



Statement of Five Year Supply of Housing Land & Housing Trajectory

April 2014

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Statement of Housing Land Supply & Housing Trajectory April 2014

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 next five years of the planned housing provision as proposed in their Local Plan 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 this buffer should be increased 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 provided within the five year period are included in the supply. Hence whilst there is currently planning permission for approx. 1,715 dwellings in the District, this statement concludes that a significant proportion of these may not be built in the next five years. Equally there are sites which do not yet have planning permission but are nevertheless judged as likely to deliver housing in the near future.
- 1.3 This statement includes a Housing Trajectory (Part B and Appendix 3) illustrating development rates since 2001 and looking forwards to 2026.

2. Methodology

- 2.1 Local Development Documents 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 *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-

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.

15. Many of these sites are identified in the North Norfolk Site Allocations Development Plan adopted by the Council in 2011.

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

- **STAGE 1** - Identifying the five year period;
- **STAGE 2** - Identify the scale of 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 2014 to the 31st March 2019.

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 need to be built in each of the **20** years if the requirement is to be met (400dwgs x 20yrs = 8,000dwgs).

4.2 During the first 13 years of the plan to April 2014, dwelling completion rates in North Norfolk have been below this annual average requirement on a number of occasions particularly between 2007 -2014, 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 now, with the progression of larger development sites which have been allocated in the Site Allocations Development Plan document (adopted February 2011). Many of these sites now have planning permission and are now being developed.

4.3 As of the 1 April 2014, a total of **4,427** dwellings had been provided in the District (an average of **340** per annum). In order to meet the 8,000 dwelling requirement

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

an additional **3,573** will need to be built in the last seven years of the plan period from 2014 to 2021. This equates to an average of **511** in each year or **2,555** dwellings over the five year period. In accordance with the NPPF and as a measure to extend the choice of sites available, the Council has added an additional buffer equal to a further 5% supply. This increases the target over the five year period to **2,873**, or **575** (rounded up) per year. Increasing the annual average requirement in this way will ensure that the shortfall in dwellings that has built up in recent years will be eliminated at the end of the five year period.

- 4.4 This target of 2,873 dwellings over a five year period is challenging but realistic, and to maximise the likelihood of the target being met the Council has introduced a Housing Incentives Scheme aimed at improving the viability of residential development. Details of the scheme are available on the Council's website. Nevertheless delivering this number of dwellings on a consistent basis over the next five years will depend on development of many of the larger site allocations and favourable market conditions. The Council will keep the land supply position under regular review.

Table 1: Calculation of Housing Requirement

FIVE YEAR HOUSING REQUIREMENT (1 April 2014 - 31 March 2019)			
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
2013/14	383	495	-773
Total Completions since 2001	4,427		
Annual average completions to date	340		
Requirement over rest of plan period (7 years)		3,573	
Original 5 year annual average requirement		400	
Original 5 year requirement (400 x 5)		2,000	
5 year requirement with 5% buffer (2,000 x 1.05)		2,100	
5 year requirement with 5% buffer and cumulative shortfall (2,100 + 773)		2,873	

5 year annual average requirement with 5% buffer and cumulative shortfall (2,873 / 5)	575
Total deliverable supply (see Appendix 1)	3,152
Total years supply (3,152 / 575)	5.48

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, few 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) which identified 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 includes sites which already have planning permission, are under construction but not yet recorded as complete, other sites where there is a reasonable expectation that development will occur in the next five years in accordance with development plan policies, and allocated sites contained within the Site Allocations Development Plan Document. The schedule also includes small scale developments (less than 10 dwellings) with a 10% lapse rate applied to take account of the fact that some of the sites will not come forward.
- 5.5 Sites which are not considered to be available now, 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.

5.6 Notwithstanding recent improvements in the housing market the Council has discounted the number of dwellings which may occur during the next five years to take account of the recent 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 next five year period.

6. Monitoring the Five Year Supply

6.1 The Council will monitor the five year supply of deliverable sites on an annual basis. This statement will be updated regularly to take account of any significant changes. New planning permissions and completions are recorded on a continuous basis. Dwelling completions are recorded annually with the results published in the Housing Land Availability Statement published in April/May each year.

PART B: HOUSING TRAJECTORY

7. Introduction

- 7.1 Annual recording of dwelling commencements, dwellings under construction, dwelling 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 2026. 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 achievability, 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* – these have been published by the Council every year since 2007 and relate to 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 landowners, 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 and have only in the last year shown signs of significant improvement.
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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 over this period. 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.

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

- 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 windfall sites, 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. As outlined elsewhere in this statement the Council has introduced a temporary Housing Incentive Scheme which includes a range of measures designed to improve development viability and encourage the quicker delivery of development.
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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 substantially completed and available for occupancy. Completions include new build dwellings, sub-divisions, conversions and changes of use, and are expressed as *net* additions to the housing stock (i.e. taking account of any housing loss). Dwellings and other types of accommodation which are subject to holiday occupancy restrictions are not counted as net additions. Only self-contained dwelling units are included, along with houses in multiple occupation (hostels etc) and residential institutions such as care and nursing homes (these were not previously recorded as dwellings but following the publication of the National Planning Policy Guidance, nursing and care homes will be included in future totals).

The permitted supply

- 12.4 This comprises of sites which already have planning permission. Dwelling numbers in this category will include dwellings with planning permission which have not been started and those which are under construction but are not yet recorded as completions. The Authority calculates that approx. 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 **1,792** dwellings (before lapse rate is applied) which have yet to be built it is likely that only **1,545** of these will be built over the five year period from 2014 to 2019.
- 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 on small sites (less than 10) in this source are divided equally into five annual amounts and shown as being built at an equal rate over the five year period (2014-19). For larger sites (more than 10), a prediction has been made as to when development is likely to occur between the current year and 2026. In practice precise delivery rates will vary year on year.

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 many of 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. There will be some 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 cannot be developed until specifically identified constraints have been addressed.
4. That around 10% of planning permissions granted will never be built.
5. That larger development sites are unlikely to deliver more than **25-30** dwellings per year if developed by a single developer unless there is evidence that would suggest otherwise.

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
4,427	1,715*	2,290**	1,280***	8,353	9,711

*1,049 left to be built on large sites and 666 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 2013/14 statement reduced accordingly (to 930, 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 **4,427** dwellings have been built in the District. Based on the annual average requirement of **400** dwellings per year this is some **773** 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 Since 2012/13, the supply of potential development sites has been supplemented by the allocated sites in the Site Allocations Development Plan

Document and, contingent on continued improvement in the housing market, dwelling completion rates are predicted to increase. By 2015/16, and in the years thereafter, dwelling completions are expected to reach and exceed the original annual average requirement of 400 dwellings. 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, **721** have been granted planning permission (of which **131** have been completed). Of the total number of allocated dwellings left, **1,552** 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 (**4,427** units), and those with planning permission which are likely to be built (**1,704** units – up to 2021), along with dwellings on unidentified sites (**670** – up to 2021), would result in sites being available and suitable for the provision of **8,353** 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.
- Dwelling completions are predicted to meet 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 **9,711** dwellings being built in the District over the period 2001- 2026.

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 AND ALLOCATED SITES												
ALD01	Garage Site / Pipit's Meadow, Aldborough	8	0	0	0	0	0	0	8	4	0	ALLOCATED SITE - Site in multiple ownerships, development would require relocation of existing business, site is not currently available so development unlikely in next five years.
BACT03	Land adjacent to Beach Road, Bacton	20	20	0	0	0	0	0	20	4	20	ALLOCATED SITE - Pre-application discussions with land owner who intends to make a planning application under Housing Incentive Scheme for approx. 20 dwellings during 2014.
BACT05	Land to rear of Duke of Edinburgh Public House, Bacton	14	30	0	0	0	0	0	14	3	14	ALLOCATED SITE - Single ownership and could be available immediately but not yet on market. Pre-application advice offered for scheme of around 30 affordable units. Application likely during 2014 under Housing Incentive Scheme.
BLA03 12/0681	Land West of Langham Road, Blakeney	0	0	0	0	24	12	12	12	12	12	ALLOCATED SITE WITH PERMISSION AND UNDER CONSTRUCTION. Will be completed within 5 years.
BRI02	Land West of Astley Primary School, Briston	30	0	0	0	0	0	0	30	15	0	ALLOCATED SITE. Unconstrained greenfield site in agricultural use. Owner indicates commencement in 2020.
BRI24	Land at rear of Holly House, Briston	10	18	0	0	0	0	0	10	5	10	ALLOCATED SITE - Pre-application advice offered for scheme of 18 dwellings. Planning application expected during 2014 with immediate commencement indicated. Ten included within five years but may deliver more.
BRI27	Land at Church Street, Briston	10	0	17	0	0	0	0	17	17	17	ALLOCATED SITE WITH PLANNING PERMISSION. Housing Association advises commencement expected during 2014.

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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)
19881996	Land at Hall Street, Briston	0	0	0	0	67	44	1	23	0	23	PLANNING PERMISSION 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.
CAT01	Land off Lea Road, Catfield	15	0	0	0	0	0	0	15	7	0	ALLOCATED SITE. Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints but owner indicates not likely to come to market before 2020.
COR01	Land between Norwich Road & Adams Lane, Corpusty	18	0	0	0	0	0	0	18	9	18	ALLOCATED SITE. Pre-application discussion with potential developer.
C01	Land adjacent to East Coast Motors, Beach Road, Cromer	40	0	0	0	0	0	0	40	18	0	ALLOCATED SITE – owner indicates existing use to be retained in the short term but site likely to become available towards end of plan period.
C04	Land at rear of Sutherland House, Overstrand Road, Cromer	60	0	0	0	0	0	0	60	27	60	ALLOCATED SITE. Pre-application discussions with site owner, application likely during 2014 with commencement of development shortly thereafter.
C07	Land at Jubilee Lane / Cromer High Station, Cromer	40	0	0	0	0	0	0	40	18	40	ALLOCATED SITE. Owner indicates delivery during 2017/18.
C14 13/0247	Land West of Roughton Road, Cromer	0	0	0	0	145	0	0	145	40	145	ALLOCATED SITE WITH PLANNING PERMISSION AND DEVELOPMENT COMMENCED. Likely to deliver 145 houses within 5 years.
ED2	Cromer Football Club, Mill Road, Cromer	10	0	0	0	0	0	0	10	4	0	ALLOCATED SITE. On-going discussions regarding possible relocation of football club. Site unlikely to deliver dwellings in next five 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)
(022.002)	Cromwell Road, Cromer	0	0	0	0	20	10	0	10	0	2	PLANNING PERMISSION - 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 although the site could be completed over this period.
19901666	Highview, Cromer	0	0	0	0	41	21	2	20	0	0	PLANNING PERMISSION - 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 PLANNING PERMISSION. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years. Some discussions regarding possible works.
09/0826	Burnt Hills, Cromer	0	0	0	0	13	0	1	13	0	7	IMPLEMENTED PLANNING PERMISSION. Recent discussions with owner suggest some completions within 5 years.
13/0451	Land at Jubilee Lane, Cromer	0	0	0	0	10	0	0	10	0	10	PLANNING PERMISSION UNDER CONSTRUCTION
F01	Land North of Rudham Stile Lane, Fakenham	850	0	0	0	0	0	0	850	382	200	ALLOCATED SITE. Draft Development Brief has been prepared, site owner promoting commencement of development during 2014, with first phase of approx. 60- 90 dwellings likely to be subject to a full application during summer of 2014 with phased release of sites thereafter.
F05	Land between Holt Road & Greenway Lane, Fakenham	36	0	0	0	0	0	0	36	16	0	ALLOCATED SITE. Development of remainder will require relocation of existing uses and land assembly, therefore development considered unlikely in next five years. PART OF SITE NOW COMPLETED (24), THEREFORE 36 LEFT.

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)
19892604/ 20001459	Smiths Lane, Fakenham	0	0	0	0	81	51	0	30	0	10	IMPLEMENTED PLANNING PERMISSION 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).
HAP07	Land West of Whimpwell Street, Happisburgh	14	0	0	0	0	0	0	14	7	0	ALLOCATED SITE. Small site in private (mixed) ownership which may delay delivery, no current developer interest. No exceptional development costs or infrastructure constraints.
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.
H01 11/0978	Land West of Woodfield Road, Holt	0	0	0	85	0	0	0	85	38	85	ALLOCATED SITE. Has outline permission and is owned by local house builder. Reserved Matters application likely during 2014 with commencement shortly thereafter.
H09	Land at Heath Farm / Hempstead Road, Holt	200	0	215	0	0	0	0	215	90	150	ALLOCATED SITE. APPLICATION SUBMITTED
HOR06	Land East of Abbot Road, Horning	26	0	26	0	0	0	0	26	13	26	ALLOCATED SITE. APPLICATION SUBMITTED
HV03 11/0762	Land adjacent to Doctors Surgery, Stalham Road, Hoveton	0	0	0	0	120	53	58	67	54	67	ALLOCATED SITE. 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	21	0	9	21	0	21	Condition on earlier permission for holiday cottages now lifted to permit residential occupation. Cottages are under construction.
SN01	Land at junction of Holt Road & Kettlestone Road, Little Snoring	20	0	0	0	0	0	0	20	10	20	ALLOCATED SITE. Pre-application discussion has taken place, planning application submitted and awaiting registration.
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	10	0	0	0	0	0	0	10	5	10	ALLOCATED SITE. Pre-application discussion with local developer.
LUD01	Land South of School Road, Ludham	15	0	0	0	0	0	0	15	7	15	ALLOCATED SITE. Pre-application advice offered. Planning application anticipated during 2014.
LUD06	Land at Eastern end of Grange Close, Ludham	10	0	0	0	0	0	0	10	5	0	ALLOCATED SITE. No recent interest shown.
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	38	Revised application likely during 2014 under Housing Incentive Scheme
MUN06	Land at Grange Cottage / Water Lane, Mundesley	40	0	0	0	0	0	0	40	8	40	Pre-application discussions with owner who wishes to make full planning application under Housing Incentive Scheme in 2014.

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)
MUN07	Land South of Trunch Road, Mundesley	10	0	0	0	0	0	0	10	2	10	Pre-application discussions with owner who wishes to make full planning application under Housing Incentive Scheme in 2014.
NW01	Land at Norwich Road / Nursery Drive, North Walsham	400	0	176	0	0	0	0	400	85	250	ALLOCATED SITE. APPLICATION SUBMITTED ON PART OF SITE FOR 176. Pre application discussions in relation to phase 2 development. Around 120 considered likely in next five years on phase 2 development.
NW25	Land off Laundry Loke, North Walsham	10	0	0	0	0	0	0	10	4	14	ALLOCATED SITE. Site owner indicates commencement within five years.
NW28a	North Walsham Football Club, North Walsham	60	0	0	0	0	0	0	60	27	0	ALLOCATED SITE. Dependent upon relocation of football club (relocation costs), with possible highways issues. Some development on this site within the next five years is possible but considered unlikely given the need to relocate the football club to an alternative site.
NW44	Paston College Lawns Site, North Walsham	60	0	0	0	0	0	0	60	27	0	ALLOCATED SITE. Dependent upon relocation of Paston College, no recent interest shown.
20070751	Hall Lane Garage, Hall Lane, North Walsham	0	0	0	0	18	16	0	2	0	2	Development nearing completion.
10/0682	13-21 Bacton Road, North Walsham	0	0	0	0	22	0	0	22	0	0	Foundry cars site. Site is currently for sale, no allowance has been made for dwellings within next 5 years.
C17 10/1453	The Railway Triangle Site, Norwich Road, Cromer (Northrepps)	0	0	0	0	50	42	8	8	16	8	ALLOCATED SITE. 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)
13/0117	Former Cherryridge Poultry Site, Church Street, Northrepps	0	0	34	0	0	0	0	34	17	34	Has outline planning permission and is currently for sale. Likely to deliver housing within 5 years.
OVS03	Land at rear of 36 Bracken Avenue, Overstrand	6	0	0	0	0	0	0	6	3	0	ALLOCATED SITE. 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	ALLOCATED SITE. Small site in private ownership. No exceptional development costs or infrastructure constraints. Planning application expected soon.
(075.001)	Hillingdon Park, Overstrand	0	0	0	0	35	25	0	10	0	0	Old planning permission. Recent application submitted for remaining plots, however application was withdrawn. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
ROU03/10	Land at Back Lane, Roughton	30	0	0	0	0	0	0	30	6	30	ALLOCATED SITE. Pre-application discussions with owner who wishes to make full application under Housing Incentive Scheme.
SH04	Land adjoining Seaview Crescent, Sheringham	45	0	0	0	0	0	0	45	20	30	ALLOCATED SITE. Greenfield site owned by house builder, but no recent interest shown.
SH05	Land adjoining Morley Hill, Sheringham	10	0	8	0	0	0	0	8	0	8	ALLOCATED SITE. APPLICATION SUBMITTED
SH06	Land rear of Sheringham House, Sheringham	70	0	0	0	0	0	0	70	31	70	ALLOCATED SITE. Owned by house builder, planning application expected during 2014.

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)
SH14	Land at Holway Road, opposite Hazel Avenue, Sheringham	50	0	0	0	0	0	0	50	22	50	ALLOCATED SITE. Some developer interest. Planning application expected during 2014.
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	24	0	31	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/ 12/1082	Land off Cremer Street, Sheringham	0	0	0	0	13	0	9	13	0	13	Development has started. Application for revised design on some plots. May be completed within 5 years.
11/0440	Former Hilbre School, Sheringham	0	0	40	0	0	0	0	40	0	40	Has outline permission. Site is owned by national food retailer. May be completed within 5 years.
SOU02	Land West of Long Lane, Southrepps	10	0	0	0	0	0	0	10	5	0	ALLOCATED SITE. 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	ALLOCATED SITE. Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
(092.001)	Beechlands Park, Southrepps	0	0	0	0	32	25	3	7	0	7	Site developing slowly, may 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)
(092.019)	Clipped Hedge Lane, Southrepps	0	0	0	0	26	18	5	8	0	8	Site developing slowly, may be completed within 5 years
ST01 12/1427	Land adjacent to Church Farm, Ingham Road, Stalham	0	0	0	0	150	0	10	150	68	150	ALLOCATED SITE. Development has started, likely to deliver housing within 5 years.
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.
WAL01	Land East of Wells Road, Walsingham	24	0	0	0	0	0	0	24	12	0	ALLOCATED SITE. Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
13/0841	Former Field Study Centre, Polka Road, Wells-next-the-Sea	0	0	0	0	10	0	0	10	10	10	Affordable housing site. Likely to be completed within 5 years.
W01 13/0007	Land at Market Lane, Wells-next-the-Sea	0	0	0	0	123	0	6	123	55	123	ALLOCATED SITE. Development has started, likely to deliver housing 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.
WEY03	Land at The Street, opposite The Maltings Hotel, Weybourne	4	0	0	0	0	0	0	4	1	4	ALLOCATED SITE. Pre-application discussions with owner who wishes to make full application under Housing Incentive Scheme.

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)
WEY09	Land South of Beck Close, Weybourne	4	0	0	0	0	0	0	4	2	0	ALLOCATED SITE. Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints.
SUB TOTAL											2,020	Total number of dwellings on large sites with full or outline planning permission and allocated sites, with a 'reasonable prospect' of delivery within the five year period.

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)
PENDING APPLICATIONS THAT MAY CONTRIBUTE TO FIVE YEAR SUPPLY												
13/0111/ 13/1222	Former Police Station and Magistrates Court, Holt Road, Cromer	0	0	35	0	0	0	0	0	0	0	Refused but currently being appealed.
14/0283	Land South of Cromer Road and East of Grove Lane, Holt	0	0	126	0	0	0	0	0	0	0	Yet to be determined, no allowance made for next 5 years.
14/0284	Land South of Cromer Road and East of Grove Lane, Holt	0	0	19	0	0	0	0	0	0	0	Yet to be determined, no allowance made for next 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)
12/0350	The Broads Hotel, Station Road, Hoveton	0	0	17	0	0	0	0	0	0	0	Yet to be determined, likely to be completed within 5 years.
20080506	RAF West Raynham, Massingham Road, West Raynham	0	0	58	0	0	0	0	0	0	58	Resolution to grant planning permission. Owner indicates likely completion over next five years.
SUB TOTAL											58	Total number of dwellings on large sites where a decision is pending, which may be built during the five year period.

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)
OTHER LARGE DEVELOPMENTS THAT MAY COME FORWARD												
-	RAF West Raynham	0	0	0	0	0	0	0	58	0	58	Ex-RAF housing stock slowly being released (note – this is separate from the above planning permission).
SUB TOTAL											58	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

	Outline planning permission	Full planning permission	Completed	Under construction	Left to be built	Total affordable dwellings expected	Total dwellings expected in 5yrs including under construction (where appropriate)	Comments
SITES WITH PLANNING PERMISSION FOR LESS THAN 10 DWELLINGS (-10% lapse rate applied)								
Total from all small sites (under 10 dwellings)	50	769	78	306	741	0	666	741 dwellings have planning permission and are yet to be completed. The figure of 666 represents 741 dwellings minus a 10% lapse rate (741 x 0.9).
Windfall	0	0	0	0	0	0	350	70 per year over the next 5 years.
TOTAL 5 YEAR SUPPLY								
TOTAL EXPECTED FROM ALL SOURCES (large sites, pending applications, other potential sources, allocated sites, small sites and windfall)							3,152	Total number of dwellings expected to be built within the next 5 years from all sources.
REQUIRED FIVE YEAR SUPPLY							2,873	Total number of dwellings required in the next 5 years.

Appendix 1: Schedule of Sites

NUMBER OF YEARS SUPPLY	5.48	Supply (3,152) divided by the annual average requirement (575).

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.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years					Comments		
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26
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 towards end of plan period.	
C04	Land at rear of Sutherland House, Overstrand Road, Cromer	Immediately (start 2010/11 - complete 2012)	Within 5 years			30	30								Pre-application discussions with site owner, application likely during 2014 with commencement of development shortly thereafter.	
C07	Land at Jubilee Lane / Cromer High Station, Cromer	Within 5 Years 01/01/2011 - 01/01/2012	Within 10-15 years				20	20							Owner indicates delivery during 2017/18.	
C14	Land West of Roughton Road, Cromer	Immediately (commence 2010-2011)	Start within 5 years												HAS FULL PERMISSION.	
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. Site unlikely to deliver dwellings in next five years	
Fakenham																
F01	Land North of Rudham Stile Lane, Fakenham	Immediately (start 2012 - complete 2021)	Limited development likely within 5 years		25	25	50	100	100	100	100	100	100	75	75	Draft Development Brief has been prepared, site owner promoting commencement of development during 2014, with first phase of approx. 90 dwellings likely to be subject to a full application during summer of 2014.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years					Comments		
				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						18	18						PART OF SITE HAS FULL PERMISSION. Development of remainder will require relocation of existing uses and land assembly, therefore development considered unlikely in next five years. PART OF SITE NOW COMPLETED (24), THEREFORE 36 LEFT.
Holt																
H01	Land West of Woodfield Road, Holt	Immediately (start 2011 - complete 2015)	Possible delivery within five years													HAS OUTLINE PERMISSION. Site now sold to developer. likely to deliver housing within 5 years.
H09	Land at Heath Farm / Hempstead Road, Holt	Immediately	Not likely to deliver significant numbers in 5 years / phased development		25	25	50	50	50	15						APPLICATION SUBMITTED.
Hoveton																
HV03	Land adjacent to Doctors Surgery, Stalham Road, Hoveton	Immediately	Start within 5 years													HAS FULL PERMISSION. Development has started, likely to be completed within 5 years.
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	75	75	75	50	25	25	25	25			APPLICATION SUBMITTED ON PART OF SITE FOR 176 DWELLINGS. Pre application discussions in relation to phase 2 development. Around 120 considered likely in next five years on phase 2 development.
NW25	Land off Laundry Loke, North Walsham	Within 5 years (start 2012 - complete 2012)	Within 5 years					14								Site owner indicates commencement within five years.

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years					Comments		
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26
NW28a	North Walsham Football Club, North Walsham	-	Within 10-15 years											30	30	Dependent upon relocation of football club (relocation costs), with possible highways issues. Some development on this site within the next five years is possible but considered unlikely given the need to relocate the football club to an alternative site.
NW44	Paston College Lawns Site, North Walsham	Not known	Unknown												(60)	Dependent upon relocation of Paston College. Site unlikely to deliver dwellings in next five years.
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, but no recent interest shown.
SH05	Land adjoining Morley Hill, Sheringham	Immediately (start 2010 - complete 2011)	Within 5 years			8										APPLICATION SUBMITTED.
SH06	Land rear of Sheringham House, Sheringham	Immediately (start 2010/11 - complete 2012)	Within 5-10 years		10	20	20	20								Owned by house builder, planning application expected during 2014.
SH14	Land at Holway Road, opposite Hazel Avenue, Sheringham	Within 5 years (start 2012 - complete 2015)	Within 5 years			25	25									Some developer interest. Planning application expected during 2014.
Stalham																

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years					Comments		
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26
ST01	Land adjacent to Church Farm, Ingham Road, Stalham	Immediately (start 2011 - complete 2015)	Start within 5 years													HAS FULL PERMISSION. Expected completions scheduled in table 2.
Wells-next-the-Sea																
W01	Land at Market Lane, Wells-next-the-Sea	Within 5 years	Start within 5 years													HAS FULL PLANNING PERMISSION. Expected completions scheduled in table 2.
SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – SERVICE VILLAGES																
Aldborough																
ALD01	Garage Site / Pipit's Meadow, Aldborough	Immediately	Within 5-10 years							8						Site in multiple ownerships, development would require relocation of existing business, development unlikely in next five years.
Bacton																
BACT03	Land adjacent to Beach Road, Bacton	Immediately	Start within 5 years			10	10									Pre-application discussions with land owner who intends to make outline application under Housing Incentive Scheme for approx. 20 dwellings shortly and market the site.
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. Pre-application advice offered for scheme of around 30 affordable units. Application likely during 2014 under Housing Incentive Scheme.
Blakeney																
BLA03	Land West of Langham Road, Blakeney	Immediately (within 2 years)	Within 5 years													HAS FULL PERMISSION. Expected delivery scheduled in table 2.
Briston																

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years						Comments	
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
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			5	5									Pre-application advice offered for scheme of 18 dwellings. Planning application expected during 2014 with immediate commencement.
BRI27	Land at Church Street, Briston	Immediately (start 2012 - complete 2014)	Within 5-10 years		9	8										APPLICATION SUBMITTED.
Catfield																
CAT01	Land off Lea Road, Catfield	Within 5 Years	Start within 5 years								15					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 (e arly 2011 - late 2011)	Start within 5 years			9	9									Pre-application discussion with potential developer.
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																

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years					Comments		
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26
SN01	Land at junction of Holt Road & Kettlestone Road, Little Snoring	Immediately (start 2011 - complete 2012)	Within 5-10 years		10	10										Pre-application discussion has taken place, planning application submitted and awaiting registration.
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	Immediately	Within 5-10 years			10										Interest in development of the site following introduction of Housing Incentive Scheme.
Ludham																
LUD01	Land South of School Road, Ludham	Immediately 01/09/2008 - 01/09/2009	Start within 5 years			10	5									Pre-application advice offered. Planning application anticipated during 2014.
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			20	20									Pre-application discussions with owner who wishes to make full planning application under Housing Incentive Scheme in 2014.
MUN07	Land South of Trunch Road, Mundesley	Within 5 Years (start 2011 - complete 2013)	Within 5-10 years			10										Pre-application discussions with owner who wishes to make full planning application under Housing Incentive Scheme in 2014.
Overstrand																

Appendix 2 - Delivery of Allocations

Ref	Site Name/ Location	Developer estimation of when available (made 2010)	Council estimation of when deliverable	5 year period					Beyond 5 years						Comments	
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
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.
OVS04	Land South of Mundesley Road, Overstrand	Immediately (late 2010 - early 2011)	Start within 5 years		10	15	10									Small site in private ownership. No exceptional development costs or infrastructure constraints. Planning application expected soon.
Roughton																
ROU03/10	Land at Back Lane, Roughton	Immediately (start 2011 - complete 2013)	Start within 5 years			15	15									Pre-application discussions with owner who wishes to make full application under Housing Incentive Scheme.
Southrepps																
SOU02	Land West of Long Lane, Southrepps	Not known	Within 5-10 years								10					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								12					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								24					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				4									Pre-application discussions with owner who wishes to make full application under Housing Incentive Scheme.
WEY09	Land South of Beck Close, Weybourne	Not known	Within 5 years								4					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	5 year period					Beyond 5 years						Comments	
				2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
Total				0	114	337	383	307	243	168	238	155	135	105	105	

KEY:

- Has planning permission
- Planning application submitted
- Early discussions / pre-application advice / development brief underway
- Unsure of delivery timescale

Last updated March 2014

Appendix 3 - Trajectory Table

Housing Trajectory Table (April 2014)										
	Built	Deliverable planning permissions	Expected development on unidentified sites	Deliverable allocations	Total	Original annual average requirement	Original cumulative requirement	Difference (average - completions)	Cumulative shortfall	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	383				383	400	5200	-17	-773	4427
2014/15		287	70	0	357	400	5600	-43	-816	4784
2015/16		289	70	114	473	400	6000	73	-743	5257
2016/17		321	70	337	728	400	6400	328	-415	5985
2017/18		327	70	383	780	400	6800	380	-35	6765
2018/19		321	70	307	698	400	7200	298	263	7463
2019/20		80	165	243	488	400	7600	88	351	7951
2020/21		79	155	168	402	400	8000	2	353	8353
2021/22		3	145	238	386	400	8400	-14	339	8739
2022/23		2	135	155	292	400	8800	-108	231	9031
2023/24		2	120	135	257	400	9200	-143	88	9288
2024/25		2	110	105	217	400	9600	-183	-95	9505
2025/26		1	100	105	206	400	10000	-194	-289	9711

Housing Trajectory 2014

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

