



Statement of Five Year Supply of Housing Land & Housing Trajectory

April 2013

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Statement of Housing Land Supply & Housing Trajectory

April 2013

PART A: FIVE YEAR LAND SUPPLY

1. Background

- 1.1 The National Planning Policy Framework (NPPF) came into force in March 2012. This seeks to ensure that the planning system delivers a flexible and responsive supply of housing development land. It requires that Local Planning Authorities identify sufficient specific deliverable¹ sites to provide the first five years of the planned housing provision as proposed in their Core Strategy and that a five year supply, together with a 5% buffer, is maintained over a fifteen year period. Additionally, where there is evidence of persistent under-delivery of housing sites, this buffer should be increase to 20%.
- 1.2 This statement has been prepared following guidance from the Planning Inspectorate and Department for Communities and Local Government: Demonstrating a 5 Year Supply of Deliverable Sites (updated March 2010). It sets out North Norfolk District Council's housing land supply and identifies specific sites which the Council considers are likely to contribute to the delivery of the five years provision. They include sites already under construction but not yet complete, those with planning permission but where building work has not yet commenced, and sites that have potential under planning policies to come forward for development within the next five years. In each case only sites where there is a reasonable prospect that additional dwellings will be available within the five year period are included in the supply.
- 1.3 In addition to the supply from existing commitments, this statement also includes details relating to the allocation of additional development sites arising from the adoption of the Council's Site Allocations Development Plan Document (adopted February 2011). The sites contained within the Site Allocations Development Plan Document are included and scheduled separately as a potential source of future housing supply.
- 1.4 The statement includes a Housing Trajectory (Part 2) illustrating development rates since 2001 and looking forwards to 2026.

2. Methodology

- 2.1 Local Development Documents should set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing. Sufficient

¹ To be considered deliverable sites should be available now, they should be suitable for development now and there should be a realistic prospect of the site actually delivering dwellings in the next five years.

deliverable sites should be identified to deliver housing in the first five years, with a further supply of specific, *developable* sites for years 6-10 and, where possible, for years 11-15.

2.2 Guidance² outlines four stages in the process of determining supply:

- **STAGE 1** - Identifying the five year period;
- **STAGE 2** - Identify the scale housing provision to be delivered;
- **STAGE 3** - Identify sites with *potential* to deliver housing in the 5 year period; and
- **STAGE 4** - Assessing deliverability

2.3 For sites to be considered deliverable, the NNPF states they should be:

- **Available** - the site is available now;
- **Suitable** - the site offers a suitable location for development now; and
- **Achievable** - there is a reasonable prospect that housing will be delivered on the site within the specified five year period.

2.4 In determining land supply an allowance for windfalls (unidentified and unexpected developments) can be included provided robust evidence is available that such developments are likely to continue to contribute to supply in future years.

3. Stage 1: The Five Year Period

3.1 The five year period covered by this statement is 1st April 2013 to the 31st March 2018.

4. Stage 2: North Norfolk Five Year Housing Requirement

4.1 The number of dwellings which constitute a five year supply is derived from the quantity of housing growth in the District proposed in the adopted North Norfolk Core Strategy over the twenty year period which commenced in April 2001. This Plan requires that *at least 8,000* dwellings are built in North Norfolk over the period 2001- 2021. To meet this requirement, an average of at least **400** dwellings needs to be built in each of the **20** years if the requirement is to be met (400dwgs x 20yrs = 8,000).

4.2 During the first 12 years of the plan to April 2013, dwelling completion rates in North Norfolk have been below this annual average requirement, hence completion rates will need to increase in the next five years and over the remainder of the plan period if the minimum 8,000 dwelling target is to be met. The District Council expects this to happen from 2013/14 onwards with the progression of larger development sites which have been allocated in the Site Allocations Development Plan document (adopted February 2011).

4.3 As of the 1 April 2013, a total of **4,044** dwellings had been provided in the District (average of **337** per annum). In order to meet the 8,000 dwelling requirement an additional **3,956** will need to be built in the eight years from 2013 to 2021. This

² Department of Communities and Local Government – Demonstrating a five year land supply

equates to an average of **495** in each year or **2,475** dwellings over a five year period. Adding a **20%** buffer to the annual average requirement, as required in the NPPF, increases the original annual requirement from 400 to 480 per year for the next five years, however the residual annual average requirement remains above this target.

Table 1: Calculation of Housing Requirement.

FIVE YEAR HOUSING LAND REQUIREMENT (1 April 2013 - 31 March 2018)			
North Norfolk District Council			
RSS requirement (2001-2021)	8,000		
Year	Recorded Completions	Residual Annual Average Requirement	Cumulative Shortfall / Surplus
2001/02	367	400	-33
2002/03	428	402	-5
2003/04	230	400	-175
2004/05	250	410	-325
2005/06	446	420	-279
2006/07	341	419	-338
2007/08	551*	424	-187
2008/09	258	414	-329
2009/10	416*	427	-313
2010/11	178	428	-535
2011/12	337	454	-598
2012/13	242	467	-756
Total Completions since 2001	4,044		
<i>Annual average completions to date</i>	337		
Requirement over rest of plan period	3956		
Annual average requirement with 20% buffer	480		
Residual annual average requirement for rest of plan period	495		
Requirement over the next 5 years	2475		
2012/13		495	
2013/14		495	
2014/15		495	
2015/16		495	
2016/17		495	
Total 5 Year Requirement		2475	

*Includes dwellings at Coltishall and West Raynham Airbase

**Inclusive of 20% buffer required in NPPF, March 2012

5. STAGES 3 and 4: Five Year Deliverable Housing Supply

- 5.1 The North Norfolk Core Strategy (incorporating Development Control policies) was adopted in September 2008 and identifies strategic locations for housing growth in the District. It provides greater certainty, particularly with regard to designations on the Proposals Map, and allows for the granting of planning permissions in locations which are consistent with Core Strategy policies.
- 5.2 In 2007 the Core Strategy estimated that some **2,056** net dwelling completions would take place in the District between 2007-2011. This figure was based on an expectation, at that time, that around **600** dwellings would be built on newly allocated development sites by 2011 and that windfall developments would continue to provide new dwellings albeit at a reduced rate than had historically been the case. In practice none of the allocated sites have produced dwellings resulting in some **1,403** completions over this period rather than the 2,056 predicted in the Core Strategy.
- 5.3 The Council has published a Strategic Housing Land Availability Assessment (June 2009 and 2010 update, to be further updated 2012) which identifies sites in the District with potential to provide housing. These sites could in theory accommodate in excess of **15,000** dwellings and in excess of **3,500** of these dwellings could in theory be built within the next five years. However much of this capacity can only be delivered if the site is allocated for development in a Development Plan document and/or secures planning permission.
- 5.4 The schedule of housing sites in Appendix 1 provides details of sites that could make up the 5 year supply of deliverable sites. The schedule is summarised in Table 2 and demonstrates that there is sufficient supply of housing land for approximately **3.17** years (excluding housing land allocations).
- 5.5 The schedule includes sites which already have planning permission, sites where dwellings are under construction but are not yet recorded as complete and other sites where there is a reasonable expectation that development will occur in the next five years in accordance with development plan policies. A **10%** lapse rate has been applied to small scale developments (less than 10 dwellings) to take account of the fact that some of the sites will not come forward.
- 5.6 Allocated sites contained within the Site Allocations Development Plan Document will contribute to the five year supply and these are scheduled separately (also see Appendix 2 for expected delivery rates). Inclusion of allocated sites which are fully or partially deliverable over the 5 year period increases the supply to **4.68** years.
- 5.7 Sites which are not considered to be available, suitable or achievable are not included in the supply. This has been assessed as follows:
- **Available** - the land owner has indicated the site is available, the site is for sale, or is known to be owned by a developer/owner who is able to develop. The site is unconstrained.
 - **Suitable** - site has planning permission or is in a location where planning policies would allow development and there is a realistic prospect of permission being granted.

- **Achievable** - judgement on the prospects of the site being developed within the next five years based on historical trends, discussions with owners/developers and consultation with infrastructure/service providers.

5.8 The Council has heavily discounted the number of dwellings which may occur during the next five years to take account of the current downturn in the housing market. Hence a number of the sites that have planning permission and are not subject to any known constraints are nevertheless recorded as not providing completions within the period.

Table 2: Summary of five year supply

Five Year Deliverable Housing Supply (1 April 2013 - 31 March 2018)	
Residual 5 Year requirement	2,475
Residual annual average requirement	495
5 Year Identified Supply excluding allocations (See Schedule, Appendix 1)	1,572
Equates to	3.17 years supply
Other expected sources of supply within five years	
Estimated allocations coming forward as part of Site Allocations DPD within five year period. Sourced from housing trajectory included within this statement (See Schedule, Appendix 2 – this does not include allocated sites already with planning permission to avoid double counting)	747
TOTAL DELIVERABLE SUPPLY	2,319
Total years supply inclusive of 20% buffer	4.68 years supply

6. Monitoring the Five Year Supply

6.1 The Council will monitor the five year supply of deliverable sites on an annual basis linked to the Annual Monitoring Report (AMR). This position statement will be updated regularly to take account of any significant changes. New planning permissions are recorded on a continuous basis. Dwelling completions are recorded annually with the results published in the Housing Land Availability Studies published in May/June each year.

PART B: HOUSING TRAJECTORY

7. Introduction

- 7.1 Annual recording of dwelling commencements, under constructions and completions, new planning permissions granted, and assessment of what developments may occur in the coming years is an essential part of the plan, monitor, manage approach to housing delivery. A Housing Trajectory is produced annually by the Planning Authority to illustrate past and likely future trends in housing provision having regard to land availability and historical/future patterns of development.
- 7.2 This paper outlines the methodology used in producing the trajectory and includes a trajectory for North Norfolk covering the period 2001 to 2027. It identifies the quantity of planned housing development over this period, how much of this has been built, and what remains to be provided. It draws together existing published sources of information on site suitability, availability, and deliverability and makes an assessment of when development *may* occur in the future.
- 7.3 It should be recognised at the outset that there are a wide range of influences on the housing market and consequently predictions about the levels of future provision are susceptible to change. Nevertheless, if a robust and cautious approach is taken and the trajectory is subject to regular review, some broad conclusions can be reached about levels of future housing supply in the District over the medium to long term. The Housing Trajectory included in this statement adopts such a 'cautious' approach and reflects the current position in relation to the local housing market, namely that despite there being a supply of suitable and available land build rates remain below historical and required averages.
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8. Information Sources

- 8.1 Housing related data is monitored annually by the Planning Authority for the period commencing the 1st of April and ending on the 31st of March each year. Data is published as follows:
- 8.2 *Housing Land Availability Statements (HLA)* – These have been published by the Council each year since 1993 and provide a summary of the number of dwellings completed, under construction, and with planning permission in each Parish of the District.
- 8.3 *Five Year Housing Land Supply Statements* – Published in 2007, 2008, 2009, 2010, 2011, 2012 and 2013 (this statement), these statements relate the amount of housing that has been provided and is expected to be provided over the next 5 years, with the minimum levels of planned growth identified in the adopted Core Strategy. In addition to dwelling completions and planning permissions these statements also include an assessment of when identified development sites will be built. In the absence of a five year supply of development sites intervention may be required via the allocation of new deliverable development sites in development plan documents or the grant of additional planning permissions on

unallocated sites.

- 8.4 *Strategic Housing Land Availability Assessments* – First published in 2009 and updated in 2010 these studies look at the capacity of the district to accommodate housing growth. Studies identify all reasonable potential sources of dwelling completions in the district and make an assessment of the suitability of sites, their availability, and when development could be delivered in the event of such sites being released for housing. Whilst these studies identify a large amount of theoretical capacity they are not policy documents and do not reach any conclusions in relation to whether this capacity should be made available for development through allocation in a development plan document or by the grant of planning permission.
- 8.5 Whilst the trajectory is prepared by the District Council it is the result of consultation with land owners, developers, Housing Associations and others with an interest in housing development in North Norfolk. The Strategic Housing Land Availability Assessment in particular is primarily derived from information supplied by public and private sector housing providers.
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9. Need & Demand

- 9.1 The evidence³ indicates that there are high levels of both demand and need for additional housing in the district. The need for additional affordable housing is particularly acute due in large part to higher than national average house prices and lower than average incomes. Studies have suggested that if existing and arising affordable housing needs are to be addressed around **900** affordable dwellings per year would be required over a sustained period. Similarly, over the medium to long term the demand locally for market housing has been strong, fuelled in part by high levels of in migration.
- 9.2 The recent slow down in both the local and national economy has had a significant impact on the local new build housing sector. Both dwelling completions and dwelling commencements have declined to the lowest levels recorded over the last decade and this trend seems set to continue at least in the short term.
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10. The Local Supply of Housing Development Land

- 10.1 For a number of years the Council has applied land use policies that have constrained the opportunities for new residential development. This approach arose as a result of relatively high levels of new house building in the 1980s and early 1990s and a concern that if such trends were allowed to continue dwelling completions in the district would exceed the requirement of the then adopted Structure Plan. Consequently, the North Norfolk Local Plan, adopted in 1998, made no new housing land allocations and included policies that constrained the opportunities for new dwelling completions to locations within the boundaries (infill development) of approximately 80 defined settlements. Despite this policy of development constraint an average of **346** dwellings were built each year.

³ Housing Market and Housing Needs surveys and updates – Fordham Research

Most of this (in excess of 75%) occurred within the 24 settlements which have now been selected for further growth in the adopted Core Strategy.

- 10.2 Average annual dwelling completion rates in the District have declined in the last ten years. Large releases of dwellings at the former airbases at Coltishall and West Raynham produced high 'completion' rates in 2008 and 2010 but without these one off windfalls, dwelling completions are now significantly below the 10 year average. Whilst the current economic climate has played a significant part in recent reductions the absence of larger scale housing land allocations has undoubtedly limited opportunities in recent years. The Council considers that both land supply and market factors have influenced the reduction in dwelling completion numbers in the district in recent years.
- 10.3 Hence, in addition to the allocation of land for development in the Site Allocations Development Plan it will also be necessary to see a general improvement in the housing market if planned levels of growth in the district are to be achieved.
-

11. Development Plan Requirements

- 11.1 The development plan and national policy requirements in relation to dwelling numbers in North Norfolk are as follows:
1. That a minimum of **8,000** dwellings are built between 2001 and 2021, based on **400** dwellings per year in each of the 20 years covered by the East of England Plan and adopted Core Strategy.
 2. That the allocations DPD should plan for continuous delivery at East of England Plan annual average rates (400 per year) for a 15 year period from the date of Site Allocation Plan adoption. The Site Allocations DPD should provide for **8,000** dwellings by 2021 plus **400** per year for 5 years thereafter. i.e. **10,000** dwellings by 2026.
 3. That dwelling numbers should deliver the Core Strategy in terms of numbers, timing and spatial distribution and be in general conformity with the East of England Plan.
 4. That new land is allocated for between **2,700** and **3,400** dwellings. (Core Strategy Policy SS3)

12. The Housing Trajectory 2001-2026

- 12.1 The housing trajectory illustrates in graphical form the quantity of housing development in the district since 2001, the predicted future levels up to 2021 and for a further period (5 years) beyond 2021, and compares this to the planned levels of housing growth over this period.
- 12.2 Four separate sources of dwellings are modelled:

Dwellings which have been provided

- 12.3 Dwelling completion rates are recorded annually and published in Housing Land Availability (HLA) reports. Completions are monitored via Building Regulation completion records and site visits. A dwelling is recorded as complete when it is substantial completed and available for occupancy. Completions include new build dwellings, sub-divisions and conversions and are expressed as *net*

additions to the housing stock. Dwellings and other types of accommodation which are subject to holiday occupancy restrictions are not counted as a net addition. Only self contained dwelling units are included, houses in multiple occupation (hostels etc) and residential institutions such as care and nursing homes are not recorded as dwellings.

The permitted supply

- 12.4 These comprise of sites which already have planning permission. Dwelling numbers in the category will include dwellings with permission which have not been started and those which are under construction but are not yet recorded as completions. The Authority calculates that between 8 and 10% (lapse rate) of all dwellings permitted will never be built and this is deducted from the figures.
- 12.5 There are a number of sites in the district that have enjoyed planning permission for many years, where commencement of development has been recorded, but where dwelling completions have either stopped or the site only delivers a small number of dwellings each year. The Five Year Land Supply Statement reaches conclusions about the likely dwelling delivery rates on sites with planning permission. Overall it concludes that whilst there is already planning permission for approximately **1,584** dwellings (before lapse rate is applied) which have yet to be built it is likely that only **1,171** of these will be built over the five year period from 2013 to 2018.
- 12.6 The trajectory includes those dwellings in this category identified in the Five Year Land Supply as likely to be built over this five year period. For the purposes of producing a trajectory the total dwellings in this source are divided equally into five annual amounts and shown as being built at an equal rate over the five year period (2012-17). In practice precise delivery rates will vary year on year.
- 12.7 Existing permissions which are unlikely to be built in the next five years but are assessed as likely to be built in later years are similarly divided equally into the remaining years of the trajectory and are included within the 'expected development' category.

Supply arising from the proposed allocations in the Site Specific Proposals Development Plan

- 12.8 Since April 2011 the allocated sites have been included in future housing supply. The rate at which these will start to deliver dwellings is based on the evidence in the Strategic Housing Land Availability Assessment and takes into account a wide range of information including site ownership, registered interests from the development industry, stated intentions of developers, time taken to secure planning permission, any specific site constraints that are likely to impact on delivery times and the current economic climate. The Council considers that it is unlikely that these sites will deliver new dwellings in the first few years of the period, notwithstanding that many developers indicate otherwise, and this is reflected in the trajectory.

Supply arising from expected development (identified and unidentified)

- 12.9 It is not practical or possible to identify all sources of future housing development on a site by site basis. For example, the SHLAA and Site Allocations DPD focus

on larger sites (mainly those that can accommodate 10 or more dwellings in towns and three or more in villages). Future housing supply in the district will comprise of developments on a mixture of both identified and unidentified sites. In the past these unidentified sites have been the sole constituent of housing development in the district and have yielded an average of 346 dwellings per year.

- 12.10 The adopted Core Strategy predicts that unidentified sites will continue to contribute about **250** dwellings per year to the total housing supply. As this assumption was made on the basis of looking backwards at historical trends over a relatively long period (10 years) it might be argued that the figures attributed to this source in the Core Strategy are too high. This is because they do not reflect the more recent significant downturn in dwelling completions. To ensure that the trajectory adopts a cautious approach to housing delivery the Council has further reduced likely dwelling completions in this category by assuming that future completions will not exceed the lowest figures achieved in recent years and will diminish year on year thereafter throughout the plan period. The net result over the entire period covered by this trajectory is that rather than **2,514** (Core Strategy prediction) dwellings being derived from this category, it is considered more likely that this figure will not exceed **1,850** dwellings.
- 12.12 These four sources are shown in different colours on the graph. The table in Appendix 3 provides dwelling numbers for each constituent part of the supply. Information on individual sites is published in the source evidence documents referred to in Section 8. Expected dwelling delivery rates on the proposed housing allocation sites are modelled in Appendix 2.
- 12.13 In producing this Trajectory the following assumptions have been made.
1. That there will be little or no appreciable improvement in the housing market for the next two years.
 2. On the larger development sites (proposed allocations) a period of two/three years from the date of a planning application to dwelling completions should be expected unless there are specific circumstances to suggest otherwise.
 3. That allocated development sites can not be developed until specifically identified constraints have been addressed.
 4. That **400** dwellings per year are required.
 5. That around 10% of planning permissions granted will never be built.
 6. That larger development sites are unlikely to deliver more than **25** dwellings per year if developed by a single developer unless there is evidence that would suggest otherwise.
 7. That development on the allocated development sites will occur within the timeframes specified in the Strategic Housing Land Availability Assessment (Council assessment of delivery) which includes evidence in relation to site availability, suitability, and the expected timing of delivery.
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13. Key Trajectory Results

13.1 The trajectory illustrates that the quantity of dwellings arising from each of the four main sources will be as follows:

Dwellings already built	Deliverable planning permissions	Proposed allocations left to be built	Other expected sources	Total expected between 2001-2021	Total expected between 2001 - 2026
4,044	1,425*	2,599**	1,510***	7,824	9,145

*559 left to be built on large sites (10 or more with -10% lapse rate applied) and 637 left on smaller sites (less than 10 with -10% lapse rate applied).

**Does not include potential dwellings within mixed-use schemes such as Retail Opportunity Sites and is hence lower than the actual number proposed in the Site Allocations DPD. Also does not include allocations with permission to avoid double counting.

***Original figure of 1,850 devised for 2009/10 onwards, therefore figure for 2011/12 statement reduced accordingly (to 1160, plus additional expected windfall over the next 5 years, which is 70 per year and therefore 350 over 5 years).

13.2 Since 2001 some **4,044** dwellings have been built in the District. Based on the annual average requirement of **400** dwellings per year this is some **756** dwellings behind the requirement at this point in the plan period. Dwelling completions in the district are therefore **1.9** years behind the required rate. This is unsurprising at this point in the plan cycle given that land allocations are yet to deliver significant development and market factors have slowed delivery.

13.3 The slow down in dwelling completion rates in recent years is expected to continue over the next few years and the trajectory therefore illustrates a low completion number for 2012/13. By 2013/14 the supply of potential development sites will have been supplemented by the allocations in the Site Allocations Development Plan Document and, contingent on an improvement in the housing market, dwelling completion rates are predicted to increase. Hence by 2015/16, and in the years thereafter, dwelling completions are expected to reach and exceed the annual average requirement. The Site Allocations Development Plan Document contains a number of housing sites which together provide for approximately **3,138** dwellings (not including mixed-use schemes). Of these, **453** have being given planning permission. Of the total number of allocated dwellings, **1,596** are expected to be delivered by 2021 (those already with permission are not included in this figure to avoid double counting). This is towards the upper end of the range specified in Core Strategy Policy SS3. This quantity of development on allocated sites when added to the dwellings already built since 2001 (**4,044** units), and those with planning permission which are likely to be built (**1,324** units – up to 2021), along with dwellings on unidentified sites (**860** – up to 2021), would result in sites being available and suitable for the provision of **7,856** dwellings in the district by 2021.

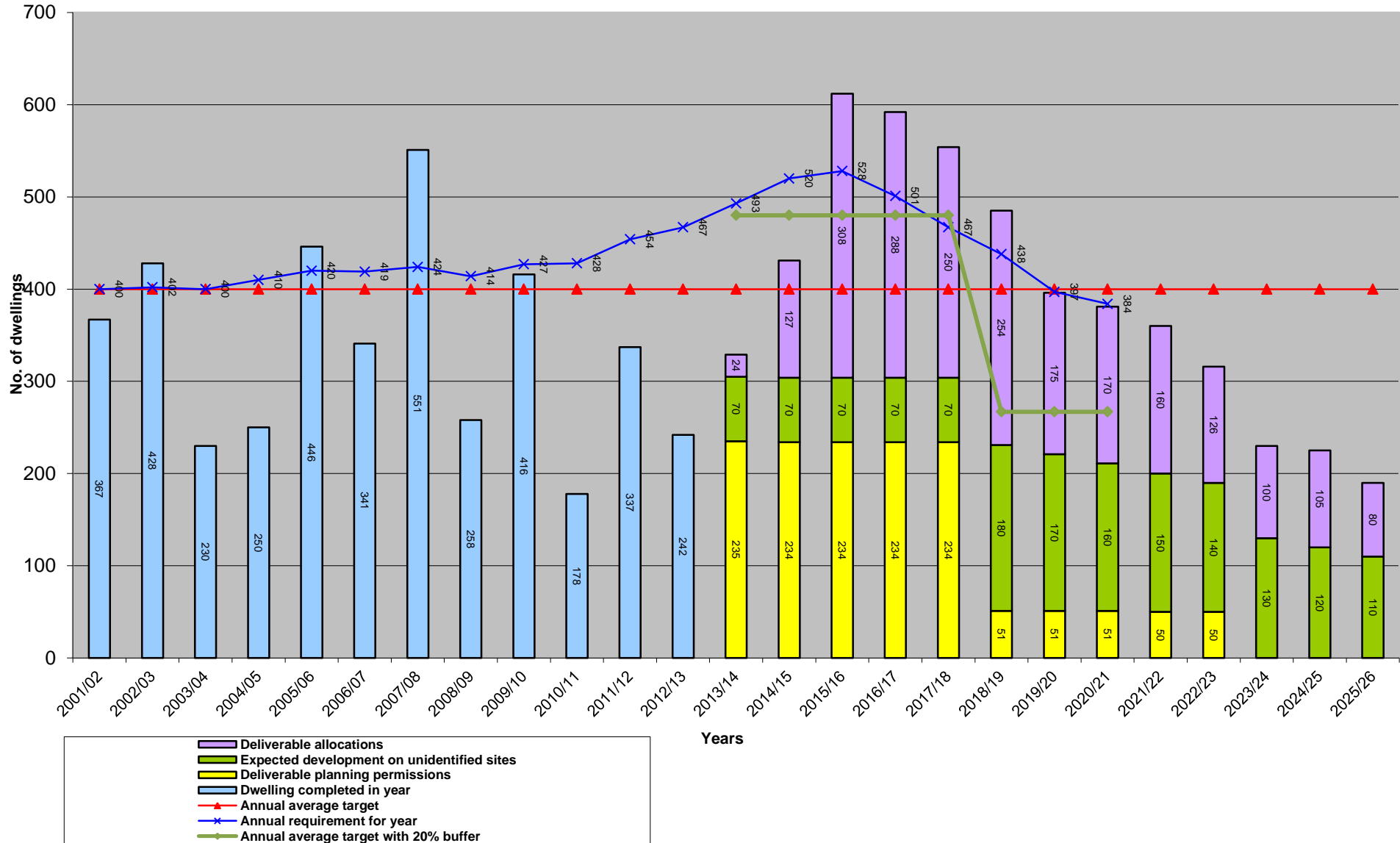
13.4 In addition to permissions and allocations the Authority considers that unidentified, but expected, developments will continue to contribute to housing supply both within the remainder of the Core Strategy/RSS plan period up to 2021 and for the 15 year period up to 2026. The trajectory indicates that some elements of the proposed allocations are unlikely to be completed by 2021 and therefore dwellings on these sites will contribute towards housing supply in the period 2021-2026.

13.5 The Trajectory illustrates that:

- A five year supply of sites is available but it is unlikely that all of these will be delivered;
- Dwelling completions will exceed the **8,000** dwelling requirement of the East of England Plan by 2021;
- Continuation of development rates in the period beyond 2021 is likely to result in some **9,145** dwellings being built in the District over the period 2001- 2026.

Housing Trajectory 2013

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



Appendix 3 - Trajectory Table

Housing Trajectory Table (April 2012)										
	Built	Deliverable Planning Permissions	Expected development on unidentified sites	Deliverable allocations	Total	Requirements	Cumm Require	Difference	Cumulative deficit/surplus	Cumulative Total
2001/02	367				367	400	400	-33	-33	367
2002/03	428				428	400	800	28	-5	795
2003/04	230				230	400	1200	-170	-175	1025
2004/05	250				250	400	1600	-150	-325	1275
2005/06	446				446	400	2000	46	-279	1721
2006/07	341				341	400	2400	-59	-338	2062
2007/08	551				551	400	2800	151	-187	2613
2008/09	258				258	400	3200	-142	-329	2871
2009/10	416				416	400	3600	16	-313	3287
2010/11	178				178	400	4000	-222	-535	3465
2011/12	337				337	400	4400	-63	-598	3802
2012/13	242				242	400	4800	-158	-756	4044
2013/14		235	70	24	329	400	5200	-71	-827	4373
2014/15		234	70	127	431	400	5600	31	-796	4804
2015/16		234	70	308	612	400	6000	212	-584	5416
2016/17		234	70	288	592	400	6400	192	-392	6008
2017/18		234	70	250	554	400	6800	154	-238	6562
2018/19		51	180	254	485	400	7200	85	-153	7047
2019/20		51	170	175	396	400	7600	-4	-157	7443
2020/21		51	160	170	381	400	8000	-19	-176	7824
2021/22		50	150	160	360	400	8400	-40	-216	8184
2022/23		50	140	126	316	400	8800	-84	-300	8500
2023/24			130	100	230	400	9200	-170	-470	8730
2024/25			120	105	225	400	9600	-175	-645	8955
2025/26			110	80	190	400	10000	-210	-855	9145

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Constraints/comments
SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – PRINCIPAL & SECONDARY SETTLEMENTS																	
Cromer																	
C01	Land adjacent to East Coast Motors, Beach Road, Cromer	Within 10 Years	Within 10-15 years									20	20				Existing use to be retained in the short term but site likely to become available during plan period.
C04	Land at rear of Sutherland House, Overstrand Road, Cromer	Immediately (start 2010/11 - complete 2012)	Within 5 years			30	30										Well contained site, owned by house builder with track record of delivery.
C07	Land at Jubilee Lane / Cromer High Station, Cromer	Within 5 Years 01/01/2011 - 01/01/2012	Within 10-15 years								20	20					Complex ownerships which may delay development
C14	Land West of Roughton Road, Cromer	Immediately (commence 2010-2011)	Start within 5 years		25	25	25	25	25	30							APPLICATION SUBMITTED
C17	Railway Triangle, Norwich Road, Cromer	Immediately (start 2011 - complete 2012/13)	Within 5 years														HAS FULL PERMISSION.
ED2	Cromer Football Club, Mill Road, Cromer	Beyond 2012	Beyond 5 years													(10)	Ongoing discussions regarding possible relocation of football club.
Fakenham																	
F01	Land North of Rudham Stile Lane, Fakenham	Immediately (start 2012 - complete 2021)	Limited development likely within 5 years.			75	75	100	100	75	75	75	75	75	75	50	Dwellings in excess of 800 dependant upon demonstration of capacity beyond 2021, ongoing discussions with landowners/agents.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable													Constraints/comments		
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26	
F05	Land between Holt Road & Greenway Lane, Fakenham	Within 5 years (start 2010 - complete 2011)	Development possible within five years but existing uses require relocation	24														May require some remediation of possible contaminated land. PART OF SITE HAS FULL PERMISSION.
Holt																		
H01	Land West of Woodfield Road, Holt	Immediately (start 2011 - complete 2015)	Possible delivery within five years															HAS OUTLINE PERMISSION.
H09	Land at Heath Farm / Hempstead Road, Holt	Immediately	Not likely to deliver significant numbers in 5 years / phased development		25	25	25	25	25	25	25							Mixed ownership, parties working together to secure early delivery, house builder interest in part (H12), ongoing discussions with landowners/agents/developers.
Hoveton																		
HV03	Land adjacent to Doctors Surgery, Stalham Road, Hoveton	Immediately	Start within 5 years															HAS FULL PERMISSION.
North Walsham																		
NW01	Land at Norwich Road / Nursery Drive, North Walsham	Immediately / Within 5 years (start 2011 - complete 2017/18)	Start within 5 years		25	30	30	30	30	25	20							On-going discussions with landowners/agents/developers. Only 190 expected in phase 1 (400 allocated).
NW25	Land off Laundry Loke, North Walsham	Within 5 years (start 2012 - complete 2012)	Within 5 years		10													Well related to town centre, no recent interest shown.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Constraints/comments
NW28a	North Walsham Football Club, North Walsham	-	Within 10-15 years												30	30	Dependent upon relocation of football club (relocation costs), possible highways issues, no recent interest shown.
NW44	Paston College Lawns Site, North Walsham	Not known	Unknown													(60)	Dependent upon relocation of Paston College, no recent interest shown.
Sheringham																	
SH04	Land adjoining Seaview Crescent, Sheringham	Within 5 years (start 2011 - complete 2016)	Within 5-10 years			15	15	15									Greenfield site owned by house builder, no recent interest shown.
SH05	Land adjoining Morley Hill, Sheringham	Immediately (start 2010 - complete 2011)	Within 5 years					10									Owned by house builder, is likely to require prior relocation of adjacent Scout HQ or agreement to provide access, no recent interest shown.
SH06	Land rear of Sheringham House, Sheringham	Immediately (start 2010/11 - complete 2012)	Within 5-10 years			20	20	20	10								Owned by house builder, lower density required to retain trees, some early interest shown but no recent discussions.
SH14	Land at Holway Road, opposite Hazel Avenue, Sheringham	Within 5 years (start 2012 - complete 2015)	Within 5 years										25	25			Well contained in landscape, no recent interest shown.
Stalham																	
ST01	Land adjacent to Church Farm, Ingham Road, Stalham	Immediately (start 2011 - complete 2015)	Start within 5 years														HAS FULL PERMISSION.
Wells-next-the-Sea																	

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Constraints/comments
W01	Land at Market Lane, Wells-next-the-Sea	Within 5 years	Start within 5 years		25	25	25	25	20								APPLICATION SUBMITTED
SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – SERVICE VILLAGES																	
Aldborough																	
ALD01	Garage Site / Pipit's Meadow, Aldborough	Immediately	Within 5-10 years			0	0										Well integrated site, relocation of existing use may delay delivery, no recent interest shown.
Bacton																	
BACT03	Land adjacent to Beach Road, Bacton	Immediately	Start within 5 years		0	0											Straight forward greenfield site, not on market, no known developer interest, no infrastructure constraints. Lower density likely to be required.
BACT05	Land to rear of Duke of Edinburgh Public House, Bacton	Immediately	Start within 5 years		7	7											Single ownership and could be available immediately, not yet on market. Lower density likely to be required, access visibility issue relating to small wall, car park may need relocating. No recent interest shown.
Blakeney																	
BLA03	Land West of Langham Road, Blakeney	Immediately (within 2 years)	Within 5 years														HAS FULL PERMISSION.
Briston																	
BRI02	Land West of Astley Primary School, Briston	Within 10 years (start 2020 - complete 2022)	Start within 5-10 years							10	10	10					Unconstrained greenfield site in agricultural use. Owner indicates commencement in 2020.
BRI24	Land at rear of Holly House, Briston	Within 10 Years	Within 5-10 years				0	0									Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable													Constraints/comments	
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
BRI27	Land at Church Street, Bristol	Immediately (start 2012 - complete 2014)	Within 5-10 years						10								Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
Catfield																	
CAT01	Land off Lea Road, Catfield	Within 5 Years	Start within 5 years		0	0											Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
Corpusty																	
COR01	Land between Norwich Road & Adams Lane, Corpusty	Immediately (early 2011 - late 2011)	Start within 5 years			18											STW improvements required, mixed ownership, some interest shown.
Happisburgh																	
HAP07	Land West of Whimpwell Street, Happisburgh	Immediately	Start within 5-10 Years						14								Small site in private (mixed) ownership which may delay delivery, no current developer interest. No exceptional development costs or infrastructure constraints.
Horning																	
HOR06	Land East of Abbot Road, Horning	Immediately	Start within 5 years			13	13										APPLICATION SUBMITTED
Little Snoring																	
SN01	Land at junction of Holt Road & Kettlestone Road, Little Snoring	Immediately (start 2011 - complete 2012)	Within 5-10 years			0	0										Well related to village facilities, minor Highways works to improve visibility at Kettlestone Road, mature boundary trees may require protection. Some interest shown.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Constraints/comments
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	Immediately	Within 5-10 years								10						Fairly well contained, no recent interest shown despite early contact with landowner indicating a wish to progress site.
Ludham																	
LUD01	Land South of School Road, Ludham	Immediately 01/09/2008 - 01/09/2009	Start within 5 years			0											Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
LUD06	Land at Eastern end of Grange Close, Ludham	Within 10 Years	Within 5-10 years						10								No recent interest shown.
Mundesley																	
MUN06	Land at Grange Cottage / Water Lane, Mundesley	Within 5 Years (start 2011 - complete 2013)	Within 5-10 years						10	10	10	10					Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
MUN07	Land South of Trunch Road, Mundesley	Within 5 Years (start 2011 - complete 2013)	Within 5-10 years					0									Small site in private ownership with no current developer interest. Water infrastructure issues and part of site in flood zone. No recent interest shown.
Overstrand																	
OVS03	Land at rear of 36 Bracken Avenue, Overstrand	Immediately	Within 10-15 years										6				Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable													Constraints/comments	
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
OVS04	Land South of Mundesley Road, Overstrand	Immediately (late 2010 - early 2011)	Start within 5 years		10	10	15										Small site in private ownership. No exceptional development costs or infrastructure constraints. Some interest shown.
Roughton																	
ROU03/10	Land at Back Lane, Roughton	Immediately (start 2011 - complete 2013)	Start within 5 years			15	15										Small site in private ownership with no current developer interest. Part of site in flood risk zone and dependent upon highway improvements.
Southrepps																	
SOU02	Land West of Long Lane, Southrepps	Not known	Within 5-10 years				0										Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
SOU07	Land North of Thorpe Road, Southrepps	Not known	Within 5 -10 years				0										Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
Walsingham																	
WAL01	Land East of Wells Road, Walsingham	Not known	Within 5-10 years					0									Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
Weybourne																	
WEY03	Land at The Street, opposite The Maltings Hotel, Weybourne	Immediately (start 2011 - complete 2011)	Within 5 years			0											Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
WEY09	Land South of Beck Close, Weybourne	Not known	Within 5 years			0											Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
Total				24	127	308	288	250	254	175	170	160	126	100	105	80	

KEY:

Appendix 1: Schedule of Sites

Site Reference	Status→ Location ↓	Allocated Site	Pre-application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable dwellings expected	Total dwellings expected in 5 yrs including under construction (where appropriate)	Comments on deliverability (is the site available, suitable, achievable)
SITES WITH PLANNING PERMISSION FOR 10 OR MORE DWELLINGS												
12/0681 (BLA03)	Land West of Langham Road, Blakeney	0	0	0	0	24	0	0	24	12	24	SITE ALLOCATION. Likely to deliver housing within 5 years.
19881996	Land at Hall Street, Briston	0	0	0	0	67	39	4	28	0	28	Development commenced in 2006/07 and is on-going. Completion rates are slow but it is considered that there is a reasonable prospect that this site will be completed over the next five years.
19941558	Hillside, Briston	0	0	0	0	133	128	3	5	0	5	Continuous development in recent years, steady delivery of dwellings. Development is almost complete.
(022.002)	Cromwell Road, Cromer	0	0	0	0	20	10	0	10	0	2	Building single plots at intervals. Due to slow build rates it is assumed that only 2 of the remaining plots will be completed within 5 years.
19901666	Highview, Cromer	0	0	0	0	41	21	2	20	0	0	No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years as it is not clear when development will recommence.
19941720/ 19961424	Central Road, Cromer	0	0	0	0	106	80	0	26	0	26	No sign of recent activity, but discussions some time ago regarding possible recommencing of works.
20050527	Fletcher Hospital, Cromer	0	0	0	0	25	0	1	25	0	0	Implemented permission. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years. Discussions some time ago regarding possible alterations.

Appendix 1: Schedule of Sites

Site Reference	Status→ Location ↓	Allocated Site	Pre-application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable dwellings expected	Total dwellings expected in 5 yrs including under construction (where appropriate)	Comments on deliverability (is the site available, suitable, achievable)
20070696/ 20071782	Allens Garage, Cromer	0	0	0	0	10	3	3	7	0	7	Development has started, expected to be completed within 5 years.
09/0826	Burnt Hills, Cromer	0	0	0	0	13	0	1	13	0	0	Development has started, but no allowance made for next 5 years.
19892604/ 20001459	Smiths Lane, Fakenham	0	0	0	0	81	51	0	30	0	10	Very slow build rates in recent years, no sign of recent activity. Unlikely to be completed in 5 years but appropriate to make small allowance reflecting continued delivery over previous years.
20081342	107-109 Holt Road, Fakenham	0	0	0	0	14	0	1	14	0	14	Likely to be completed within 5 years (PERMISSION FOR 16, NET FIGURE OF 14 USED) .
10/0109 (F05)	Land adjacent Anglian Water Tower, Holt Road, Fakenham	0	0	0	0	24	0	24	24	24	24	SITE ALLOCATION. Development is nearing completion.
19750496/ 20031113	Land at Staithe Road, Hickling	0	0	0	0	18	16	0	2	0	2	Slow delivery rates over a very long period but development is now nearing completion.
11/0978 (H01)	Land West of Woodfield Road, Holt	0	0	0	85	0	0	0	85	38	60	SITE ALLOCATION. Has outline permission, site now sold to developer. Likely to deliver housing within 5 years.
11/0762 (HV03)	Land adjacent to Doctors Surgery, Stalham Road, Hoveton	0	0	0	0	120	0	23	120	54	120	SITE ALLOCATION. Development has started, likely to be completed within 5 years.

Appendix 1: Schedule of Sites

Site Reference	Status → Location ↓	Allocated Site	Pre-application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable dwellings expected	Total dwellings expected in 5 yrs including under construction (where appropriate)	Comments on deliverability (is the site available, suitable, achievable)
20060770/ 12/0721	Former site of Langham Glass, North Street, Langham	0	0	0	0	23	0	8	23	0	23	Condition on earlier permission for holiday cottages now lifted to permit residential occupation. Cottages are under construction.
069.047	Melton Constable Hall, Melton Constable	0	0	0	0	33	8	3	25	0	0	No sign of recent activity. No allowance made for next 5 years (PERMISSION FOR 34, NET FIGURE OF 33 USED) .
20080329	Land off Grove Road, Melton Constable	0	0	0	38	0	0	0	38	0	0	Long-standing application recently approved. Outline permission only, no allowance made for next 5 years.
20081381	Mundesley Road, North Walsham	0	0	0	0	15	0	15	15	0	15	Development has started, likely to be completed within 5 years.
20070751	Hall Lane, North Walsham	0	0	0	0	17	0	15	17	0	17	Development has started, likely to be completed within 5 years (PERMISSION FOR 18, NET FIGURE OF 17 USED) .
10/0682	13-21 Bacton Road, North Walsham	0	0	0	22	0	0	0	22	0	0	Foundry cars site. Site for sale, outline permission only, therefore no allowance has been made for dwellings within next 5 years.
11/0517	Land off Wood View, North Walsham	0	0	0	0	36	0	23	36	36	36	Development has started, likely to be completed within 5 years.
10/1453(C 17)	The Railway Triangle Site, Norwich Road, Cromer (Northrepps)	0	0	0	0	50	0	15	50	16	50	SITE ALLOCATION. Development has started, likely to be completed within 5 years.

Appendix 1: Schedule of Sites

Site Reference	Status → Location ↓	Allocated Site	Pre-application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable dwellings expected	Total dwellings expected in 5 yrs including under construction (where appropriate)	Comments on deliverability (is the site available, suitable, achievable)
(075.001)	Hillingdon Park, Overstrand	0	0	0	0	35	25	0	10	0	0	Old planning permission with no evidence of continuing development. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20020123/ 20032108	Seaview Crescent, Sheringham	0	0	0	0	13	9	4	4	0	1	Slow development with only a few plots remaining.
19770968	The Esplanade, Sheringham	0	0	0	0	55	0	1	55	0	0	Implemented permission with no evidence of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
19950722	Land off Cremer Street, Sheringham	0	0	0	0	13	0	1	13	0	0	Implemented permission, some recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
(092.001)	Beechlands Park, Southrepps	0	0	0	0	32	25	3	7	0	7	Site developing slowly, may be completed within 5 years
(092.019)	Clipped Hedge Lane, Southrepps	0	0	0	0	26	16	5	10	0	10	Site developing slowly, may be completed within 5 years
12/1427 (ST01)	Land adjacent to Church Farm, Ingham Road, Stalham	0	0	0	0	150	0	0	150	68	80	SITE ALLOCATION. Likely to deliver housing within 5 years.
20051740	Burtons Mill, The Staithe, Stalham	0	0	0	0	18	16	2	2	0	2	Development nearing completion, likely to be completed within 5 years.

Appendix 1: Schedule of Sites

Site Reference	Status Location	Allocated Site	Pre-application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable dwellings expected	Total dwellings expected in 5 yrs including under construction (where appropriate)	Comments on deliverability (is the site available, suitable, achievable)
20071919	Old Baker's Yard, High Street, Stalham	0	0	0	0	15	4	0	11	0	11	Development has started, may be completed within 5 years.
10/0295	39-52 Renwick Park, West Runton	0	0	0	0	10	0	1	10	10	10	Some recent activity, likely to be completed within 5 years.
SUB TOTAL											584	Total number of dwellings on large sites with full or outline planning permission with a 'reasonable prospect' of delivery.

PENDING APPLICATIONS UP TO 1ST APRIL 2013 THAT MAY CONTRIBUTE TO FIVE YEAR SUPPLY												
12/0350	The Broads Hotel, Station Road, Hoveton	0	0	17	0	0	0	0	17	0	17	Difficult site with on-going discussions around redevelopment.
13/0117	Cherryridge, Church Street, Northrepps	0	0	34	0	0	0	0	34	17	34	Long vacant site now subject of new application for redevelopment. Likely to deliver housing within 5 years.
20080952	Mace's Yard Junction of B1146 and Cromer Road, North Walsham	0	0	42	0	0	0	0	42	0	0	Yet to be determined, no allowance made for next 5 years.
11/0440	Former Hilbre School, Sheringham	0	0	40	0	0	0	0	40	0	0	Site is owned by national food retailer. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years. Likely to be renewed.

Appendix 1: Schedule of Sites

20080506	West Raynham Airbase	0	0	58	0	0	0	0	58	0	0	Yet to be determined, no allowance made for next 5 years.
SUB TOTAL											51	Total number of dwellings on sites in this category

OTHER LARGE DEVELOPMENTS THAT MAY COME FORWARD												
10/0671	Land at Jubilee Lane, Cromer	0	10	0	0	0	0	0	0	0	0	Previous permission has expired, possible resubmission soon. No allowance has been made for dwellings within next five years.
-	Former Police Station and Magistrates Court, Holt Road, Cromer	0	35	0	0	0	0	0	0	0	0	On-going discussions around possible redevelopment.
-	Former Field Study Centre, Polka Road, Wells-next-the-Sea	0	11	0	0	0	0	0	0	0	0	On-going discussions around possible redevelopment.
-	RAF West Raynham and Coltishall	0	0	0	0	0	0	0	121	0	0	Ex-RAF housing stock slowly being released.
SUB TOTAL											0	Total number of dwellings on large sites that may be available, are subject to a pre-application discussion or have been refused permission but are in the appeals process, which may be built during the five year period.

Appendix 1: Schedule of Sites

SITES ALLOCATED FOR HOUSING IN SITE ALLOCATIONS DPD – PRINCIPAL & SECONDARY SETTLEMENTS												
C01	Land adjacent to East Coast Motors, Beach Road, Cromer	40	0	0	0	0	0	0	40	18	0	Existing use to be retained in the short term but site likely to become available during plan period.
C04	Land at rear of Sutherland House, Overstrand Road, Cromer	60	0	0	0	0	0	0	60	27	60	Well contained site, owned by house builder with track record of delivery.
C07	Land at Jubilee Lane / Cromer High Station, Cromer	40	0	0	0	0	0	0	40	18	0	Complex ownerships which may delay development.
C14	Land West of Roughton Road, Cromer	155	0	0	0	0	0	0	155	35	75	APPLICATION SUBMITTED
C17	Railway Triangle, Norwich Road, Cromer	-	-	-	-	-	-	-	-	-	-	SEE ABOVE – NOW HAS PLANNING PERMISSION
ED2	Cromer Football Club, Mill Road, Cromer	10	0	0	0	0	0	0	10	4	0	Ongoing discussions regarding possible relocation of football club.
F01	Land North of Rudham Stile Lane, Fakenham	850	0	0	0	0	0	0	850	382	150	Dwellings in excess of 800 dependant upon demonstration of capacity beyond 2021, ongoing discussions with landowners/agents.
F05	Land between Holt Road & Greenway Lane, Fakenham	24	0	0	0	0	0	0	24	10	24	May require some remediation of possible contaminated land. No recent interest shown. PART OF SITE ALREADY HAS PERMISSION (SEE ABOVE), THEREFORE 36 LEFT.
H01	Land West of Woodfield Road, Holt	-	-	-	-	-	-	-	-	-	-	SEE ABOVE – NOW HAS PLANNING PERMISSION
H09	Land at Heath Farm / Hempstead Road, Holt	200	0	0	0	0	0	0	200	90	75	Mixed ownership, parties working together to secure early delivery, house builder interest in part (H12). On-going discussions with landowners/agents/developers.

Appendix 1: Schedule of Sites

HV03	Land adjacent to Doctors Surgery, Stalham Road, Hoveton	-	-	-	-	-	-	-	-	-	-	SEE ABOVE – NOW HAS PLANNING PERMISSION
NW01	Land at Norwich Road / Nursery Drive, North Walsham	400	0	0	0	0	0	0	400	85	85	On-going discussions with landowners/agents/developers. Only 190 expected in phase 1 (400 allocated).
NW25	Land off Laundry Loke, North Walsham	10	0	0	0	0	0	0	10	4	10	Well related to town centre, no recent interest shown.
NW28a	North Walsham Football Club, North Walsham	60	0	0	0	0	0	0	60	27	0	Dependent upon relocation of football club (relocation costs), possible highways issues, no recent interest shown.
NW44	Paston College Lawns Site, North Walsham	60	0	0	0	0	0	0	60	27	0	Dependent upon relocation of Paston College, no recent interest shown.
SH04	Land adjoining Seaview Crescent, Sheringham	45	0	0	0	0	0	0	45	20	30	Greenfield site owned by house builder, no recent interest shown.
SH05	Land adjoining Morley Hill, Sheringham	10	0	0	0	0	0	0	10	4	0	Owned by house builder, is likely to require prior relocation of adjacent Scout HQ or agreement to provide access, no recent interest shown.
SH06	Land rear of Sheringham House, Sheringham	70	0	0	0	0	0	0	70	31	40	Owned by house builder, lower density required to retain trees, some early interest shown but no recent discussions.
SH14	Land at Holway Road, opposite Hazel Avenue, Sheringham	50	0	0	0	0	0	0	50	22	0	Well contained in landscape, no recent interest shown.
ST01	Land adjacent to Church Farm, Ingham Road, Stalham	-	-	-	-	-	-	-	-	-	-	SEE ABOVE – NOW HAS PLANNING PERMISSION
W01	Land at Market Lane, Wells-next-the-Sea	120	0	0	0	0	0	0	120	54	75	APPLICATION SUBMITTED

Appendix 1: Schedule of Sites

SUB TOTAL	624	Total number of dwellings on sites in this category
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SITES ALLOCATED FOR HOUSING IN SITE ALLOCATIONS DPD – SERVICE VILLAGES												
ALD01	Garage Site / Pipit's Meadow, Aldborough	8	0	0	0	0	0	0	10	5	0	Well integrated site, relocation of existing use may delay delivery, no recent interest shown.
BACT03	Land adjacent to Beach Road, Bacton	20	0	0	0	0	0	0	20	10	0	Straight forward greenfield site, not on market, no known developer interest, no infrastructure constraints. Lower density likely to be required.
BACT05	Land to rear of Duke of Edinburgh Public House, Bacton	14	0	0	0	0	0	0	14	7	14	Single ownership and could be available immediately, not yet on market. Lower density likely to be required, access visibility issue relating to small wall, car park may need relocating. No recent interest shown.
BLA03	Land West of Langham Road, Blakeney	-	-	-	-	-	-	-	-	-	-	SEE ABOVE – NOW HAS PLANNING PERMISSION
BRI02	Land West of Astley Primary School, Briston	30	0	0	0	0	0	0	30	15	0	Unconstrained greenfield site in agricultural use. Owner indicates commencement in 2020.
BRI24	Land at rear of Holly House, Briston	10	0	0	0	0	0	0	10	5	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
BRI27	Land at Church Street, Briston	10	0	0	0	0	0	0	10	5	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
CAT01	Land off Lea Road, Catfield	15	0	0	0	0	0	0	15	7	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
COR01	Land between Norwich Road & Adams Lane, Corpusty	18	0	0	0	0	0	0	18	9	18	STW improvements required, mixed ownership, some interest shown.

Appendix 1: Schedule of Sites

HAP07	Land West of Whimpwell Street, Happisburgh	14	0	0	0	0	0	0	14	7	0	Small site in private (mixed) ownership which may delay delivery, no current developer interest. No exceptional development costs or infrastructure constraints.
HOR06	Land East of Abbot Road, Horning	26	0	26	0	0	0	0	26	13	26	APPLICATION SUBMITTED
SN01	Land at junction of Holt Road & Kettlestone Road, Little Snoring	20	0	0	0	0	0	0	20	10	0	Well related to village facilities, minor highways works to improve visibility at Kettlestone Road, mature boundary trees may require protection. Some interest shown.
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	10	0	0	0	0	0	0	10	5	0	Fairly well contained, no recent interest shown despite early contact with landowner indicating a wish to progress site.
LUD01	Land South of School Road, Ludham	15	0	0	0	0	0	0	15	7	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
LUD06	Land at Eastern end of Grange Close, Ludham	10	0	0	0	0	0	0	10	5	0	No recent interest shown.
MUN06	Land at Grange Cottage / Water Lane, Mundesley	40	0	0	0	0	0	0	40	20	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
MUN07	Land South of Trunch Road, Mundesley	10	0	0	0	0	0	0	10	5	0	Small site in private ownership with no current developer interest. Water infrastructure issues and part of site in flood zone. No recent interest shown.
OVS03	Land at rear of 36 Bracken Avenue, Overstrand	6	0	0	0	0	0	0	6	3	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
OVS04	Land South of Mundesley Road, Overstrand	35	0	0	0	0	0	0	35	17	35	Small site in private ownership. No exceptional development costs or infrastructure constraints. Some interest shown.

Appendix 1: Schedule of Sites

ROU03/10	Land at Back Lane, Roughton	30	0	0	0	0	0	0	30	15	30	Small site in private ownership with no current developer interest. Part of site in flood risk zone and dependent upon highway improvements. Some interest shown.
SOU02	Land West of Long Lane, Southrepps	10	0	0	0	0	0	0	10	5	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
SOU07	Land North of Thorpe Road, Southrepps	12	0	0	0	0	0	0	12	6	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
WAL01	Land East of Wells Road, Walsingham	24	0	0	0	0	0	0	24	12	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
WEY03	Land at The Street, opposite The Maltings Hotel, Weybourne	4	0	0	0	0	0	0	4	2	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
WEY09	Land South of Beck Close, Weybourne	4	0	0	0	0	0	0	4	2	0	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
SUB TOTAL											123	Total number of dwellings on sites in this category

SITES WITH PLANNING PERMISSION FOR LESS THAN 10 DWELLINGS (-10% lapse rate applied)												
Total from all small sites (under 10 dwellings)			26	694	67	280	653	0	587	653 dwellings have planning permission and are yet to be completed. The figure of 587 represents 653 dwellings minus a 10% lapse rate.		
Windfall			0	0	0	0	0	0	350	70 per year over the next 5 years		

Appendix 1: Schedule of Sites

TOTAL 5 YEAR SUPPLY		
TOTAL EXPECTED FROM ALL SOURCES (large sites, pending applications, other potential sources, site allocations, small sites and windfall)	2319	Total number of dwellings expected to be built within the next 5 years from all sources.
REQUIRED FIVE YEAR SUPPLY	2475	Total number of dwellings required in the next 5 years.
NUMBER OF YEARS SUPPLY EXCLUDING SITE ALLOCATIONS	3.17	Supply (1572) divided by the annual average requirement (495).
NUMBER OF YEARS SUPPLY INCLUDING ALLOCATIONS	4.68	Supply (2319) divided by the annual average requirement (495).

Note: Appendix 2, based on information from the Strategic Housing Land Availability Assessment concludes that some of the smaller sites in villages will yield dwellings over the next five years. However unless the Council is aware of specific interest it is assumed for the purposes of demonstrating a five year supply that these sites will not produce dwellings in the first 5 year period.