year Supply of Housing Land and Housing Trajectory, 2012)

2.12 The trajectory indicates that dwelling completions in the District are likely to fall below the current annual average requirement of 467 dwellings (480 dwellings including a 20% buffer) over the next two 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 2014/15. 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 The NPPF requires Local Authorities to demonstrate that there is a 5 year supply of land for housing development. The Council's latest Five Year Land Supply Statement (2011/12) shows that there are **4.93** years supply of housing land available.

Housing Density

The Government encourages local planning authorities to make efficient use of land and PPS3 that was in place at March 2010 gave 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 47% of dwellings permitted in Principal and Secondary Settlements during 2010/11 and 41% in 2011/12 were at densities of 40 or more dwellings per hectare, and 24% of dwellings permitted in Service Villages and Hoveton in 2010/11 and 63% in 2011/12 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 developments of 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. In North Norfolk 79% of dwellings completed in 2010/11 were on previously developed land, with the figure rising to 84% in 2011/12. Garden plots were excluded from the definition of previously developed land in the revision to PPS3 which was published in June 2010. This is reflected in the revised target of 50%.

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%
2010/11	60%	79%
2011/12	50%	84%

Affordable Housing

2.14 The Rural East Anglia Housing Submarket report (2006) identified the housing market in North Norfolk as being characterised by high demand and high house prices, relative to local income. The Housing Needs Study identified 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 adopted Core Strategy.

2.15 The provision of a greater number of affordable dwellings is 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 introduced 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% (towns) or 50% (villages) 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 slowly increased. **64** affordable dwellings were permitted in 2010/11 and **110** in 2011/12 (of which 19 only have outline permission) .

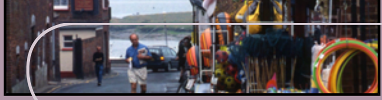
2.17 The majority of planning applications in the district were on small sites which were below the affordable housing thresholds introduced in the Core Strategy. Many that were on larger sites were detailed applications for previous outline applications that had been permitted under the old Local Plan 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 the resulting depressed housing market. The latest Five Year Land Supply report expects that **1,039** 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 market and affordable permissions.

2.18 In the last 5 years **285** affordable dwellings have been built in the district.

No. Of Completions by Funding Source	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
Wholly funded by Registered Social Landlords and/or Local Authority	69	23	16	114	79	95	53	43	40	64	64
Wholly funded through Developer Contributions	4	0	0	12	0	13	0	16	0	0	0
Funded through mix of Public Subsidy and Developer Contributions	0	0	0	0	2	0	0	5	0	0	0
Total	73	23	16	126	81	108	53	64	40	64	64

Table 2.5 Affordable Housing Completions (Source: Housing Services, NNDC, 2012)

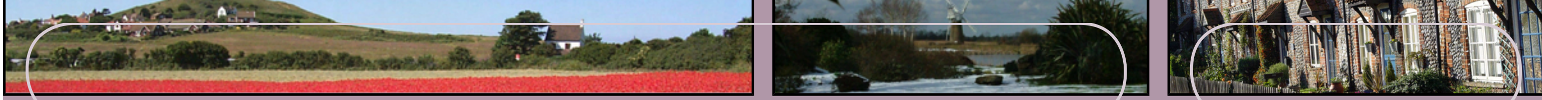
Over the last few years the Council has been successful in bringing forward a number of affordable housing 'exception' schemes in the Countryside. The Core Strategy introduced a more flexible policy approach towards these schemes which is allowing more locations to qualify.


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. The table below shows the percentage achieved.

	08/09	09/10	10/11	11/12
% of affordable housing that comprises social rented accommodation	92%	95%	90%	90%



House Prices

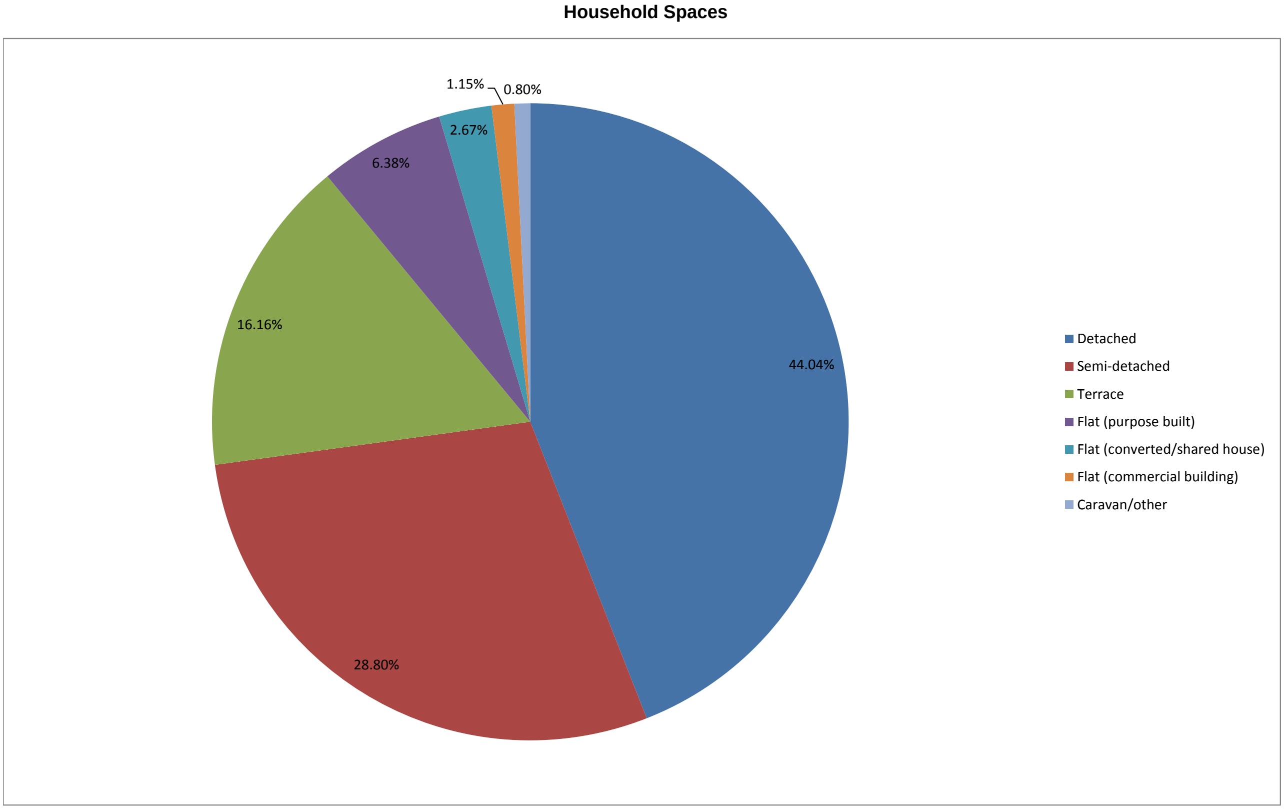
2.19 The housing stock within North Norfolk has more detached houses than other house types with the majority of houses owner occupied, either outright or with a loan or mortgage. Prices rose in 2010 but have dipped in 2011, with further falls for most types in 2012. The average value for all property types in North Norfolk between July and September 2012 was £199,551 compared to £201,997 between October and December 2011. This is the second highest value in Norfolk (behind South Norfolk), reflecting the high level of detached houses and the high demand in the area.

Type	Apr-Jun 2008	Apr-Jun 2009	Apr-Jun 2010	Oct-Dec 2011	Jul-Sep 2012	% increase since 2011
Average:	£209,926	£191,002	214,545	201,997	199,551	-1.2%
Detached:	£270,578	£230,591	£272,784	242,922	250,691	3.2%
Semi-detached:	£172,713	£172,904	£175,629	173,310	159,896	-7.7%
Terraced Housing:	£161,019	£158,170	£156,508	154,663	155,824	0.8%
Flat/Maisonette:	£149,116	£118,210	£149,986	145,740	115,714	-20.6%

Table 2.6 House Prices (Source: BBC News website, 2012)

Housing Stock

2.20 The pie chart below shows the North Norfolk housing stock/household spaces as recorded in the 2011 Census.



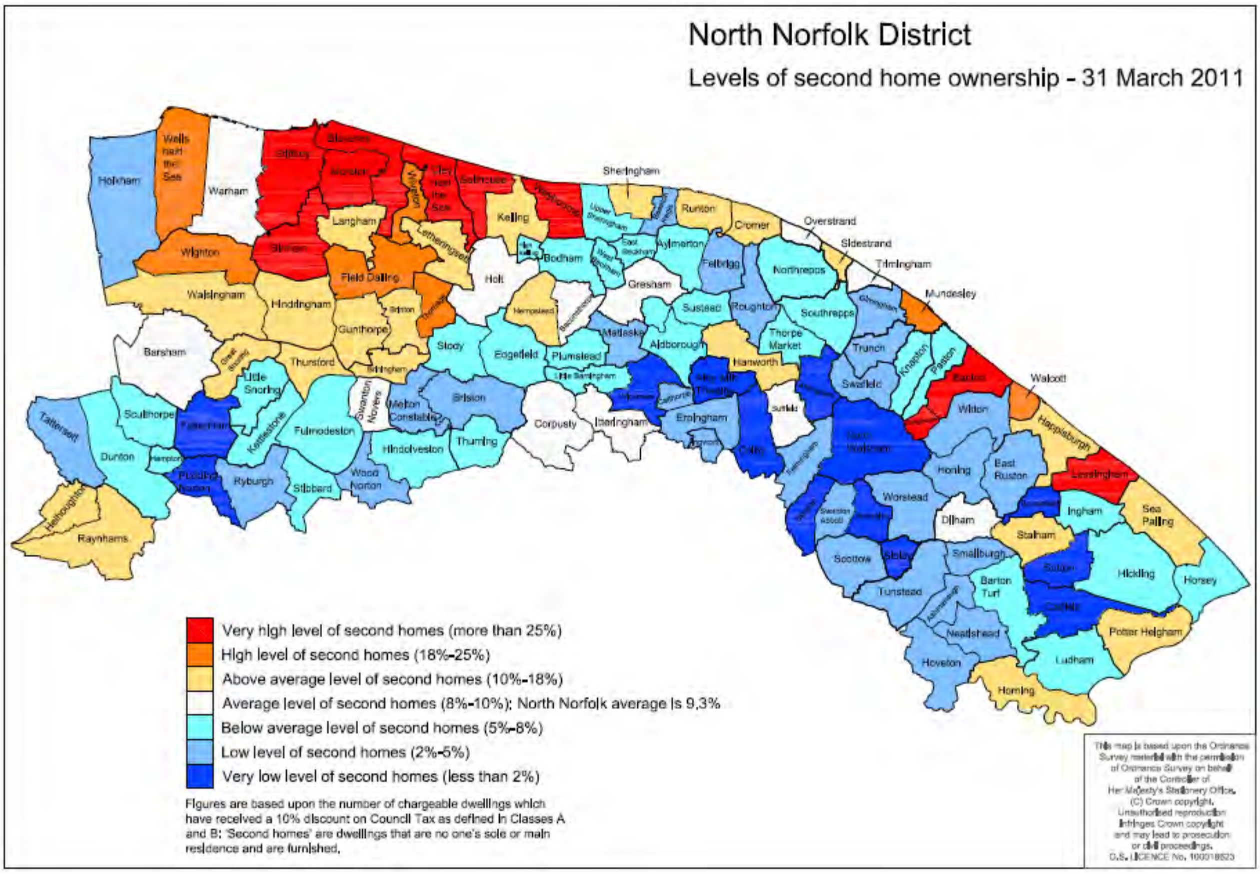
Picture 2.4 North Norfolk Household Spaces (Source: Census 2011)

- Household Spaces, 2011: 53,243
- Percentage of detached dwellings: 44.04%
- Percentage of semi-detached dwellings: 28.80%
- Percentage of terraced housing: 16.16%
- Percentage of flats / maisonettes: 10.20%

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 on schemes of 3 or 4 dwellings, at least one should have two bedrooms or less in order to try and increase the supply of smaller properties. In 2011/12, 80% of schemes met this requirement. In addition, at least 40% of new dwellings on schemes of 5 or more should have two bedrooms or less. In 2010/11, 58% of new schemes met this requirement, rising to 60% in 2011/12.

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, rising to 9% in 2008. 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 2011 and shows that certain coastal areas are still 'hot spots' for second home ownership.



Picture 2.5 Second Homes in North Norfolk (Source: Housing Services (NNDC), 2011)

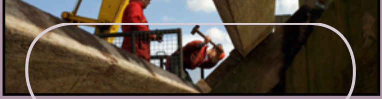
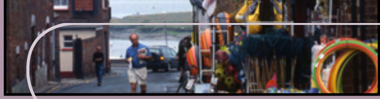
Empty Homes

2.23 In 2011, 786 dwellings were classified as being long term vacant (more than 6 months - 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 2010/11 and **1** in 2011/12.

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 suggested that across the Region some 1,220 pitches were 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


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

Table 2.7 Table showing results for additional Gypsy and Traveller caravan pitches (Source: The East of England Regional Assembly, January 2006)

2.25 North Norfolk has traditionally experienced low levels of Gypsy and Traveller activity compared with other Districts in Norfolk, however, Gypsies and Travellers 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. Two short stay sites (one each in Cromer and Fakenham) were completed in February 2010. In addition, permission was granted in July 2010 for the change of use of private land in Briston to a private travellers site for 6 pitches.

2.26 Twice yearly counts of Gypsy and Traveller caravans present in the District are carried out by the Council and the results are shown in the table below.

Category	Number of Sites (and vans)								
	Jan 08	Jul 08	Jan 09	Jul 09	Jan 10	Jul 10	Jan 11	Jul 11	Jan 12
Authorised Sites (Council)	0 (0)	0 (0)	0 (0)	0 (0)	2 (0)	2 (0)	2 (0)	2 (0)	2 (0)
Authorised Sites (Private)	1 (1)	1 (1)	1 (1)	1 (1)	1 (1)	1 (1)	5 vans	1 van	1 van
Unauthorised Encampments (without permission): no of vans	5	7	5	5	4	4	6	2	0
Planning permission granted during monitoring period	0	0	0	0	2	1 site (6 pitches)	0	0	0

Table 2.8 Gypsy & Traveller Count (Source: Count of Gypsy and Traveller Caravans, DCLG, 2012)

Population

2.27 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 2011 Census shows that the population for North Norfolk was 101,664 (Source: Norfolk Insight (Norfolk County Council)). The population is predicted to increase to 119,300 by 2035. The table below shows how the population has increased over time - all figures shown are mid-year estimates, except for 2001 and 2011 which are Census figures.

Pop	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
	98,495	99,066	99,757	100,127	100,458	100,598	100,779	101,503	101,218	101,667	101,664

Table 2.9 North Norfolk population (Source: Norfolk Insight (Norfolk County Council), 2012)

2.28 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 29,197 in 2011 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	8,100	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	4,200	5,100	6,200	7,600	9,400
Total population 65 and over	**29,200**	**34,600**	**38,300**	**42,000**	**46,500**

Table 2.10 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

		2010 /11 and 2011/12
☺	For all new dwellings to achieve at least 3 Star Code for Sustainable Home rating by 2010	2010/11 - All relevant permissions conditioned 2011-12 - All relevant permissions conditioned

		2010 /11 and 2011/12
☹	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	One site for more than 10 dwellings not achieving 10% renewable energy (2011/12)
☺	To maximise the amount of renewable energy capacity installed	Progress on offshore windfarms (see table 3.2)
-	To maximise the % of commuter travel by sustainable modes	See table 3.4
-	To maximise the number of new or improved community facilities or transport facilities	Limited improvements (see table 6.2 in Community section)
-	To maximise the number of improvements to walking and cycling routes	Limited improvements

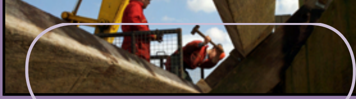
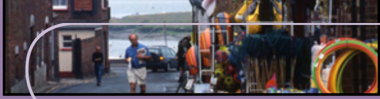
Sustainable Buildings

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 3 rating. 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, whilst 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 **481.3MW** of installed renewable energy capacity. The table below shows installed capacity by renewable energy type.


Renewable energy type	Installed Capacity (MW) 2011	Under construction (MW) 2011	Awaiting construction (MW) 2011	Total Capacity (MW) 2011
Biomass	126.4	4.5	68.1	199
Others - Landfill gas	146.7	0	3.4	150.1
Others - sewage gas	27.2	0	0	27.2
Municipal and Industrial Waste	0	0	110.8	110.8
Photovoltaics	0	0	5	5
Wind	181	0	149.6	330.6
Hydro	0.02	0	0.02	0.04
Total	**481.3**	**4.5**	**336.92**	**822.7**

Table 3.1 Latest figures for installed generating capacity (MW) from renewables in the East of England (Source: East of England Renewable and Low Carbon Technology Capacity Study, Aecom/The Landscape Partnership, 2011)

3.4 The following table provides details of completed and planned projects in recent years in North Norfolk. The Sheringham Shoal offshore wind project is the most significant of these and will be the UK's fourth largest offshore wind farm, 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 and permission for offices and a base granted December 2010. The table also shows other activity in North Norfolk between March 2010 and April 2012, including the submission of an application for a large solar generating facility near North Walsham, along with a number of applications for large wind turbines, a biomass facility and other small scale wind turbines and solar arrays. There appears to be general acceptance for such small scale proposals, although there continues to be resistance to large scale turbines.

Project	Type	Location	MW/KW	Owner/Developer	Current Status
Sheringham Shoal	Off-Shore Wind	11 miles off Sheringham	317MW	Scira Offshore Energy Ltd (Statoil/Hydro/Evelop JV) 88 turbines @3.6MW	Consent granted August 2008. Construction started June 2009. Operational likely mid 2012.
Dudgeon East	Off-Shore Wind	Off Cromer	560MW	Warwick Energy	Planning application submitted for under-land cabling system submitted Dec 2009 Decision expected 2012 Possible operational date 2013.

Project	Type	Location	MW/KW	Owner/Developer	Current Status
Village Hall (PF/10/0408)	Wind	Coast Road, Bacton	5KW	Bacton Village Hall Trust	Approved July 2011
Hall Farm (PF/10/1186)	Wind	Aylsham Road, Saxthorpe	10KW	Windcrop Ltd	To be determined
Hall Farm Barn (PF/10/1420)	Wind	Field Dalling Road, Bale	5KW	Private individual	Approved January 2011
Rosewood Farm (PF/10/1035)	Wind	Craymere Beck Road, Thurning	11KW	Private individual	Approved November 2010
Rosewood Farm (PF/11/0902)	Wind	Craymere Beck Road, Thurning	11KW	Private individual	Approved November 2011
Highfield House (PF/11/1506)	Wind	Docking Road, Tattersett	5KW	Windcrop Ltd	To be determined
Hall Farm (PF/11/1562)	Wind	Field Dalling Road, Bale	5KW	Windcrop Ltd	Approved February 2012
Church Farm (PF/11/0334)	Wind	Church Road, Bacton	5KW	Windcrop Ltd	To be determined
Gothic Cottage (PF/11/1313)	Wind	Mill Road, East Ruston	5KW	CMS UK	Approved March 2012
Oak Grove (PF/11/1426)	Biomass	Scottow Road, Scottow	2MW	Oak Grove Renewables	To be determined
Carlton Farm (PF/11/0418)	Hydro/Solar PV	Old Yarmouth Road, North Walsham	5MW	PV Farms 02 Limited	Completed

Table 3.2 Renewable Energy (Source: Renewables East Statistics, December 2008 / NNDC Planning Records, 2012)

3.5 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, 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 the potential of various renewable technologies to increase installation in the district.

3.6 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 this will be difficult to monitor.

Transport & Accessibility

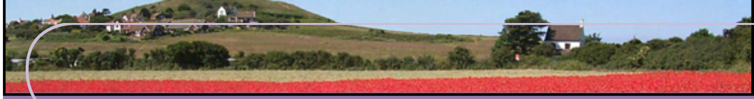
3.7 The County Council is the Highway Authority for Norfolk. Detailed transport objectives and targets are available in the Local Transport Plan and Annual Monitoring Reports published by Norfolk County Council. Further Information is available at www.norfolk.gov.uk.

3.8 The Core Strategy seeks to improve access to key facilities by public transport and to facilitate walking and cycling. A number of minor improvements have been 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.

3.9 The Sustrans National Cycle Network passes through North Norfolk and there are several 'quiet lanes' suitable for walking and cycling. The Three Rivers Way Project aims 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 at www.threeriversway.org.uk.

'Self-Containment'

3.10 As part of the 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 District's 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%
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, October 2005)

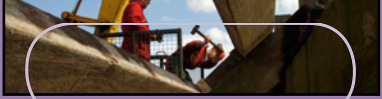
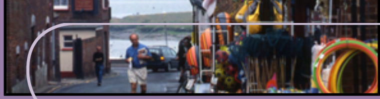
Levels of Accessibility

3.11 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

3.12 The 2011 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 (2001 Census figures) is highest in Wells where many work locally, but those who do commute travel long distances. In Stalham, those who commute generally travel to Norwich by car. The low average distance travelled in Fakenham is a reflection of the high level of people who live in the town and also work within the town itself.

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 (2001 Census)
			Train %	Bus, minibus or coach %	Car (driver / passenger) %	Bicycle / on foot %	Other %	
Cromer	2,963	6.75	2.4	3.81	56.94	29.67	2.6	15.73


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 (2001 Census)
			Train %	Bus, minibus or coach %	Car (driver / passenger) %	Bicycle / on foot %	Other %	
Fakenham	3,388	4.81	0.38	1.15	71.31	23.35	1.56	13.73
Holt	1,185	9.79	0.59	3.8	57.81	28.78	2.11	15.27
North Walsham	5,195	4.31	2.46	1.73	72.28	19.75	2.56	15.17
Sheringham	2,685	9.09	1.97	3.02	63.76	22.94	2.2	15.86
Stalham	1,298	5.93	0.46	2.23	73.5	17.72	2.93	18.40
Wells next the Sea	844	9.36	0.83	2.73	56.4	32.23	2.13	25.88
ALL TOWNS	17,558	6.28	1.62	2.39	66.55	23.66	2.3	17.15
DISTRICT	**42,147**	**8.91**	**1.31**	**2.03**	**72.3**	**15.46**	**2.45**	**-**

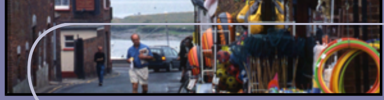
Table 3.4 Modes of Transport (Source: Census 2011)

Railways

3.13 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

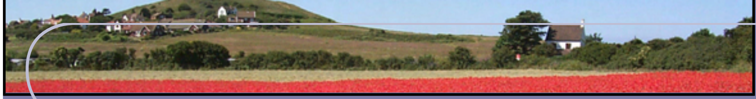
- To provide for the most efficient use of land without detriment to local character and distinctiveness
- To ensure high quality design that reflects local distinctiveness
- To protect and enhance the built environment
- To protect, restore and enhance North Norfolk's landscape and biodiversity and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

		2010/11 and 2011/12
-	To reduce the number of Listed Buildings and Scheduled Ancient Monuments on the 'at risk' register.	2011/12 = 50
☺	To record the number of buildings identified as 'Locally Listed'	2011/12 = 222 (extra 91 in Cromer)
☹	To ensure that at least 30% of Conservation Areas are covered by CA appraisals and management plans (increasing by 5% each year)	2011/12 = 30%
☺	To monitor the amount of appeals allowed following refusal on design grounds	2010/11 = 4 allowed 2011/12 = 0 allowed
☹	To ensure that 95% of SSSI's are in 'favourable' or 'unfavourable recovering' condition by 2010 and 100% by 2021	2011/12 = 95.84%
-	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 monitored
☺	To ensure that North Norfolk contains no Air Quality Management Areas	None declared

		2010/11 and 2011/12
☺	To prevent the development of new dwellings within the 100 year 'coastal erosion zone'	0
-	To record number of permissions for relocation of property that is at risk from coastal erosion	0 (relocation of dwellings at Happisburgh likely to commence soon)
☺	To ensure that proposals for development in Flood Zones 2 and 3 are not permitted against the recommendation of the Environment Agency	See section 4.14
-	To maximise the number of permissions incorporating SUDS schemes	A number of schemes permitted incorporating SUDS

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. Currently, North Norfolk has the following:

- 2260 Listed Buildings, comprising:
  - 94 Grade I
  - 203 Grade II Star
  - 1963 Grade II
- 222 Locally Listed Buildings
- 50 Listed Buildings are recorded on the ‘Buildings at Risk Register’ (last known figure)
- 81 Conservation Areas covering 10,423 hectares in total (last known figure)
- 83 Scheduled Ancient Monuments (last known figure)
- 34 Historic Parks and Gardens (last known figure)

(Source: Conservation & Design Department, NNDC, 2012)

4.2 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 222 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, with the appraisals looking at topography and landscape setting, history, buildings, settlement form, important views and activities and uses, streetscape, 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 between March 2010 and April 2012, two Conservation Area appraisals have been adopted (RAF Coltishall and Fakenham). The target is for 30% of

Conservation Areas to be covered by appraisals, increasing by 5% each year. The figure currently stands at 30% which includes draft appraisals, in addition to those that have been adopted.

Biodiversity

4.4 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.

4.5 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)

4.6 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 table below shows the condition of SSSI's across Norfolk at 2011:

Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining
76%	15%	5%	3%

Table 4.1 % of SSSI area assessed at various condition (Source: Natural England, 2011)

4.7 The next 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 (except SSSIs which has been updated in 2011). New data for SAC sites, SPA sites and Ramsar sites is currently available but cannot currently be broken down to cover just North Norfolk.

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 (North Norfolk)	6333	76	1257	15	450	5	258	3	8299
Ramsar	4380.72	96	148.9	3	43.62	1	0	0	4573.24
SAC Sites	4964.24	70	744.04	10	897.01	13	485.86	7	7091.15
SPA Sites	5007	73	538.76	8	892.41	13	440.19	6	6878.36

Table 4.2 Condition of Environmental designations in North Norfolk - November 2006/2011 (Source: Natural England)

4.8 The final table below shows the total area designated for environmental purposes in North Norfolk at 2011 and how this has changed since 2006. The Norfolk Coast SSSI accounts for approx. 4,548 ha of the total area covered by SSSIs.

Designated Area	Number	Area (Hectares) 2011	Change since 2006
Area of Outstanding Natural Beauty (AONB)	-	24,000 ha (44.8km)	No change
Ramsar Sites and Special Protection Areas	2 and 3	6,864 ha	No change
National Nature Reserves	12	5,491 ha	Unknown
Local Nature Reserves	5	28 ha	Unknown
Sites of Special Scientific Interest (SSSIs)	43	8299ha	No change
County Wildlife Sites	250	3,081 ha	+31.44 ha
Special Areas of Conservation (SACs)	8	6,880 ha	No change

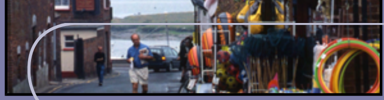
Table 4.3 Designated Areas. Source: State of the Environment Report, Norfolk Biodiversity Information Service (NBIS), 2011

4.9 The Norfolk Biodiversity Partnership supports the implementation of the Biodiversity Action Plan (BAP) and has published 56 species action plans and 22 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.

4.10 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; and
- 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.

4.11 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. 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 Allocations 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 Allocations 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 Site Allocations policies state that development will not occur until it has been demonstrated that there is adequate capacity in sewage treatment works. 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 latest results are available on the EA website and did not change significantly between 2008 and 2010. The Environment Agency monitors results to check that harm is not occurring from discharges and can amend licences when they are reviewed if necessary.

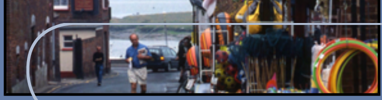
Coastal Change & Flooding

4.12 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 this 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 although this may be included in future reports.

4.13 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

4.14 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 2010/11 the Environment Agency raised objections on 10 planning applications within the District on flood risk grounds, one of which was withdrawn, and 9 were subsequently approved as further information was received to overcome the Environment Agency objection. During 2011/12, objections were raised on 12 applications on flood risk grounds, one of which was withdrawn, one was refused, 8 were subsequently approved and 2 are still pending a decision. In addition, during 2010/11 the Environment Agency raised an objection on 1 application on water quality grounds, however the application was subsequently approved as again further information was submitted to overcome the objection. During 2011/12, 13 objections were raised on water quality grounds, 3 of which were withdrawn, one was refused, 8 were subsequently approved and one is still pending a decision.


5 Economy

Economy: Objectives & Targets

Core Strategy Aims

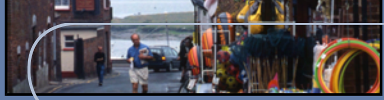
Core Aim 5: To develop a strong, high value economy to provide better job, career and training opportunities

- 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

		2010/11 and 2011/12
☺	To provide and retain an adequate supply of employment land.	2010/11 = 80.92ha available 2011/12 = 80.07ha available
-	To increase the amount of new floor space granted in the B1, B2 and B8 use classes of industrial development (sqm).	2010/11 = B1 (3,521), B2 (4,272), B8 (1,950) 2011/12 = B1 (2,048), B2 (1,766), B8 (4,688)
-	To monitor the amount of floorspace (sqm) by employment type on previously developed land	In 2010/11, of the above: B1 (3,521), B2 (3,107), B8 (1,875) In 2011/12, of the above: B1 (1,099), B2 (1,546), B8 (4,427)
-	To monitor the amount of floorspace (sqm) for B1, B2, B8 uses in the Countryside	In 2010/11, of the above: B1 (2,446), B2 (4,077), B8 (722)

		2010/11 and 2011/12
		In 2011/12, of the above: B1 (949), B2 (310), B8 (4,468) and large change of use on former RAF site (Coltishall)
☹	To increase the number of jobs available (39,700 in 2001)	2011/12 = 39,200
-	To prevent the loss of serviced holiday accommodation	See table 5.10
-	To monitor the amount and location of new tourism related permissions	See table 5.10 and para 5.20
☺	To meet the needs for additional comparison goods floor space identified in the Retail and Commercial Leisure Study by 2016	Sites allocated in Site Allocations DPD
-	To ensure that within Primary Shopping frontages the proportion of non A1 uses does not increase beyond 30%	Not monitored
☺	To maximise retail occupancy figures	Vacancy rates have decreased overall
☹	To ensure that 90% of new industrial developments comply with approved car parking standards	No


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 businesses 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).

There are approximately **255.15ha** of designated employment land in the District. The table below tracks and shows the amount of employment land available, with planning permission and under construction. At 31 March 2011 there were **80.92ha** of employment land available, of which **2.23ha (2.8%)** had planning permission. By 31 March 2012, the amount of employment land available had fallen to **80.07ha**, of which **3.4ha (4.2%)** has planning permission.

	Employment land available (ha)	Employment land developed during year (ha)	Employment land granted planning permission during year (ha)	Total employment land with planning permission (ha)
2010/11	80.92	0	2.23	2.23 (2.8%)
2011/12	80.07	0.85	1.23	3.4 (4.2%)

Table 5.1 Table showing Available Employment Land in North Norfolk (Source: North Norfolk District Council, 2012)

Although across the District there is a good supply of employment land, its distribution is uneven. For example at North Walsham there are **32.23ha** of employment land which are yet to be developed, whilst in Cromer there are only **2.19ha**. 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 31 March 2012.

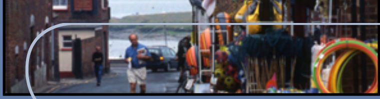
	Total Designated (including Site Allocations)	Available	With planning permission	Development gained 2010-12
Cromer	20	2.19	0.73	0
Fakenham	66	15.28	2.26	0.83
Holt	17.21	5.6	0	0
Hoveton	10	2	0	0
North Walsham	70	32.23	0.31	0
Sheringham	6	0.36	0	0
Stalham	11	7	0	0
Wells	3	0.13	0	0
Aldborough	0.15	0	0	0

	Total Designated (including Site Allocations)	Available	With planning permission	Development gained 2010-12
Catfield	12	1.66	0	0.02
Corpusty/Saxthorpe	1.1	0	0	0
Ludham	0.26	0	0	0
Melton Constable	8.5	0.1	0	0
Mundesley	0.46	0.1	0.1	0
Roughton	0.15	0	0	0
Southrepps	0.58	0	0	0
Weybourne	0.58	0	0	0
Tattersett	28.16	13.42	0	0
Total	**255.15**	**80.07**	**3.4**	**0.85**

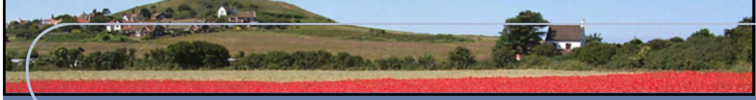
Table 5.2 Available Employment Land (Source: North Norfolk District Council, 2012)

The following table shows key employment development permitted in 2010/11 and 2011/12. It primarily looks at industrial development and does not include other smaller commercial uses such as retail, food and drink and very small scale office/storage/workshop uses, though does include key larger schemes with other uses that may generate significant employment opportunities. In addition, there have been several applications for minor improvements and alterations to existing employment premises which indicate ongoing investment in the district.

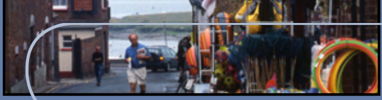
Location	Description	Type of development	Use Class	Floorspace (m^{2})	Status
Permissions granted 2010/11					
Bacton (PF/10/0039)	Erection of buildings and construction of water holding basin	New build	B2	1165	Granted
Barsham (PF/10/1382)	Change of use of agricultural building to B2 brewery	Change of use	B2	88	Granted
Briston (PF/10/0497)	Erection of building for processing of shellfish	New build	B2	265	Granted
Fakenham (PF/10/1259)	Erection of builders merchant's sales and storage buildings	New build	B1 B8	65 873	Granted
Gunthorpe (PF/10/0335)	Change of use of barn to meat processing unit	Change of use	B1	148	Granted
Happisburgh (PF/10/0180)	Erection of pre-fabricated building to house machine for removing	New build	B2	700	Granted

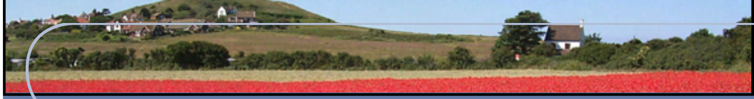

Location	Description	Type of development	Use Class	Floorspace (m2)	Status
	contaminants from scrap motor vehicles				
Holt (PF/10/0663)	Change of use from A1 (retail) to B2 (motor repairs/MOT testing station)	Change of use	B2	195	Granted
Hoveton (PF/10/0579)	Erection of B8 (storage) / B1 (light industrial) unit	New build	B8	280	Granted
Northrepps (PF/10/0677)	Conversion of cart shed to B1 (offices)	Conversion	B1	150	Granted
North Walsham (PF/10/0261)	Erection of steel building	New build	B1	66	Completed
North Walsham (PF/10/0289)	Partial demolition of industrial unit and erection of single-storey extensions to facilitate conversion into two units	Mix - new build, extension and conversion	B1	45	Completed
North Walsham (PF/10/0333)	Change of use from D2 (playbarn) to a mixed use of A1 (retail) and B1 (workshop/storage)	Change of use	B1	120	Granted
North Walsham (PF/11/0078)	Erection of 24-bed ward	New build	C2	1043 (24 beds)	Completed
North Walsham (PF/10/0817)	Erection of 40-bed care home	New build	C2	40 beds	Granted
Paston (PF/10/0141)	Construction of on-shore gas processing facilities, including pipeline connections to off-shore storage and 100m emergency vent stack	New build	B1 B2	720 1760	Granted
Raynham (PF/10/0861)	Erection of storage building	New build	B8	228	Granted
Sheringham (PF/10/0095)	Erection of storage building and formation of hardstanding	New build	B8	75	Granted
Sheringham (PF/10/0920)	Demolition of all buildings except 7, 9 & 11 Cromer Road and erection of A1 retail food store, 2 A1/A2/A3 retail	New build	A1 D2	2193 169	Granted



Location	Description	Type of development	Use Class	Floorspace (m²)	Status
	units, 2 residential units and D1/D2 community space, with associated access, landscaping, car parking and servicing and pedestrian link to Station Road				
Swanton Abbott (PF/11/0007)	Change of use of agricultural building to B2 (meat processing smokehouse)	Change of use	B2	99	Granted
Walsingham (PF/10/1023)	Erection of two-storey office building with associated warehousing	New build	B1 B8	916 494	Granted
Walsingham (PF/10/1318)	Erection of portable office building (temporary)	New build	B1	512	Granted
Wells next the Sea (PF/10/1479)	Change of use from C2 (field study centre) to B1 (offices)	Change of use	B1	630	Granted
Weybourne (PF/10/0378)	Conversion of Cart Shed to Offices	Conversion	B1	149	Granted
Permissions granted 2011/12					
Bodham (PF/11/1062)	Erection of building to provide car showroom and two industrial units	New build	B2	160	Started
Briningham (PF/11/0186)	Change of use of part garage for B8 (storage and distribution of books)	Change of use	B8	40	Completed
Catfield (PF/11/1353)	Change of use from D2 (leisure) to B2 (vehicle repairs/MOT bay) and part raising of roof height.	Change of use	B2	154	Granted
Cromer (PF/11/1025)	Erection of A1 (retail foodstore) with A3 (cafe) unit	New build	A1	1467	Granted
East Runton (PF/11/0319)	Erection of workshop	New build	B2	150	Granted


Location	Description	Type of development	Use Class	Floorspace (m^2)	Status
Egmere (Walsingham) (PF/11/0528)	Erection of two-storey office building and warehouse	New build	B1	916	Started
Fakenham (PF/11/0274)	Change of use from B1 (light industrial) to B2 (motor vehicle repair workshop)	Change of use	B2	380	Granted
Fakenham (PF/11/0696)	Erection of two B2/B8 (general industrial/storage) units	New build	B2 B8	220 220	Granted
Great Ryburgh (PF/09/0966)	Erection of 2 silos construction of lorry park with wash bay, associated surface water balancing pond, bunded fuel tank, storage container, office, staff car park and associated earthworks and landscaping	New build	B1 B8	33 41	Granted
Holt (PF/11/0493)	Erection of link extensions	Extension	B1	276	Granted
Hoveton (PF/11/1263)	Change of use from B8 (warehouse) to D1 (exhibition hall/museum)	Change of use	D1	995 (from B8)	Granted
Melton Constable (PF/11/0767)	Erection of extensions	Extension	B2	122	Started
North Walsham (PF/11/0168)	Erection of single-storey side extension to commercial workshop	Extension	B1	36	Completed
North Walsham (PF/11/0234)	Erection of industrial unit including four storage tanks and associated development	New build	B2	580	Started
North Walsham (PF/11/1134)	Change of use from A2 (careers office) to B1 (general office), insertion of new windows in first floor on north, west and south elevations and air conditioning units	Change of use	B1	620	Granted



Location	Description	Type of development	Use Class	Floorspace (m²)	Status
North Walsham (PF/12/0013)	Change of use from A1 (retail) to B1 (office)	Change of use	B1	85	Granted
Scottow (PF/12/0070)	Change of use to B8 (furniture storage)	Change of use	B8	4387	Completed
Sheringham (PF/11/0753)	Erection of A1 (retail) unit, A5 (hot food take-away) unit, 2 B1 (offices) and 4 residential flats	New build	B1	82	Granted
Sheringham (PF/11/0054)	Erection of a fire station with telecommunications mast, accesses and turning areas	New build	SG	344	Granted

Table 5.3 Key Employment permissions in North Norfolk 2010-12 (Source: North Norfolk District Council, 2012)

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.

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. The 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. The working age population in North Norfolk has increased from 57,500 in 2009, to 57,633 in 2011, but is still below regional and national averages. 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 In North Norfolk, despite some initial growth in numbers, over time the number of jobs in North Norfolk has reduced slightly since 2001, from 39,700 to 39,200 as the table below shows.

Year	01	02	03	04	05	06	07	08	09	10	11	12
North Norfolk	39.7	39.4	40.9	42.1	41.0	43.1	40.9	38.5	38.4	38.6	39.2	39.2
Norfolk	376.9	379.1	391.7	401.1	402.5	421.0	415.2	403.6	398.2	397.9	405.5	407.8

Table 5.4 Total employment jobs (thousands) (Source: Norfolk County Council, 2012)

5.3 In addition, the following 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.

All People	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people - working age (16-64)	57,633	56.8	63.5	64.8
Economically active	42,700	77.5	78.9	76.3
In employment	41,200	74.7	73.5	70.3
Self employed	9,670	13.3	10.5	9.8
Unemployed	1,500	3.5	6.8	7.8

Table 5.5 Economically active (Source: Census 2011)

	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
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 (Source: ONS Annual Business Inquiry Employee Analysis, Nomis, 2008) (% is a proportion of total employee jobs, excluding self-employed, government supported trainees and HM Forces)

5.4 Quarterly Labour Market Statistics are also published including the number of Job Seekers Allowance (JSA) claimants. The overall figure for North Norfolk is shown in the table below,

1 *Tourism consists of industries that are also part of the services industry*

but the picture varies across the district, with the number of claimants in Cromer and North Walsham rising by 2% and 3% since 2009, whilst the number of claimants in Fakenham has dropped by 6%.

	JSA claimant count and change since 2010	% of pop	Vacancies notified to Jobcentre Plus
North Norfolk	1,728 (-122)	3	750 (+240 since 2010)

Table 5.7 Numbers of Jobseekers Allowance claimants, vacancies and redundancies, at March 2012 (Source: Nomis, 2012)

5.5 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 are shown below and can be compared to figures in previous years monitoring reports. The average full time weekly earnings for those living in North Norfolk have decreased from £409.20 in 2010 to £390.70 in 2012, despite earnings increasing in the Eastern region and the UK as a whole.

5.6 Average Gross Full Time Weekly Earnings (2012) of those living in North Norfolk[2]

- North Norfolk: £390.70
- Eastern: £531.00
- Great Britain: £508.00

5.7 The number of residents with qualifications to NVQ4 and above has decreased from 24.5% of the population in 2010 to 20% in 2011, and is now below the percentage for the eastern region as the table below shows.

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	10,900	20.0	29.2	32.9
NVQ3 and above	25,500	47.0	49.9	52.7
NVQ2 and above	36,200	66.7	68.5	69.7
NVQ1 and above	45,100	83.0	83.8	82.7
Other qualifications	4,100	7.5	6.6	6.7
No qualifications	5,200	9.6	9.6	10.6

Table 5.8 Qualifications Jan 2011 - Dec 2011 (Source: Nomis, 2012)

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

5.8 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, however it has not been possible to get an update since then.

2 *ONS annual survey of hours and earnings - residential analysis: www.nomisweb.co.uk*

	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

5.9 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).In 2008 there were 9,500 employee jobs in the distribution, hotels and restaurant sector (approx. 32% of all jobs) and 3,900 in the tourism sector (13.1%) in North Norfolk.

Tourist Accommodation Stock

5.10 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.

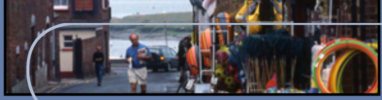
5.11 It found that accommodation occupancy levels were generally comparable to Norfolk and the East of England, which suggests that the sector is in good health.

- 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%).

5.12 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').

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

Proposal	Location
Loss of tourist accommodation (2010/11)	
Continued use of former guesthouse as residential dwelling (PF/10/1097)	Wells-next-the-Sea
Approx. 12 permissions resulting in the loss of one or two holiday units	Various
Loss of tourist accommodation (2011/12)	
Conversion and extension of hotel to form nine residential apartments (PF/12/0081)	Cromer
Approx. 61 permissions resulting in the loss of one or two holiday units	Various
Provision of tourist accommodation (2010/11)	
Use of land for siting 4 timber camping pods (PF/11/0011)	Alby with Thwaite
Change of use from residential and showroom to bed and breakfast accommodation, showroom, tearoom and conference/function rooms (PF/10/0862)	North Walsham
Conversion and extension of buildings to provide 12 units of holiday accommodation (landscaping details) (PM/10/0923)	North Walsham
Change of use from residential to guesthouse (PF/10/0114)	Sheringham
Change of use from residential to bed & breakfast business (PF/10/1202)	Sheringham
Change of use from towing caravan site to a mixed use of touring and semi-static caravans (PF/09/1097)	Tattersett
Continued use of dwelling as bed and breakfast accommodation (PF/10/0750)	Wells-next-the-Sea
Approx. 34 permissions for the creation of one or two holiday units	Various
Provision of tourist accommodation (2011/12)	
Use of land for siting 4 camping pods and shower pod (PF/11/1268)	Alby with Thwaite
Conversion of barns to 6 units of holiday accommodation and erection of swimming pool/wood chip boiler building (PF/11/0260)	Bodham
Erection of detached guest bedroom accommodation (PF/12/0135)	Cromer
Conversion of barns to 4 units of holiday accommodation and associated facilities (PF/10/1247)	Dunton
Retention of single-storey restaurant extension and two single-storey extensions to provide bed and breakfast accommodation with single-storey link extension, change of use of adjoining land to additional car parking and pub garden and retention of children's play area. (PF/11/1078)	Edgefield
Conversion of barns to seven units of holiday accommodation (extension of period for commencement of planning ref: 07/1499) (PF/11/0048)	Hempstead
Change of use of barns to four units of holiday accommodation (Extension of period for commencement of planning permission ref: 08/0595) (PF/11/1244)	Hempstead
Change of use of shop (A1) to ancillary hotel accommodation, erection of single-storey extension and detached single-storey boiler house (PF/11/0917)	Holkham


Proposal	Location
Conversion of barns to five holiday dwellings (extension of period for commencement of permission reference: 08/1371) (PF/11/1391)	Paston
Siting of five additional static caravans (PF/11/0624)	Roughton
Use of land for siting 11 static holiday caravans (PF/11/0384)	East Runton
Change of use from holiday accommodation to residential/bed and breakfast business (PF/11/0052)	Sea Palling
Conversion of part of first floor to a holiday flat, erection of single-storey extension and two holiday dwellings (PF/11/0488)	Southrepps
Conversion of agricultural buildings to three units of holiday accommodation (extension of period of commencement for commencement of permission ref: 08/0530) (PF/11/0322)	Sutton
Erection of single-storey extension to provide toilets and dining area and conversion of outbuilding to three units of holiday accommodation and micro brewery (PF/11/1278)	Worstead
Approx. 27 permissions for the creation of one or two holiday units	Various

Table 5.10 Tourist Accommodation Permissions, April 2010 to March 2012 (Source: North Norfolk District Council, 2012)

5.14 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. There has been some provision of new tourist accommodation as shown above (a lot of which consisted of smaller self-catering accommodation through conversion of existing buildings), although changes to Core Strategy Policy HO9 to allow the lifting of holiday restrictions in certain areas may affect the stock. 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.

5.15 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. Only one large tourist attraction was permitted in 2011/12, consisting of an exhibition hall/museum in Hoveton. On a smaller scale, the former promenade toilets in Cromer have been converted into a surf shop and facilities associated with the existing surf school.

Town Centres

5.16 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*

5.17 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, with the exception of Wells where there has been a very small reduction, with the most noticeable increase 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.

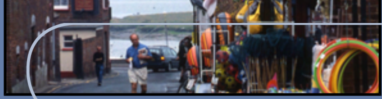
	2001	2002	2003	2004	2005	2006	2009	2010	Change in no. of units since 2001	Change in no. of convenience units 2001 - 2009	Change in no. of service units 2001-2009
Cromer	222	224	233	231	231	237	241	222	0	0	+24
Fakenham	159	159	160	156	156	158	159	159	0	-8	+10
Holt	193	193	197	197	194	192	214	205	+12	-2	+9
North Walsham	154	154	158	157	159	161	162	160	+6	-7	+30
Sheringham	163	164	169	171	174	170	175	186	+23	-1	+14
Stalham	97	98	102	105	106	105	111	107	+10	-7	+6
Wells	95	92	96	95	94	95	99	93	-2	-5	-1
All Towns	**1083**	**1084**	**1115**	**1112**	**1114**	**1118**	**1161**	**1132**	**49**	**-30**	100%

Table 5.11 Total units in North Norfolk Towns (Source: Norfolk County Council, 2011)

5.18 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. Unfortunately no update has been possible since 2009.

5.19 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. The vacancy rate in North Walsham in the last year or so has almost doubled to 14% whilst the vacancy rate in both Sheringham and Wells over the same period has more than halved.

	Vacancy rate, 2003	Vacancy rate, 2004	Vacancy rate, 2005	Vacancy rate, 2006	Vacancy rate, 2007	Vacancy rate, 2009	Vacancy rate, 2010	Units becoming vacant 2007-09	Take-up of vacant units 2007-09
Cromer	4.7%	4.8%	4.8%	5.9%	5.5%	11%	9.9%	22	10
Fakenham	8.9%	6.4%	5.1%	6.3%	5.1%	12%	9.4%	15	4
Holt	3.1%	2.1%	3.1%	2.6%	5.4%	5.6%	5.3%	7	4
North Walsham	5.1%	5.1%	7.6%	5%	5.6%	7.4%	14%	9	5
Sheringham	3.6%	4.1%	2.3%	2.4%	5.7%	6.9%	3.2%	8	3


	Vacancy rate, 2003	Vacancy rate, 2004	Vacancy rate, 2005	Vacancy rate, 2006	Vacancy rate, 2007	Vacancy rate, 2009	Vacancy rate, 2010	Units becoming vacant 2007-09	Take-up of vacant units 2007-09
Stalham	7.8%	6.7%	8.6%	4.8%	7.6%	14.4%	14%	11	3
Wells	2.1%	1.1%	4.3%	7.4%	7.5%	9.1%	3.2%	4	1
All Towns								**76**	**30**

Table 5.12 Number of units becoming vacant and being taken up (Source: Norfolk County Council, 2011)

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

5.21 **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.

5.22 **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.

5.23 **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.

5.24 **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.

5.25 **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.

5.26 **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.

5.27 **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

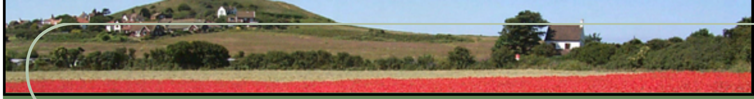
- Protect and improve existing infrastructure, services and facilities
- To improve access to key services by public transport and facilitate walking and cycling
- Ensure adequate provision to meet open space and recreation needs and encourage a network of accessible green spaces

Targets

		2010/11 and 2011/12
☺	To increase the number of visits to museums to 170 per 1,000 by 2009	2010/11 = 175 2011/12 =
☺	To increase the number of countryside events at Council managed outdoor facilities to 50 in 2011	2010/11 = 54 2011/12 = 52
☹	To provide 7 new play and leisure facilities for young people by the Council	2010/11 = 0 2011/12 = 0
-	To minimise development for non-recreational purposes on Open Land Areas and Formal Recreation Areas	Not 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	2010/11 = 3 2011/12 = 4
-	To maintain or improve the level of services in the selected villages	Not monitored (but see below)
-	To minimise the loss of 'important local facilities'	Few losses (see table 6.2)

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	2010/11	2011/12
Visits to Council supported theatres	120,643	111,728	105,010	102,051
Participation at NNDC sporting facilities	490,338	507,147	537,975	556,041
Number of events organised at Country Parks	44	51	54	52
Number of new play and leisure facilities provided for young people	4	2	0	0
Visits to museums	573 per 1,000 pop	563 per 1,000 pop		

Table 6.1 Leisure Related Performance (Source: North Norfolk District Council, 2012)

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 comprised of a mix of parks, allotments, sports pitches / playing fields, children's play space and other types of open space. Unfortunately, in 2010/11 and 2011/12 no new play and leisure facilities were provided. In addition, Core Strategy policies protect existing important open spaces and require that new developments over 10 dwellings include 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 may be included in future reports.

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.

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. Water quality is tested every week during the summer season. Cromer, Sea Palling and Sheringham beaches were awarded Blue Flags in 2011. In 2011/12, Mundesley was also awarded Blue Flag status, bringing the total number of beaches with Blue Flag status up to 4.

Local Services & Facilities

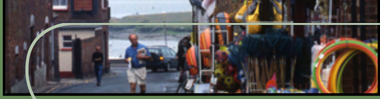
6.6 The availability of local services and facilities can help reduce the need to travel and help support local communities. The number of key services in several villages in North Norfolk was recorded in 2006 to assist with preparation of the Spatial Strategy and the identification of which villages 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 it 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 is being met.

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, improved and lost community facilities and other important facilities and services.

New facilities permitted in 2010/11		Status
Aldborough (PF/10/0214)	Erection of two-storey rear extension, provision of first floor fire escape door with stairs and provision of additional parking (surgery)	Completed
Briston (PF/10/0713)	Erection of single-storey extension to provide additional toilet, office, meeting and nursery facilities	Granted
Cromer (PF/10/0150)	Erection of hospital buildings with associated landscaping, car parking and access road	Completed - replacement buildings
Cromer (PF/10/1295)	Conversion of former public conveniences to A1 (retail)/D1 education facility	Started
Cromer (PF/10/1017)	Change of use from A2 (financial & professional services) to D1 (chiropodist/podiatrist clinic)	Granted
Erpingham (PF/10/0293)	Change of use from A1 (retail) to restaurant/cafe with associated public toilets	Started
Fakenham (PF/10/0279)	Change the use from B2 (offices) to D1 (Natural Health Therapy Centre)	Completed
Fakenham (PF/10/0344)	Erection of medical centre and pharmacy with ancillary parking and new road access	Completed
Fakenham (PF/10/0542)	Erection of building for public house (Class A4) and restaurant (Class A3) with ancillary managers flat - Land at Clipbush Lane, Clipbush Lane Business Park, Fakenham	Completed

New facilities permitted in 2010/11		Status
Fakenham (PO/10/0343)	Erection of community healthcare facilities including care home, gym/healthclub, children's day nursery and office accommodation	Granted
Great Ryburgh (PF/10/0123)	Change of Use from Residential to a Mixed Use of Residential and Children's Nursery	Granted
Hickling (PF/10/0696)	Erection of village hall	Started - replacement village hall
High Kelling (PF/10/0854)	Alteration and extension to existing medical practice	Granted
Holt (PF/10/1128)	Change of use from retail (A1) to chiropractic clinic (D1)	Granted
Holt (PF/10/1232)	Siting of portable building	Completed
Holt (PF/10/0960)	Erection of single-storey extension to library	Granted
Sheringham (PF/10/0920)	Demolition of all buildings except 7, 9 & 11 Cromer Road and erection of A1 retail food store, 2 A1/A2/A3 retail units, 2 residential units and D1/D2 community space, with associated access, landscaping, car parking and servicing and pedestrian link to Station Road	Granted - part of supermarket scheme
Sheringham (PF/10/0003)	Erection of building for use as toilets, buffet and retail purposes - Sheringham Station, Station Approach, Sheringham	Granted
Sheringham (PO/10/0288)	Demolition of existing building and erection of place of worship - Abbeyfield House, 62 Cromer Road, Sheringham	Started (see PM/11/1124 below in 2011/12)
Weybourne (PF/10/0262)	Erection of two-storey and single-storey extensions (Muckleburgh Collection)	Started
District wide	Various permissions for school works (County Council)	Ongoing investment

Table 6.2 Permissions for new or loss of community facilities in 2010/11 and 2011/12 (Source: North Norfolk District Council, 2012)


New facilities permitted in 2011/12		**Status**
Briston (PF/11/0059)	Change of use from A1 (retail) to D1 (drop-in centre) (Retrospective)	Completed
Gimingham (PF/11/0356)	Erection of replacement football clubhouse/changing room	Started
Hindringham (PF/11/0909)	Continued use of sports pavilion as a mixed use of D2 (assembly/leisure) and A4 (public house) and retention of shed for storage purposes	Completed
Horning (BA/PF/11/0141)	Extension of leisure complex to form boat sales office, hairdressing salon and new swimming pool changing facilities	Granted
Hoveton (PF/11/1263)	Change of use from B8 (warehouse) to D1 (exhibition hall/museum)	Granted
North Walsham (PF/11/0085)	Change of use of existing butchers shop (A1) to a day centre (D1)	Started
North Walsham (PF/11/1027)	Erection of building to provide four replacement classrooms	Granted
North Walsham (PF/11/1055)	Change of use from A1 (retail) to D2 (personal training/fitness studio)	Granted
Northrepps (PF/11/0766)	Erection of replacement building for use as D2 (gymnastics club)	Granted
Northrepps (PF/11/1009)	Change of use of Unit 4 from B1 (business) to D1 (veterinary surgery)	Granted
Sheringham (PM/11/1124)	Erection of place of worship	Started
Trimingham (PF/11/0877)	Erection of village hall	Granted

New facilities permitted in 2011/12		Status
Tunstead (PF/07/0957)	Erection of village hall and re-location of changing rooms	Granted

Table 6.3

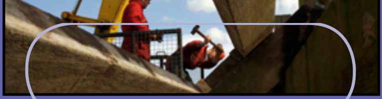
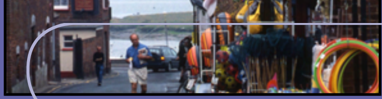
Facilities lost in 2010/11:		Status
Cromer (PF/10/0258)	Erection of A1 (retail units) and four flats (public conveniences)	Granted
Cromer (PF/10/1295)	Conversion of former public conveniences to A1 (retail)/D1 education facility	Granted - replacement community facility (see above - PF/10/1295)
Fakenham (PF/11/0156)	Change of use from veterinary surgery to A1/D1 (hairdressers and beauty salon)	Granted
Hickling (PF/10/0878)	Conversion of community hall to dwelling	Granted - being replaced (see above)
Melton Constable (PF/09/0621)	Conversion of former public house to two dwellings and erection of two dwellings	Started
Sculthorpe (PF/10/1386)	Change of use of former day nursery to residential dwelling	Started
Wells-next-the-Sea (PF/10/1479)	Change of use from C2 (field study centre) to B1 (offices)	Granted

Table 6.4

Facilities lost in 2011/12:		Status
Holt (PF/11/1097)	Change of use from D1 (chiropractor) to A1 (retail)	Granted
Horning	Conversion of Gospel Hall to single-storey dwelling	Completed

Facilities lost in 2011/12:		Status
(PF/11/0519)		
Little Barningham (PF/11/0472)	Change of use of post office to residential, erection of replacement single-storey side extension and detached car-port and widening of access	Granted
Sculthorpe (PF/11/1546)	Conversion of former day nursery to residential dwelling	Granted
Sheringham (PF/11/1385)	Demolition of former public house and erection of three two-storey dwellings (extension of period for commencement of permission reference: 08/0937)	Granted
Sheringham (PF/11/1428)	Conversion of veterinary centre to three ground floor flats	Granted
Sheringham (PF/10/1478)	Demolition of church and erection of seven residential units	Granted

Table 6.5


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 2011 the Council had an adopted Statement of Community Involvement, Core Strategy, Design Guide SPD, Landscape Character Assessment SPD and Site Allocations DPD.

7.2 The following milestones were achieved between April 2010 and March 2011:

- Adoption of Site Allocations DPD (February 2011)
- Adoption of Core Strategy Policy HO 9: Conversion & Re-use of Rural Buildings as Dwellings (February 2011)

7.3 The Local Development Scheme was revised 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.

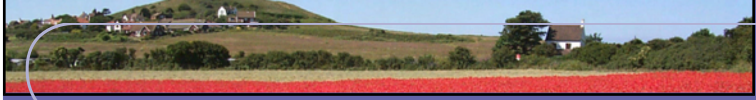
Timetable Slippage

☺	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	☺
Landscape Character Assessment			
Adoption	-	Jun 2009	☺
Site Specific Proposals			

3 *(against Fifth Revision LDS)*



Progress on LDD	LDS Fifth Revision Adopted Sept 2009	Date(s) Target Achieved	Status [3]
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	Dec 2010	☺
Adoption of Site Allocations DPD	Jan 2011	Feb 2011	☺
Core Strategy Policy Review - Conversion and Re-use of Rural Buildings as dwellings (Policy HO 9)			
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	Dec 2010	☺
Adoption	Jan 2011	Feb 2011	☺

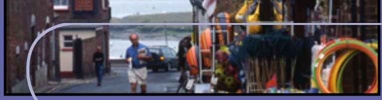
Table 7.2 Local Development Document Production Timetable

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 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 through advertising and targeted	General Public including Statutory Consultees	24 representations received. (9 Supported changes to designations made by third parties, 7 Objected, 8 made observations / other)

Consultation on...	When	How	With whom	Response / Feedback
		document distribution		
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 2010 - 2012

Appendices



Appendix A Core Indicators

Information on Core Output Indicators that are relevant to North Norfolk 2010-12

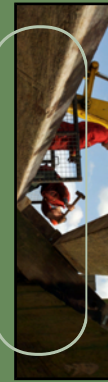
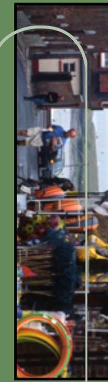
Business Development and Town Centres

Indicator		B1a	B1b	B1c	B2	B8	B1-B8 unknown	Total
BD1	gross							
	net		-305		41	4,435		4,171
BD2	gross							
	% gross On PDL							
BD3	hectares							80.07 vacant

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		Not recorded			

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	09/10	10/11	11/12	12/13	13/14	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	416														
H2b										178	337												
H2c	a) Net additions											See Housing Trajectory (pages 10-12)											
	b) Hectares																						
	c) Target											See Housing Trajectory (pages 10-12)											
H2d												See Housing Trajectory (pages 10-12)											

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	178 / 337
	% gross On PDL	78 / 84

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

Indicator	Permanent	Transit	Total
H4	0	0	0

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

Indicator	Social rent homes provided	Intermediate home provided	Affordable homes Total
H5	58	?	64 / 64

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

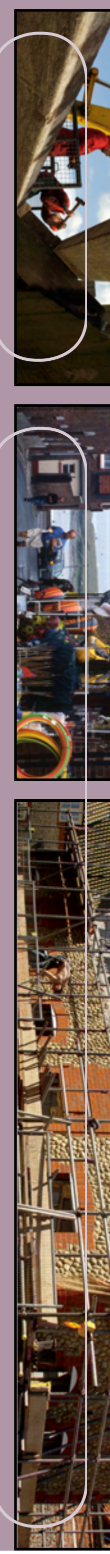
Table A.9 E1: Number of planning permissions granted contrary to Environment Agency Advice of flooding and water quality grounds

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

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

E3	Wind	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage Sludge digestion	Municipal (and industrial) Solid waste combustion	Co-firing of Biomass with Fossil fuels	Animal biomass	Plant biomass	
Permitted Installed Capacity in MW	149.6	5	0.02	3.4	0	110.8		72.6		341.42
Completed Installed Capacity in MW	181	0	0.02	146.7	27.2	0		126.4		481.32

Table A.11 E3: Renewable energy generation



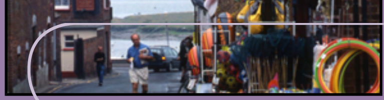
Appendix B Local Development Framework Document Production Timetable

Local Development Document Production		2008				2009												2010												2011			
		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	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**	

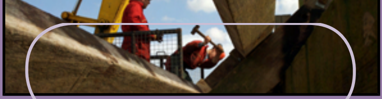
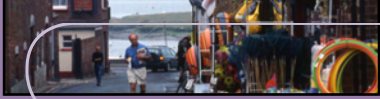
2007								
Town 2007	Comparison	Convenience	Misc	Residential	Service	Vacant	Total Units	Rates (%)
Proportion (%)	**45**	**9**	**7**		**33**	**6**		

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

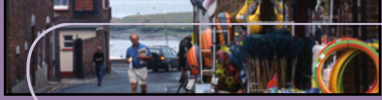
2003								
Town 2003	Comparison	Convenience	Misc	Residential	Service	Vacant	Total Units	Rates (%)
Wells	40	15	15		24	2	96	2.08
Total	**491**	**117**	**100**		**352**	**55**	**1115**	
Proportion (%)	**44**	**10**	**9**		**32**	**5**		

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