
Five-Year Supply of Housing Land 2020 - 2025

April 2020



NORTH
NORFOLK
DISTRICT
COUNCIL

North Norfolk District Council
Planning Policy Team
01263 516318
planningpolicy@north-norfolk.gov.uk

Planning Policy Team,
North Norfolk District Council,
Holt Road, Cromer, NR27 9EN
www.north-norfolk.gov.uk/localplan

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

Five Year Supply of Housing Land 2020-2025

Contents

1. Introduction	4
2. Context	4
3. Headlines for 2019	5
4. Methodology	6
Stage 1: Identifying the Five Year Period	6
Stage 2: The Requirement - Identifying the scale of housing provision to be delivered	6
Stage 3: Deliverable Supply	9
Stage 4: Calculating the years of supply	10
5. Conclusion	10
6. Monitoring the five year supply	10
7. Information Sources	10
Appendix A - Specific Approach to Windfall	12
Occasional large departures from policy	13
Conclusion	14
Appendix B - Schedule of Sites & Projected Delivery of Sites	15

1. Introduction

- 1.1 This housing land supply statement sets out North Norfolk District Council's residential land supply position as at 31 March 2020. It compares the current **requirement** for new homes in the District with the **supply** to establish the number of years of supply that are deliverable.
- 1.2 The National Planning Policy Framework (NPPF) seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet all identified objectively assessed needs. It requires that Local Planning Authorities identify, in their Local Plans and via the grant of planning permissions, sufficient specific deliverable sites to provide for the next five years of their housing requirement. As part of this, the national Planning Practice Guidance (PPG) advises that such assessments should be carried out annually, be based on up to date and sound evidence, taking into account the anticipated need and demand for new housing and consideration of the factors that are likely to influence future delivery rates. Assessments should be realistic and be made publicly available.
- 1.3 The National Planning Policy Framework requires the use of a national standard methodology to establish how many new homes are likely to be required and includes a Housing Delivery Test (HDT) to ensure that Local Authorities are delivering sufficient homes. National advice is clear that departures from this standard approach should only occur if there are exceptional local circumstances which are justified by robust evidence. Government has indicated that the standard approach will be reviewed shortly. The Council will keep this issue under review.
- 1.4 In preparing this statement the Council has resolved not to follow the national standard methodology. The reasons for this are outlined in this statement and associated documents published separately by the Council. This statement provides details of all of the sites where it is considered there is a realistic prospect of development over the next five-year period (Appendix A). It answers the following questions:
 - What is the five-year housing land requirement and how has this been calculated?
 - How much deliverable housing land is there in North Norfolk including details of individual sites?
 - How many years of deliverable housing land supply exist?
- 1.5 This year has seen exceptional circumstances, due to the Covid-19 pandemic, which will slow the delivery of dwellings during 2020-2021. Government is consulting on proposals to make changes to the planning system, to help the economy recover from the impacts of the pandemic. This includes further changes to the standard methodology, the requirements of the Housing Delivery test, and measures to incentivize the delivery of homes. As these changes are subject to on-going consultation they have not been reflected in this Assessment

2. Context

- 2.1 The new single Local Plan will cover the period 2016-2036. The adopted Plan aims to deliver a minimum of 400 dwellings per year. Although annual delivery in the recent past has been in excess of 500 dwellings, it slowed last year (2019-2020), but is expected to be above the requirement over the next few years.

- 2.2 The District has attracted high levels of in-migration particularly for retirement, this combined with the need for affordable housing has increased demand for housing. The new Local Plan will identify large and small sites to enable the Council meet the demand. Last year saw a slowing down in both planning applications and the granting of permission for housing, well below what would be required to keep pace with the requirement. It will not be clear how the pandemic will change people's attitudes on in-migration and what effect it will have in North Norfolk.
- 2.3 The introduction of a temporary Housing Incentive Scheme which included a range of measures designed to improve development viability and encourage the quicker delivery of development on consented sites, has produced results. This scheme was introduced as a specific response to difficult economic conditions and an acknowledgement by the Council that intervention was required to deliver planned and approved development at a faster rate. This scheme will remain in place until the new Local Plan has been prepared
- 2.4 New dwelling completion rates have shown significant improvement in the last few years mainly as a result of larger scale developments commencing on allocated sites and improved market conditions.

3. Headlines for 2020

- 3.1 During the year commencing April 2019 to March 2020, **408** additional dwellings were completed in the District. Since April 2014 over **2,900** dwellings have been built in North Norfolk. Completion rates in each of the preceding three years exceeded the requirement for new dwellings as identified in the national Housing Delivery Test (HDT) with the result that the District delivered **115%** of its housing requirement over the period.
- 3.2 In 2018 government indicated that a new approach should be taken to the way in which future housing requirements are assessed. Where a Local Plan is more than five years old, as is the case with the North Norfolk Core Strategy, this new approach is based on the 2014 National Household Projections with a single standardised adjustment to these to take account of local evidence in relation to the affordability of homes. This new approach results in an increase in the future requirement from a current average of 409 dwellings per year identified in the Central Norfolk Strategic Housing Market Assessment 2017, to an annual baseline requirement to deliver **552¹** net additional dwellings.
- 3.3 In May 2018 the 2016 based Sub National Population Projections were published by the Office for National Statistics. For North Norfolk these show a significant slowdown in the projected rate of growth compared to the earlier 2014 based projections which are currently used in the standard methodology. These population projections were reflected in the Household Projections published in September 2018 which show a similar reduction in the projected number of households, and hence the number of dwellings that might be needed in the District. More recently a further slowing of expected growth rates is projected in the latest 2018 based Sub National Population Projections. However, the standard methodology continues to rely on the 2014 Household Projections and the higher growth forecasts contained within them. Government is reviewing the standard methodology but has indicated that

¹ Based on 2014 National Household Projections with 2019 based affordability ratio uplift

pending the results of this review the 2014-based projections should continue to be used in all but exceptional circumstances.

- 3.4 In June 2019 the Council commissioned Opinion Research Services (ORS) to undertake a partial review of the Strategic Housing Market Assessment (SHMA). This review was focused on establishing the future need for homes in the District and in particular considered if the 2014-based National Household Projections represented a robust starting point for assessing future requirements. The 2014 Projections had previously been accepted as being flawed and shown to overestimate the requirement for new homes in the District. The revised SHMA (2019) concludes that the 2014 Projections overestimate housing requirements by a significant amount and in light of this the Council has resolved that pending the on-going review of the standard methodology the requirement for new homes in North Norfolk is **487** dwellings per annum. This figure is derived from the 2016-based National Household Projections and incorporates the standard affordability uplift required by the national methodology together with a further 5% buffer to extend choice as required by the NPPF.
- 3.5 Taking account of the planning permissions which have been granted, the allocated development sites in the Site Allocations Development Plan and making an allowance for windfall developments there is a total assessed deliverable supply of land suitable for some **2,513** new homes (See **Appendix B** - Schedule of Sites & Projected Delivery of Sites 2020-2025).
- 3.6 **This equates to 5.16 years land supply when compared to the requirement to deliver 487 dwellings per year.**

4. Methodology

- 4.1 The Council undertakes four stages in the process of preparing this statement:
- STAGE 1 - Identifying the five-year period;
 - STAGE 2 - Identify the requirement - the scale of housing provision to be delivered and applying buffers to extend choice;
 - STAGE 3 - Identify the housing land supply - sites with a realistic prospect of being built over the applicable five-year period;
 - STAGE 4 - Calculating the years of supply that are deliverable.

Stage 1: Identifying the Five Year Period

- 4.2 These statements are prepared annually and look forwards over a five year period commencing on the 1st of April of the current year. The five-year period covered by this statement is therefore the 1st April 2020 to the 31st March 2025.

Stage 2: The Requirement - Identifying the scale of housing provision to be delivered

- 4.3 Local Plans include targets for the minimum number of dwellings to be delivered over the period covered by the Plan and for land supply purposes are typically expressed as annual average requirements. North Norfolk's adopted Core Strategy requires the delivery of a minimum of **400** dwellings per year. Where a Local Plan is less than five years old the starting point for establishing the requirement is the adopted Local Plan. The Council is currently working on a replacement single Local Plan which amongst other matters will establish a new housing target for the District. However, this new Plan is insufficiently advanced in its preparation to be taken into account in the preparation of this statement.

- 4.4 During 2016 the Council, in partnership with adjoining authorities, commissioned Opinion Research Services, (ORS) to identify the functional Housing Market Area and prepare a Strategic Housing Market Assessment (SHMA) in order to establish the up-to-date Objectively Assessed Needs (OAN) for housing across the Central Norfolk Housing Market Area and within each of the District Council constituent areas. In 2017 the SHMA was updated and as per the required guidance was based on the most up to date evidence available at the time - the 2014 National Household Projections. Compared to the Core Strategy the SHMA identified a slightly higher annual requirement in North Norfolk of **409** dwellings per annum and this baseline figure was used in the production of last year's 2018 Five Year Land Supply Statement.
- 4.5 Although the Council considered that the 2017 SHMA represented the most up to date local evidence in relation to housing need the methodology used in its preparation does not now accord with the more recent NPPF and in particular does not use the new standard national methodology for the assessment of housing need. Paragraph 74 of the NPPF requires that where a strategic Plan is more than five years old, as is the case with the North Norfolk Core Strategy, the *requirement* for five-year land supply purposes should be based on an areas local housing need, calculated in accordance with the new standard national methodology, unless there are sound local reasons for departing from the standard approach. The national methodology currently uses the same 2014-based Household Projections as the published 2017 SHMA but produces a significantly higher annual requirement of **553** dwellings per annum in large part due to the addition of a significant uplift² to the ONS demographic growth projections to assist with dwelling affordability.
- 4.6 The NPPF also requires that Local Planning Authorities apply an additional buffer to their requirement of at least 5% to ensure choice and competition in the market for land. Where an authority has failed to provide 85% of its requirement over the preceding three years this buffer should be increased to 20%. As North Norfolk has delivered 115% of its requirement as measured under the Housing Delivery Test, a 5% buffer is added.
- 4.7 As part of the process of preparing new Local Plans in the County the Norfolk Planning Authorities have collectively prepared a Norfolk Strategic Planning Framework. This includes a number of formal agreements including agreements relating to how the partner authorities will ensure that sufficient homes are provided across the County as a whole. It has been agreed as part of this process that North Norfolk District Council should address housing needs arising within the District itself and it need not make extra provision arising from areas outside of its administrative boundaries. The Strategic Framework is subject to a process of on-going review and will need to consider the revisions to the NPPF. At this stage it is not anticipated that this will necessitate the delivery of further dwellings in North Norfolk to address shortages which may arise in the wider Housing Market Area, or the County as a whole.
- 4.8 The total Five Year Land Supply requirement based on the standard national methodology is 2,895 dwellings on the following basis:

**Table A: Five-year land supply requirement in North Norfolk 2020-2025
Standard Method - 2014 Base**

² The national housing needs assessment methodology requires uplifts to be applied to demographic growth projections as a measure to improve dwelling affordability. The scale of such uplifts are determined by a set formula which compares house prices locally with incomes using a published affordability ratio.

Stage of methodology	No of net new dwellings
Number of dwellings required by standard methodology.	552 per annum inclusive of affordability uplift.
Plus buffer of 5% required by NPPF.	579 per annum
Additions required under Duty to Co-operate.	0
Multiplied by five years.	2,895 deliverable homes over five years.

- 4.9 The 2017 Strategic Housing Market Assessment (SHMA) identified that the 2014-based Household Projections for the District, which are the first input into the current standard methodology are flawed. The Assessment concluded that the National Projections overestimated household growth requirements in the District largely as a consequence of overestimating the needs arising from inward migration. More recently the 2016 based Household Projections conclude that 3,750 less people will live in the District in 2036 than had been predicted to be the case in the 2014 Projections. A further slowing in the rate of population growth is projected in the most recent 2018-based National Population Projections largely as a result of a predicting increase in death rates, a trend which is likely to have a disproportionate impact in North Norfolk due to it's aged population.
- 4.10 In 2019 the Council commissioned Opinion Research Services to undertake a partial review of the 2017 SHMA to understand the reasons for the wide degree of variance between the 2014 and 2016 Projections. It concludes that the variance can entirely be attributed to improvements in the forecasting model which impact on future population growth. In light of this evidence the Council has resolved not to follow the national standard methodology when assessing the local need for new homes but instead to base its assessment of future needs on the 2016-based projections, with an appropriate uplift as required by the standard methodology. As a result of this the requirement for new homes in the District over the next five years falls by around 100 dwellings per year and reduces the five year requirement from 2,905 to 2,395 dwellings.

**Table B: Five-year land supply requirement in North Norfolk 2020-2025
Local Method - 2016 Base with affordability uplift**

Stage of methodology	No of net new dwellings
Number of dwellings required (2016 Household Projections plus affordability Uplift).	464 per annum inclusive of affordability uplift.
Plus buffer of 5% required by NPPF.	487 per annum
Additions required under Duty to Co-operate.	0
Multiplied by five years.	2,435 deliverable homes over five years.

Stage 3: Deliverable Supply

4.11 The NPPF sets out the requirements for sites which may be included within the five year supply. It states that in order for a site to be included in the five year supply it must be deliverable³. This is defined as:

- **Available** - the site should be *available* for development now.
- **Suitable** – the site should offer a *suitable* location for development now.
- **Achievable** – there should be a *realistic prospect* that housing will be delivered on the site within five years.

4.12 Small sites, and sites with detailed planning permission, should be considered deliverable until permission expires unless evidence suggests that such sites are unlikely to deliver within the applicable period. Sites with outline planning permission, permission in principle, and those allocated for development or identified in brownfield registers should only be considered deliverable where there is clear evidence to justify their inclusion.

4.13 In this Assessment the Council has included homes from three main sources of supply in the next five years. Each source, and in the case of larger sites - each site, has been tested to ensure that there is a realistic prospect of delivery. The Council considers that sites with planning permission, those which are allocated in the Local Plan and those identified on the brownfield register are *suitable* and *available* for development. The three potential sources of deliverable housing supply in the District over the next five years are:

- **Large sites** – These include all sites which are capable of delivering ten or more dwellings including those with planning permission, those allocated in the adopted Local Plan, and other potential sources. Full details of each site and the conclusions that the Council has reached in relation to delivery are provided in **Appendix B**.
- **Small sites with planning permission** - On small sites it is not practicable to appraise the delivery of each site individually, due in part to the number of small scale sites which have the benefit of planning permission. The evidence shows that in excess of 90% of small site planning permissions are completed within five years of planning permission being granted. The Council therefore applies a 10% lapse rate to this source of future housing.
- **Windfall development** – This is an allowance for sites which do not yet have planning permission and are not specifically identified for development in the Local Plan but nevertheless have a realistic prospect of providing new homes over the period. The approach taken in relation to windfall is explained further in **Appendix A**.

4.14 In preparing this statement the Council has been careful to ensure that the assessment made in relation to future delivery rates is as realistic as possible. Even so it must be acknowledged that rates of development in future years are influenced by many factors some of which are outside of the direct control of the Planning Authority.

³ As defined in Annex 2 of the NPPF 2018 - Glossary

Stage 4: Calculating the years of supply

4.15 The table below shows how the overall land supply position in the District is calculated.

The land supply position as at 1 April 2020 is 5.16 years calculated as follows:

North Norfolk District Council Five Year Housing Supply		
a	5 year baseline requirement 2020 - 2025 (<i>464dpa x 5years</i>)	2,320
b	Additions required under duty to co-operate	0
c	Additions required to address NPPF buffer (a)+(b) x 5%	116
d	Total Five Year Requirement 2020-2025	2,436
e	Annual Requirement over next five years (d/5)	487
f	Total deliverable supply over five years (See Appendix B)	2,513
g	Supply in years (f/e)	5.16

5. Conclusion

5.1 The Council consider that there is a current annual requirement for 487 dwellings per year. This is based on the most up to date evidence available and includes a buffer of 5% as required by the NPPF. It incorporates a substantial (37%) affordability uplift. There are around 2,513 dwellings which the Council considers have a realistic prospect of being built over the next five years. This equates to a **5.16** year land supply.

6. Monitoring the five year supply

6.1 The Council monitors the five year supply of deliverable sites on a regular basis and publishes an updated position statement at least once a year. 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 presented in the Housing Land Availability Statement published each year. The Annual Monitoring Report also includes a housing trajectory, illustrating expected future delivery rates.

7. Information Sources

7.1 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:

- **Housing and Employment Land Availability Assessment (HELAA)** (previously known as the Strategic Housing Land Availability Assessment). This study identifies all reasonable potential sources of dwelling completions in the District and makes 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.

- **Five Year Housing Land Supply Statements** (this document) – these have been published by the Council every year since 2007 and relate the amount of housing that has been provided and is expected to be provided over the next 5 years, with the levels of required growth. In addition to dwelling completions and planning permissions these statements also include an assessment of when identified development sites will be built.
- **Housing Land Availability (HLA)** – published by the Council each year since 1995 these provide a summary of the number of dwellings completed in each Parish of the District. These statements are available on the Councils web site.

7.2 Whilst these are prepared by the District Council they are the result of discussions with landowners, developers, Housing Associations and others with an interest in housing development in North Norfolk. The HELAA in particular is primarily derived from information supplied by public and private sector housing providers.

Appendix A - Specific Approach to Windfall

- A1.1 Windfall sites are those which are not allocated for development in the Local Plan and do not yet have planning permission. Local Authorities may make an allowance for development coming forward as windfall within the five year period. The NPPF states that a windfall allowance may be justified in the five year supply if a local planning authority has compelling evidence to justify its inclusion. Any windfall allowance should be realistic having regard to the Housing Land Availability Assessments, historic windfall delivery rates and expected future trends.
- A1.2 Windfall development has been a consistent and substantial contributor towards housing supply in North Norfolk for many years. In fact, before 2013 all development in the District took place on windfall sites. Since the adoption of the Site Allocation Development Plan Document in 2011 windfall has continued to form a consistent part of development coming forward, providing an average of 271 dwellings per annum between 2011-2018. In 2019/20, 266 dwellings were delivered by windfall development.
- A1.3 In general it is widely assumed that it is likely to be the case that windfall represents a diminishing source of future housing supply. This is because once a site has been developed it is unlikely to come forwards again and there is argued to be a limited supply of suitable, policy compliant, windfall sites. There is no evidence that this is yet the case in North Norfolk. In considering if it is appropriate to include a windfall allowance and the size of such allowance the Council has adopted the following approach.
- **Stage 1:** Considering previous delivery rates for windfall developments
 - **Stage 2:** Identifying the potential future sources of windfall supply and quantifying their realistic contribution.
 - **Stage 3:** Applying a discount to ensure potential contributions are not over –estimated.
 - **Stage 4:** Deducting the allowance for year one of the five year period to allow for potential delays in delivery.
- A1.4 The result is a windfall allowance over the next five years of 540 dwellings. This equates to an average of 108 dwellings per year compared to the 271 per year which have historically been delivered.
- A1.5 This statement considers five key sources of windfall developments in the District:
- **Infill developments, redevelopment of previously developed sites, changes of use** - In 2008 the Council adopted the North Norfolk Core Strategy. This identified those settlements in the District where infill development would be permitted. Whilst it reduced the number of such settlements from 77 settlements (as identified in the Local Plan 1998) to 26, these 26 retained settlements included all of the larger villages and all 7 of the market towns in the District which had collectively been delivering around 80% of new housing supply. In essence the ‘removed’ settlements had been making very little contribution to windfall totals. Since this date infill and redevelopment has continued to provide a significant source of new homes in the District. Between 2011 and 2019, approximately 1,436 dwellings can be attributed to infill and redevelopment from windfall in the 26 service towns and villages. **This equates to approximately an annual delivery rate of 180 dwellings.**

- **Rural exceptions proposals** - NNDC is committed to delivering affordable housing on rural exception sites. Policy HO3 of the Core Strategy supports such development and adopts a flexible but permissive approach across the District. Through the application of this policy a total 256 dwellings on 25 schemes have been provided since 2001/02. Accepting that these sites do not have planning permission and there is no cast iron guarantee that they will be developed, **a very conservative allowance is made of just 10 dwellings per annum.**
- **Rural Building Conversions** – This source includes planning permission for conversion of rural buildings, removal of holiday occupancy only conditions on holiday lets and permitted development rights allowing agricultural buildings to be converted to dwelling houses without the need for planning permission (Part 3, Class Q). The conversion of rural buildings to alternative uses has been a consistent feature of adopted planning policies for many years. The adopted Core Strategy includes a permissive approach to residential conversion. Following publication of the NPPF the Council amended this adopted approach to allow for residential conversion throughout the District irrespective of location and to allow for the removal of holiday only restrictions in some circumstances.

A1.6 Research undertaken as part of the preparation of the Core Strategy suggested that at that time there were in excess of 500 converted units of holiday accommodation and as many as 1,500 -2,000 suitable buildings which had not been converted. It is acknowledged that this is a diminishing source of supply and that not all barns will be converted nor all holiday occupancy conditions removed, and for these reasons the Council has only included a modest allowance from this source. Alongside this, changes to national policy for agricultural conversions have been in place since April 2014, the numbers of applications for prior approval of these types of development are low at present.

A1.7 Last year, 76 completions were attributed to conversions, removal of restrictions and agricultural buildings to dwellings. **It is assumed that 25 dwellings per annum**, will come from this source.

Occasional large departures from policy

A1.8 Occasionally unexpected large scale developments may come forward such as the permission for 153 dwellings at Gresham School, Holt (approved in 2015) or the 90 dwellings granted permission at West Raynham Airbase. The Council takes the view that whilst such schemes may well occur in future years their delivery has the potential to distort the historical supply statistics and should not be relied upon. Consequently, **no allowance is made from this source.**

A1.9 The historical trend is cited as evidence that windfall has contributed substantial growth over a sustained period, however the Councils approach is to identify the main sources of windfall in North Norfolk and answer the question – is there compelling evidence that these sources are likely to continue in the future and if so how much development are they likely to yield? In short, the Council has looked both backwards (considered the trend) and forwards (assessed the future sources of supply) in arriving at a windfall allowance.

A1.10 The Council recognises that relying on historical trends alone is not sufficient to comply with the ‘compelling evidence’ test of the National Planning Policy Framework. Previous delivery rates of windfall development do not, in themselves, provide compelling evidence that this source will continue to provide homes in future years. A wide range of factors will influence actual rates of future delivery including prevailing local and national planning policies, market conditions, developer confidence, availability of suitable sites, and so on. Nevertheless, the Council considers that windfall

will continue to be a reliable source of a substantial number of dwellings in the next five years and for the remaining plan period and adopts a realistic but cautious approach in the Housing Trajectory to this source of supply.

A1.11 This approach was considered at the Sculthorpe appeal hearing where the Inspector stated that *'while windfall rates have varied, there has been a consistent annual supply over the past years and considered there to be a reasonable prospect of 4 years of windfall housing delivery, amounting to 540 dwellings coming forward over the remaining period'*.

Conclusion

A1.12 In order to provide a cautious approach to estimating future supply the following allowances for each source of windfall are made:

1. Infill and redevelopment = 100 dwellings per annum;
2. Conversion of buildings and removal of restrictive conditions = 10 dwellings per annum;
3. Rural exceptions developments (where sites are not yet identified) = 10 dwellings per annum;
4. Permitted development (where not time constrained) = 15 dwellings per annum.

A1.13 **This equates to a total of 135 dwellings per annum.** In comparison, the average historical position between 2010-2017 was 256 dwellings per annum. The allowance is only applied to the last four years of the five year period to allow for potential lags in implementation.

Appendix B - Schedule of Sites & Projected Delivery of Sites (2020-2025)

The table below provides details of all those sites where the Council considers there is a reasonable prospect of development being delivered in the next five years.

It includes the three main sources of supply identified in the land supply statement, namely, large sites which are either allocated or have planning permission for development, sites of less than 10 dwellings which already have planning permission and an allowance for windfall developments in accordance with Appendix A. The site reference numbers are either those given to the site in the North Norfolk Site Allocations Plan or are the planning application reference. Both the Allocations Plan and details of each planning application, including location plans, are available on the Council's web site. Many of the sites included within this schedule are already under construction and some of the approved dwellings have been completed. Precise delivery rates of development will vary year on year and will be kept under review via production of annual statements of land supply. Data correct as at 31/03/2020.

Site reference	Location	Planning Status					Build Information			Assessment of delivery						Comments 2020-21	
		Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2020	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2020/21	2021/22	2022/23	2023/24	2024/25		Beyond March 2025
ALD01	Garage site / Pipits Meadow Aldborough	8				2	0	8		2		2				6	Site in multiple ownerships, development would require relocation of existing businesses. Planning permission for two dwellings but remainder unlikely to be available within five years. Full Planning permission was granted in early Jan 2020.
BACT03	Land adjacent to Beach Road, Bacton	20	20				0	20		0						20	A Local Housing Association is in discussion with the land owner and the Planning Authority but no application has been made so too early to include in deliverable supply.
PF/15/1221	Land off Priory Crescent and Walsingham Road, Binham					28	13	1		1	1						Housing Association scheme where development has commenced and is programmed for completion 2019/2020. Only 1 unit remains to be completed
PF/88/1996 PF/17/1265	Land at Hall Street, Briston					64	47	17		19	9	10					New full permission for 19 units -17/1265. Necton Management confirm completion within five years. 2 units were completed 2019/20, the site is under construction.
BRI02	Land West of Astley Primary School, Briston	30					0	30		0						30	Allocated site with some early discussions with Regional House Builder but no application yet made so too early to include in deliverable supply.
BRI24 15/1746	Land at rear of Holly House, Briston	10				9	0	9		9		3	6				The site is allocated and is available for development now . A full planning application by a house builder for 12 units has been granted. A revised application in the process of being determined PF/15/1746 taking into consideration of comments of neighbours and NNDC. The application has a reduced number of dwellings, from the original 12 to 9.
CAT01	Land off Lea Road, Catfield	15	15				0	15		15					15		Local Housing Association preparing a full application with stated expectation of completion by 2024
COR01	Land between Norwich Road & Adams Lane, Corpusty	18	18				0	18		0						18	Pre-application discussion with house builder during 2016. Application not yet made so delivery remains uncertain.
09/0826	Burnt Hills, Cromer					13		13		8	2	2	2	2		5	Site has planning permission. Owner indicates small number of completions over five year period dependent on market conditions.
19941720 19961424 19960965 19960292 19951110	Central Road, Cromer					106	75	31		0						31	31 remaining units as part of base consent for 106 dwellings. Delivery of remaining 31 would require relocation of existing commercial use .No sign of recent activity so not included with five year supply.

		Planning Status					Build Information			Assessment of delivery						Comments 2020-21	
Site reference	Location	Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2020	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2020/21	2021/22	2022/23	2023/24	2024/25	Beyond March 2025	Comment:
22.002 19741952	Cromwell Road, Cromer					20	10	10		3		1	1	1		7	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					41	21	20		20			10	10		0	Site commenced so the permission is extent and could be delivered at any time. Necton Management confirmed last year that completion would be within five years.
C01	Land adjacent to East Coast Motors, Beach Road, Cromer	40					0	40		0						40	Owner indicated existing use to be retained in the short term but site likely to become available towards end of plan period. Not included in the 5 year supply.
C04 15/0572 17/0751 PO/ 18/1779	Land at rear of Sutherland House, Overstrand Road, Cromer	60	68		68		12	56		56	24	22	10				Site is owned by local development company, is allocated for development and has full planning permission. Development is well underway. PO/ 18/1779 - Revised Layout (decision date 01/05/2019) 12 completed during 2019/20.
C07 PO/19/0281 13/0451 14/0863	Land at Jubilee Lane / Cromer High Station, Cromer	40			24			24		24				12	12		Site is allocated and has recently been marketed by land owner. LPA has given pre app advise to a number of prospective purchasers. Outline application (means of access only) submitted for 24 dwellings in 2019 (PO/19/0281) with some issues still to address. If permission granted then reserved matters need to be agreed. Delivery not likely to start until back end of five year period. There is a possibility of 2/5 dwellings delivered in year 5. The application will be determined shortly and delivery most likely by 2023/ 2025
ROS3	Land between Loudon Rd & Church Street, Cromer	12														12	The 12 units were not in the 5 year period last year and not included this time either, so has no significance.
ROS4	Land South of Loudon Rd.	20						20		0						20	No likelihood of site being developed in next five years
C14 13/0247	Land West of Roughton Road, Cromer	160				145	127	18	10	18	18						Site has full planning permission and is under construction, a substantial number of units have been started and completed. Developer (Norfolk Homes) indicates that dependent on sales rates the site is likely to be nearing completion within five years. 29 units were completed in 2019/20 and the site is expected to be completed in 2020/21
15/1223	Land off Rectory Road and Holt Road, Edgefield					22		22	22	22	22						Development commenced early 2019 and will be completed within five years. Site will be Complete 2020/21
15/1461	Land off Eagle Road, Erpingham					24	24	0	0	0							Site visit May 2018. All 24 Under construction - Completion date August & October 2019 (Handover). Site Complete
PO/20/0100 PF/15/1587	Land to the south of, Eagle Road, Erpingham			8						0						8	The previous permission appears to have lapsed, as there is no record of commencement. New application submitted 20/0100 (Outline) for eight market dwellings.
F01 950 Units 23.75 ha	Land North of Rudham Stile Lane, Fakenham. Remaining Allocation	768		950				950		150			50	50	50	800	Outline proposal progressing with Committee decision expected Summer 2020. Applicants expected delivery at 50 p.a. at two areas on site, starting in 2 years.

		Planning Status					Build Information			Assessment of delivery						Comments 2020-21		
Site reference	Location	Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2020	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2020/21	2021/22	2022/23	2023/24	2024/25	Beyond March 2025	Comment:	
F01 (Picken) PO/14/1212 PM/17/1183	Land North of Rudham Stile Lane, Fakenham				78			78	5	78	12	30	30	6			Site commenced and a number of dwellings have be completed therefore delivery numbers adjusted to reflect completion of site within 5 years. Developer has confirmed the site will be completed within 2 years. It is highly likely that the sithe will be completed with the 5 year period.	
F01 (Places for People) PF/15/1167	Land North of Rudham Stile Lane, Fakenham Trinity Road					101	35	66		66		66					All 66 units under construction and nearing completion.	
F05 10/0109 08/1324	Land between Holt Road & Greenway Lane, Fakenham	60-90					38	22		0						30	Block of flats (16) known as Summit House now completed which needs to added. Development of remainder will require relocation of existing uses and land assembly, therefore development considered unlikely in next five years. Site visit April 2018 - Block of flats 14 under construction.	
HAP07	Land West of Whimpwell Street, Happisburgh	14						14		0							14	Small site in private (mixed) ownership which may delay delivery, no current developer interest. No exceptional development costs or infrastructure constraints but no evidence of likely delivery within five year period.
PM/16/1512) PM/15/1578 PM16/1511	Land South of Cromer Road and North/East of Grove Lane, Holt					150	118	32		32	24	8					Site has full planning permission and is owned by Hopkins Homes. Development commenced 2017 and is expected to be complete by 2021/22. Site visit April 19, Sites under development.	
H01 PM/15/0804	Land West of Woodfield Road, Holt	100			85	83		83	3	30					30	53	Permission implemented (foundation dug). Currently in High Court regarding S106 Obligations and whether they apply. Court date Mid-July 2020. Uncertainty until the matter is settled. If progress is made some may be delivered in year 5.	
H09 PM/16/1204	Land at Heath Farm / Hempstead Road, Holt	200			215	213	95	118		118	35	35	35	13			Site has full Planning Permission and development has commenced. Projected delivery rates confirmed by Lovell Homes. 36 units completed during 2019/20	
H12	Land off Hempstead Road	70						70		70			22	30	18	0	Site owned by regional house builder and included within construction program in later years of current plan period. Developer indicates may be delivered at earlier date. Application for 52 Dwellings, application 17/1803. Application being determined following amendments to layout etc. Decision expected Summer 2020	
HOR06 11/1505	Land East of Abbot Road, Horning	26		26				26		0							26	This application has not progressed and it is unlikely delivery will be within the next 5 years.
17/1802	Residential Development Church Field, Hoveton					25				25		20	5				Development commenced late 2019. delivery is expected with the 5 year period. If not all, the vast majority of these should all be completed by 2021.	
PO/15/0539	Land to the north of Tilia Business Park, Tunstead Road, Hoveton				28			28		28				14	14		Reserved matters application has not made and the outline application will laps in Oct 2020. Communications with the agents in May 2020, suggests that an Reserved Matters application is being currently prepared. This should be received before October, than delivery could potentially be within 5 years.	

		Planning Status					Build Information			Assessment of delivery						Comments 2020-21		
Site reference	Location	Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2020	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2020/21	2021/22	2022/23	2023/24	2024/25	Beyond March 2025	Comment:	
PF/17/1675	Land off School Close, Knapton					14		14	14	14	14						Affordable rent & Shared ownership housing being delivered by Housing Association. Process of discharging conditions on-going. Programmed for completion within five years housing. Not yet commenced. Site will be Complete 2020/21	
SN01 14/1249 18/0334	Land at junction of Holt Road & Kettlestone Road, Little Snoring	20			20	20		20		20	10	10					Reserved matters planning permission granted. The Registered Provider is in discussions, and it is likely delivery would be expedited. Site commenced December 2019.	
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	10						10		0						10	This site is allocated and is suitable for development and is being marketed. There has been insufficient recent interest to include within five year supply.	
LUD01 PF/19/0991 - Pending	Land South of School Road, Ludham	15		12				15		12				12			Full application for 12 dwellings pending. If that gets approved it would likely have a shorter commencement time so should be delivered within 5 years.	
LUD06	Land at Eastern end of Grange Close, Ludham	10						10		0							No current developer interest. No exceptional development costs or infrastructure constraints but no evidence of likely delivery within five year period.	
PM/15/0170	Bowling Green, Grove Road, Melton Constable					38		38		0							38	Remove from Appendix
86/2010 88/2528	Melton Constable Hall, Melton Constable					31	9	23		0							23	Remove from Appendix
MUN06 PF/15/1534	Land at Grange Cottage / Water Lane, Mundesley	40				44	44			0							Site has planning permission and development commenced during 2017. Completion expected in 2019/20. Site Complete - 13 unites completed 201/20	
NW01 (part of site) PF/13/0866	Land at Norwich Road / Nursery Drive, North Walsham	176				176	176			0							Development has started. Developer (Hopkins Homes) confirms delivery of between 25 -40 units per year depending on release of affordable units and sales rates of market units. Site is programmed for completion in 2019/20 but may take slightly longer to complete depending on market conditions. Site Completed - 8 units completed 2019/20	
NW01 (Toft Land) PF/15/1010	Land at Norwich Road / Nursery Drive, North Walsham	100	100			100	99	1	1	1	1						Site has full planning permission for 100 dwellings and development commenced early 2017. Developer (Persimmon Homes) confirm approx 40 completions per year with completion well within the five year period.. Site almost completed - 37 units completed 2019/20	
NW01 (remainder of allocation)	Land at Norwich Road / Nursery Drive, North Walsham	124						124		0							124	Remainder of NW01 allocation not subject to any current planning applications so not included within current five year land supply period.
17/0579 PF/18/1089	29 New Road, North Walsham					48	48			0							48 retirement living apartments for the elderly including communal facilities, landscaping, car parking and ancillary development. Under construction and nearing completion Site Completed 2019/20	

		Planning Status					Build Information			Assessment of delivery						Comments 2020-21	
Site reference	Location	Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2020	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2020/21	2021/22	2022/23	2023/24	2024/25	Beyond March 2025	Comment:
NW25 PF/17/1951	Land off Laundry Loke, North Walsham	10				43		43		43	15	28					Housing Association site to deliver 43 dwellings. Full planning application PF/17/1951 determined 01/02/2019. Development has commenced
NW28a	North Walsham Football Club, North Walsham	60						60		0						60	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.
PF/17/1435	Land at Queensway, North Walsham					16		16		16	16						Supported living apartments. This is almost completely constructed and being a block of flats, it is expect all 16 to be available by April 2021
OVS03 18/0179	Land at rear of 36 Bracken Avenue, Overstrand	6				4		6		4		2	2			2	Has full planning permission, conditions discharged. Commenced March 2019
PM/14/0854 75.001	Hillingdon Park, Overstrand					35	29	6		6		4	2				Ten plots remained from an earlier development scheme, of these four have been completed, leaving 6 to be built. Work started again on site during 2018
ROU03/10 PO/14/0986 PF/19/1028 - Pending (Replacing Application RM/19/0359)	Land at Back Lane, Roughton	30			30			30		30		15	15			0	There are reserved matters and also a full permission application (PF/19/1028) currently awaiting determination. Decision expected end Summer / early Autumn 2020. The Planning Statement states that the site would commencement immediately and makes reference to a track record of delivery within the district. This would be within the five years.
10/0295	39 - 52 Renwick Park, West Runton					10		9		4		1	1	1	1	5	Very slow delivery rates with plots built at intervals.
SH04	Land adjoining Seaview Crescent, Sheringham	45						45		0						45	Greenfield site owned by local developer, but no recent interest shown so not currently included within five year supply.
SH06 PM/16/1725 PM/18/1502	Land rear of Sheringham House, Sheringham	70				62		62		62		30	30	2			Site is owned by local development company, is allocated for development, development is viable and owner confirms that subject to grant of planning permission would be delivered within three years. Full planning permission has been granted
SH14 15/0114	Land at Holway Road, opposite Hazel Avenue, Sheringham	50				52		52		52	23	29					Site has full planning permission for 52 units. Development has commenced. Site under construction. The construction of over half of the dwellings on the site has commenced.
PF/14/0644	Land at Seaview Crescent, Sheringham					11	5	6		6		3	3				Full planning permission for a net gain of 3 units. Site had planning permission for 8 dwellings before grant of latest permission for 11. 8 dwellings included in small sites. Applicant intends to complete revised scheme over next 3-5 years.
19770968	The Esplanade, Sheringham					55	24	31		0						31	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.
15/0001 17/1774	Former Hilbre School, Sheringham				40	32	24	8	8	8	8						Site has full planning permission and is under construction. 10 units completed 2019/20
17/0468	Formerly The Shannocks, 1 High Street, Sheringham					10		10		10				5	5		Demolition of existing hotel and erection of mixed use building comprising 10 dwellings (Use Class C3) and 4 commercial units

		Planning Status					Build Information			Assessment of delivery						Comments 2020-21		
Site reference	Location	Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2020	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2020/21	2021/22	2022/23	2023/24	2024/25	Beyond March 2025	Comment:	
20071919 PF/10/0869 17/1434	Old Baker's Yard, High Street, Stalham					17	8	9		9		9					Site has full planning permission and the remaining 9 units are expected to be completed during 2021/22.	
17/1524	Slaughter House, Upper Staithe Road, Stalham					42		42		42		12	30				Retirement living housing. 30 retirement living apartments and 12 retirement bungalows. The Developer, historically, develop their sites quickly and therefore could potentially deliver the site within 5 years. Commenced November 2019	
SOU02	Land West of Long Lane, Southrepps	10						10		0						10	Some interest from Housing Association but no permission as yet so not included in supply	
SOU07	Land North of Thorpe Road, Southrepps	12						12		0						12	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						24		0						24	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints but site is not currently available.	
17/0729 - Pending	RAF West Raynham, Massingham Road, West Raynham			94				94		94		35	35	24			Resolution to grant full planning permission. Commencement expected shortly Section 106 agreed waiting for Natural England to verify our HRA assessment	
PF/19/0989	Development Land east of Stiffkey Road, Warham					12				12		6	6				Full permission granted November 2019	
WEY09	Land South of Beck Close, Weybourne	4						4		0						4	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints	
PF/19/1659 - Pending	Land East of, Tunstead Road, Hoveton			150						40				20	20	110	Site is under option to Persimmon Homes who have submitted a full application with a view to early commencement.	
Allocated site PF/16/0240	Stalham – Hopkins Homes application at Yarmouth Road?			38						30				15	15	8	Site under option to Hopkins Homes who have made a full application with a view to early commencement	
PO/20/0062	North Walsham - Grammer School Road			52						0						52	North Walsham care home for 52 dwellings on Grammer School Road – outline application	
Total from small sites (under 10 dwellings which already have planning permission)								664		664	100	159	155	142	115	61		
Windfall		N/a								540	0	135	135	135	135			
										2513	334	677	585	494	430	1749		