NORTH NORFOLK
Local Development Framework

NORTH NORFOLK DISTRICT COUNCIL

Monitoring Report
2016-2018






Covering the period
1 April 2016 to 31 March 2018

December 2018

North Norfolk District Council
Planning Policy Team

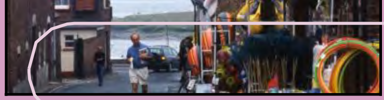
Telephone: 01263 516318
E-Mail: planningpolicy@north-norfolk.gov.uk
Write to: Planning Policy Manager,
North Norfolk District Council,
Holt Road, Cromer, NR27 9EN
www.north-norfolk.gov.uk/localplan

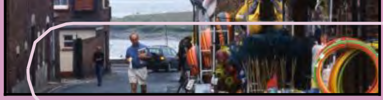
All documents can be made available in Braille, audio, large print or in other languages. Please contact 01263 516318 to discuss your requirements.

IN TRAN
communication for all



Appendices

1 Introduction

Purpose of the Monitoring Report

1.1 This report presents key facts and figures relevant to the North Norfolk District Area. It identifies the types and quantities of development which took place between **1 April 2016 - 31 March 2018**, compares this to previous years and presents information on the progress of the development of the emerging Local Plan (2016- 2036). It also includes some information used in the development of the emerging Local Plan. The content allows the Council and others to monitor the progress that is being made in meeting a range of targets and test the effectiveness of policies contained in the adopted Core Strategy.

1.2 Monitoring progress of adopted and emerging planning policies, and the performance of these policies is critical to the process of “plan, monitor, review” which underpins the existing Local Development Framework and which helps to inform the new Local Plan. It ensures the early identification of issues and provides a clear mechanism for checking that targets have been met. The main purposes are:

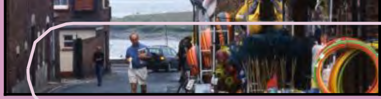
- To establish what is happening and to anticipate what might happen.
- To assess how plan policies are performing. Are they having any unintended consequences?
- To establish whether policies need to be changed and inform the development of new policies.

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

Structure of the Report

1.4 Previous reports in this series have reported on a wide range of long term contextual indicators, annual performance indicators, and progress (plan making) indicators. Many of the indicators remain relatively static across a number of years and do not provide a suitable mechanism for monitoring short term change. Some of the indicators highlighted within this report have been removed or changed since the implementation of the NPPF and National PPG. However, for the purpose of this report, the policies within the Core Strategy need to be monitored against the indicators notwithstanding the recent changes to ensure consistency of monitoring.

1.5 This report focuses on a number of core areas related to housing and economic growth in the district. Where published and measurable targets are available these are referred to in the text and the summary tables at the start of each chapter. Targets which have been achieved or are on track to be achieved are indicated in “Green” and those which have not been achieved highlighted in “Red”. Table 4 in the implementation and Monitoring section of the Core Strategy sets out how each indicator relates back to Core Strategy objectives and policies, providing the important link between this report and the monitoring of key policy objectives.


Summary

1.6 The council is working on a replacement Single Local Plan which will run between 2016 and 2036. The process of identifying suitable development sites ahead of consultation planned for early 2019 is well advanced, following the stage of considering sites brought forward through the 'call for sites' process and commissioning evidence. As part of evidence gathering the council in partnership with adjoining authorities commissioned Opinion Research Services, (ORS) to produce a Strategic Housing Market Assessment (SHMA) in order to identify a functional Housing Market Area and provide an objectively assessed need (OAN) for North Norfolk. Since then, the publication of the National Planning Policy Framework implies a new approach to establishing a housing need. The NPPG advises the taking into account the anticipated need and demand for new housing and consideration of the factors which are likely to influence future delivery rates. Assessments should be realistic and be made publicly available. The Objectively assessed need for North Norfolk was 409 dwelling completions per year, but if the new approach is adopted the requirement would increase to 538 net additional dwellings.

1.7 More information on Local Plan preparation is contained in the Local Development Scheme or alternatively more information can be found at www.north-norfolk.gov.uk/localplan.

1.8 During the year commencing April 2017 to March 2018 some 546 net additional dwellings were completed in the District. Completion rates in each of the preceding three years 2014 - 17 exceeded the requirement for new dwellings identified in the most up to date evidence (SHMA). Since April 2014, the base date of the latest available National Household Projections, some 1,970 dwellings have been built against an assessed requirement in the SHMA of 1,636 over the same period - a surplus of 334 units. This surplus reduces to 253 dwellings once a 5% buffer has been added to the requirement as required by the NPPF.

1.9 Increasing the supply of affordable housing continues to remain a key priority for the Council. Notwithstanding the changes made from central government (and following the adoption of the Council's Housing Incentive scheme) which has seen the requirement for affordable housing removed for sites for 10 dwellings.

1.10 North Norfolk District Council's Housing Delivery Incentive Scheme was revised and then published in June 2017 (See Appendix A), after being first introduced in September 2013. The scheme was designed to speed up the delivery of approved housing development, as well as a response to difficult economic conditions. The revised scheme considered:

- The gap between the number of dwellings required and those being built;
- The abolition of the national Code for Sustainable Homes and replaced its building standards with enhanced Building Regulation requirements which apply to all new dwellings;
- Recovery of the Market where many of the national house builders reported improved profit margins;
- The publication of a new Housing White Paper which includes some provisions which would further assist with scheme viability

1.11 The revised scheme continues to exclude the west of the district from the scheme, as finished development values remain high and there was no evidence that policy compliant developments were difficult or unviable to deliver. Improved market conditions and the inclusion of Starter Homes within the planning definition of affordable homes was considered and the proportion of affordable homes on Incentive Scheme proposals increased slightly from 20% to 25% inclusive of the new Starter Homes category, with no more that 10% of the total number of dwellings on qualifying schemes being Starter Homes.

1.12 The adoption of the Site Allocations Development Plan Document in February 2011 made land 'available' for the erection of around 3,300 dwellings. Since adoption of this Plan (up to 31 March 2016) the Council has resolved to grant planning permission for 2,589 dwellings (949 of which have outline permission on the eight large allocated sites), of which 473 are affordable (167 of which have outline permission).

In the period 2016/17 planning permissions for 1159 dwellings were granted, of these permissions (Reserved Matters/ Full/ Outline) were for 649 dwellings on allocated sites. Permissions for 220 affordable dwellings, formed part of the total.

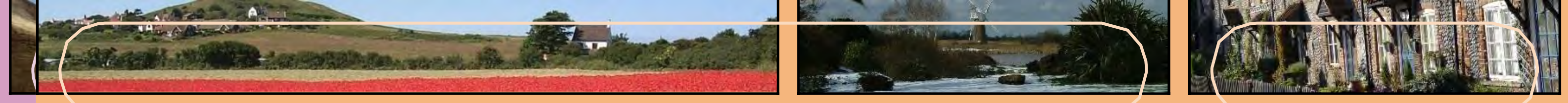
In the period 2017/18 planning permissions for 571 dwellings were granted, of these permissions (Reserved Matters/ Full/ Outline) were for 86 dwellings on allocated sites. Permissions for 73 affordable dwellings, formed part of the total.

2 Housing

Housing: Objectives & Targets

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

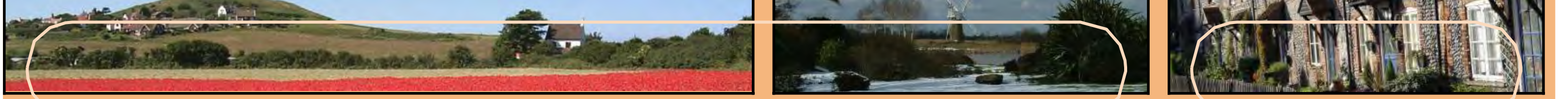
- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.



Targets

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	
	To ensure that over a period of 5 years an average of 420 dwellings are provided each year	383 5 Year Average - 540	503 5 Year Average -352	479 5 Year Average - 389	442 5 Year Average - 410	546 5 Year Average - 470	The number of housing completions has risen over the last 5 years.
	To ensure 70% of all new dwellings are located in either a Principal or Secondary settlement	57%	55%	70%	72	65%	Not Met
	To ensure 60% of new dwellings are built on previously developed land	71%	50%	50%	33	20%	Continues to be a reduction in the amount of new dwellings built on PDL, due to limited supply and as a result of garden development no longer being included as PDL.
	To ensure that all new dwellings in towns are built to net density of at least 40 dwellings per hectare (dph) and at least 30 dph elsewhere	Achieved on 35% of developments in towns and 2% in service villages.	Achieved on 35% of developments in towns and 13% in service villages.	Achieved on 32% of developments in towns and 26% in service villages.	Achieved on 25% of developments in towns and 16% in service villages.	Achieved on 41% of developments in towns and 23% in service villages.	Achieved in 2017/18 as significant allocation came forward
	To provide a minimum of 300 new affordable homes over the period 2008-2011	152 provided 13/14	74 provided 14/15	65 provided 15/16	83 provided 16/17	90 provided 17/18	Not met between 08/11 but 483 affordable homes have been provided between 2012-2018.
	To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	96%	81	83%	83%	77%	Not met
	To ensure that each development of ten or more dwellings in towns includes at least 45% affordable units	Achieved on all sites	Not achieved	Not achieved	Not achieved	Not achieved	Housing incentive scheme has temporarily reduced this requirement to 20%.
-	To ensure that on each development of two or more dwellings in villages at least 50% comprise affordable dwellings	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Government have removed the requirement for affordable housing on schemes of 10 or less.
-	To maximise the number of rural exceptions schemes permitted	4 Completed	1 Completed	0 Completed	0 Completed	0 Completed	
	Number of empty homes recorded. Number brought back Do we have a target						Emphasis has been given to bring more empty homes back into use since 2013.
-	To ensure that at least 40% of new dwellings built have two bedrooms or less	Unknown	Unknown	Unknown	Unknown	44%	
	To provide two short stay stopping places for Gypsies and Travellers by 2009	Achieved	Achieved	Achieved	Achieved	Achieved	

Table 2.0



Housing Permissions

2.1 This section sets out the position in terms of new housing in the District over the period of **1 April 2017 to 31 March 2018**. It looks at the amount of permissions granted, the number of dwellings completed, the Five Year Land Supply, expected future rates of building (Housing Trajectory), the amount of affordable housing provided and average property values amongst other information. Further information is available in the latest Statement of Five Year Supply of Housing Land and Housing Trajectory.

Parish	Ref.	Total	No. of Affordable Housing	% of Affordable Housing	No. of AH Potential *	Permission Date	Notes	Location
BACTON	15/1213	24	24	100%	24	22/11/2016	**Allocation BACT05/** Housing Association	Land to rear of Duke of Edinburgh Public House, Coast Road, Bacton, Norfolk, NR12 0EU
ERPINGHAM	15/1587	10	6	60.0%	6	17/11/2016	Exceptions Site	Land to the south of, Eagle Road, Erpingham
FAKENHAM	15/1167	101	101	100.0%	101	18/10/2016	Allocation F01 Mixed Use on part of.	1 Saxon Way, Fakenham
FAKENHAM	16/0748	1	1	100.0%	1	05/08/2016	Housing Association	46 Wensum Way, Fakenham, NR21 8NZ
HOLT	15/0804	83	37	44.6%	37	19/08/2016	**Policy HO1**	Land off Woodfield Road, Cley Road and Peacock Lane, Holt
HOLT	16/1204	214	51	23.8%	96	16/03/2017	**Allocation H09** Under delivery of AH	Land to the north of Hempstead Road, Heath Farm, Holt, NR25 6JU
MUNDESLEY	15/1534	44	8	18.2%	20	02/11/2016	Incentive Scheme **Allocation MUN06**	Land off High Street and Water Lane, Mundesley
NORTH WALSHAM	15/1010	100	21	21.0%	45	22/12/2016	Incentive Scheme **Allocation NW01**	Land to the East of Norwich Road, North Walsham
OVERSTRAND	15/1714	42	8	19.0%	19	23/06/2016	Incentive Scheme **Allocation OVS04**	Land south of Mundeesley Road, Overstrand
ROUGHTON	16/0140	12	12	100.0%	12	14/06/2016	Exceptions Site	Land at rear of Former Roughton Motor Company, Chapel Road, Roughton
SHERINGHAM	15/0114	52	23	44.2%	23	21/10/2016	**Allocation SH14 Policy HO1**	Land off Holway Road/Butts lane, Sheringham
STALHAM	16/1729	6	6	100.0%	6	07/02/2017	Housing Association	Camping Field Lane, Stalham, Norwich, NR12 9DZ
TOTAL		**689**	**298**	**43.3%**	**390**			

2.2 The table above shows the 2016/17 Permissions for delivering affordable Housing

Parish	Ref.	Total	Affordable	% AH	No. of AH Potential *	Permission Date	Notes	Location
BINHAM	15/1221	28	14	50.0%	14	18/04/2017	Exceptions Site	Land off Priory Crescent and Walsingham Road, Binham, Norfolk
BRISTON	15/1746	12	12	100.0%	12	06/04/2017	Allocation BRI24	Holly House, The Lane, Briston, Melton Constable, NR24 2JX
EDGEFIELD	15/1223	22	12	54.5%	12	18/04/2017	Exceptions Site/ Housing Association	Land off Rectory Road and Holt Road, Edgefield, Norfolk
ERPINGHAM	15/1461	24	12	50.0%	12	18/04/2017	Exceptions Site	Land off Eagle Road, Erpingham
NORTH WALSHAM	17/0579	44	0	0.0%	0	25/10/2017	McCarthy & Stone	29 New Road, North Walsham, NR28 9DF
RYBURGH	15/1228	5	5	100.0%	5	18/04/2017	Exceptions Site	Land off Highfield Close, Great Ryburgh
SHERINGHAM	17/1774	32	6	18.8%	14	15/02/2018	Incentive Scheme	Former Hilbre School site, Holway Road, Sheringham, NR26 8AJ
TRUNCH	15/1227	12	12	100.0%	12	18/04/2017	Housing Association/ Exceptions Site	Land at Cornish Avenue, Trunch
TOTAL		**179**	**73**	**40.8%**	**81**			

2.3 The table above shows the 2017/18 Permissions for delivering affordable Housing

2.4 At 31 March 2018 the dwelling stock in North Norfolk was approximately 56,092.

2.5 The table below shows the total number of dwellings that were permitted each year in the district over the past five years:

Year	Number of dwellings permitted
2017/18	572
2016/17	1055
2015/16	631
2014/15	867
2013/14	637

Table 2.5 Number of dwellings permitted (Source: NNDC monitoring data).

2.6 Number of permissions peeked in 2016/17, Nearly 650 of these dwellings were on eight allocated sites, since then the number has fallen to 572.

Permissions 2017/18	No. of Dwellings
Outline Permissions	**67**
Barn Conversions	**83**
Change of Use	**66**
Conversions	**6**
New Dwellings	**310**
Garden Plots	**24**
Cert. Lawfulness	**1**
Removal of Condition	**15**
Permissions Total 2017/18	**572**

Table 2.6a Type & Number of dwellings permitted 2017/18

(Source: NNDC monitoring data).

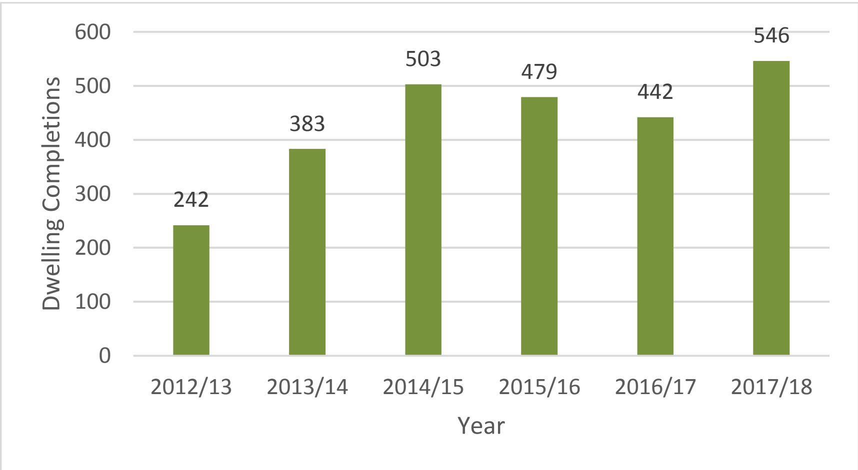
Permissions 2016/17	No. of Dwellings
Outline Permissions	50
Barn Conversions	43
Change of Use	24
Conversions	24
New Dwellings	905
Garden Plots	9
Permissions Total 2016/17	1005

Table 2.6b Type & Number of dwellings permitted 2016/17 (Source: NNDC monitoring data).

2.7 Prior to 2015, planning permission allowed 5 years for a scheme to commence and the relevant permission to be implemented. However, this was changed to a period of 3 years from March 2015. Once started, there is no time limit for completions. Therefore, there is no certainty on when the permissions granted may come forward, and approximately 10% of permissions never get built. The Interim Statement: Five Year Supply of Housing Land & Housing Trajectory (June 2018) looks at all sites with planning permission for 10 or more dwellings and site allocations and estimates that **2837** dwellings are likely to come forward from this source in the next 5 years.

House Building Rates

2.8 There were **546** dwelling completions in North Norfolk during 2017/18 which compares to 442 in 2016/17. The annual average number of dwellings built in the last 5 years is 470. The graph below shows dwelling completions by year.



Graph 2.8 Total dwelling completions by year since 2012 (Source: North Norfolk District Council, 2018)

2.9 The number of housing completions have increased since 2017/18, which is due to the drive to deliver the greater numbers of dwellings, with an increase in the amount provided on larger sites and site allocations. There has also been a more vigorous approach from the council when checking housing completions through performing site visits rather than relying on building control records. This more accurate and thorough approach has been adopted since 2016 to ensure the accuracy of monitoring.

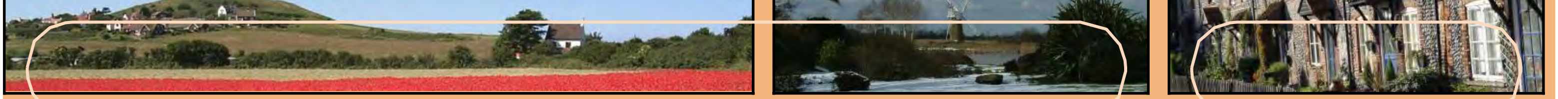
2.10 The table below shows how many of the new dwellings provided, over the last three years, were new build, conversions, change of use or other – the findings indicate that new builds make

up a significant proportion of dwelling completions.

Type of dwelling completed	2015/16		2016/17		2017/18	
	(No.)	(%)	(No.)	(%)	(No.)	(%)
New build	299	62%	305	69%	423	77%
Conversions	67	14%	91	21%	61	11%
Change of use (inc. removal/variation of conditions)	113	24%	46	10%	62	11%
Total	**479**		**442**		**546**	

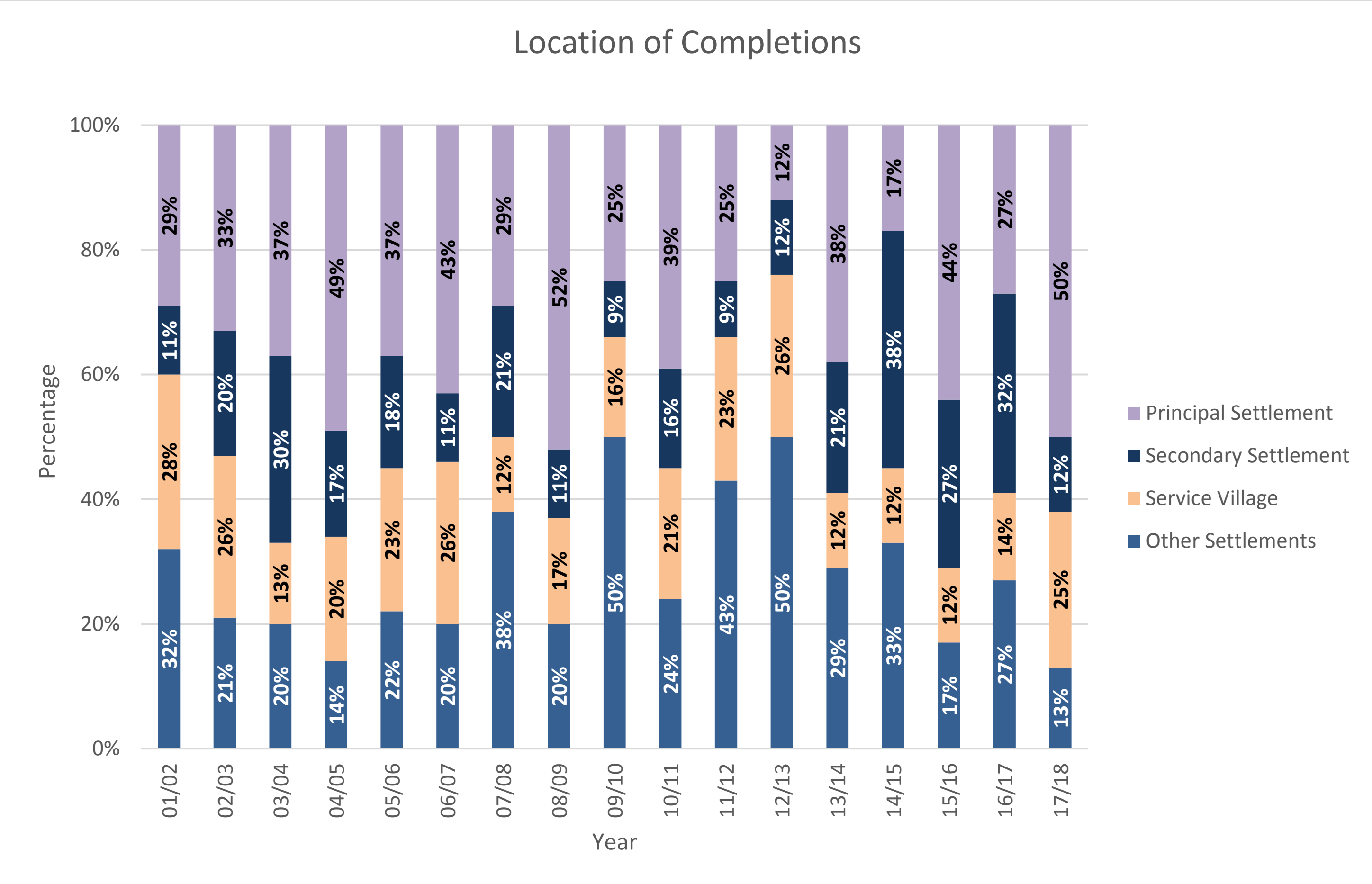
Table 2.10 Break-down of dwelling completions by type (Source: North Norfolk District Council, 2018)



2.11 The following table shows dwelling completions by ward and indicates the general location for development, while table 2.11 Location of dwelling completions' shows the distribution between service villages, principal settlements, secondary settlements and other settlements. The Core Strategy seeks to deliver a high proportion of new development in towns and some of the large villages in the district compared to the more rural areas (50% of new dwellings in the principal settlements, 20% of new dwellings in the secondary settlements and the remaining 30% in the service village or rural exception schemes/conversions of rural buildings).

Ward	12/13	13/14	14/15	15/16	16/17	17/18
Astley	7	14	8	3	9	2
Briston	17	14	8	22	5	8
Chaucer	4	2	0	0	11	2
Corpusty	2	1	8	7	11	2
Cromer	10	30	38	157	41	25
Erpingham	1	0	2	4	2	0
Gaunt	3	2	11	1	4	19
Glaven Valley	11	15	32	3	8	14
Happisburgh	1	4	12	5	5	0
High Heath	4	4	11	12	1	1
Holt	3	1	22	1	7	55
Hoveton	0	52	67	4	1	0
Lancaster	4	31	15	12	26	58
Mundesley	9	1	10	6	18	48
North Walsham	11	82	12	42	47	139
Poppyland	4	44	20	14	32	31
Priory	9	14	69	41	61	30
Roughton	16	5	3	12	12	30
Scottow	10	2	1	7	1	1
Sheringham	7	9	33	10	20	32
St. Benet	5	1	1	3	1	1
Stalham & Sutton	19	11	44	74	61	17
The Raynhams	56	18	26	0	22	18
The Runtons	2	4	20	2	1	1
Walsingham	6	4	3	6	8	0
Waterside	12	2	6	7	5	5
Waxham	2	7	6	7	0	3
Wensum	1	3	4	8	14	1
Worstead	6	6	11	9	8	3
TOTAL	**242**	**383**	**503**	**479**	**442**	**546**

Table 2.11 New Dwelling Completions 2012/13 to 2017/18
(Source: North Norfolk District Council, 2018)



Graph 2.11 Location of dwelling completions (Source: North Norfolk District Council, 2018)

Housing Trajectory

2.12 As stated in the SHMA, the Planning Authority needs to provide a minimum of 10,080 dwellings within the period of 2012 and 2036. Account needs to be taken of the development which has already taken place and that which has secured Planning Permission. Between April 2012 and March 2018 a total of 2595 were recorded as complete.

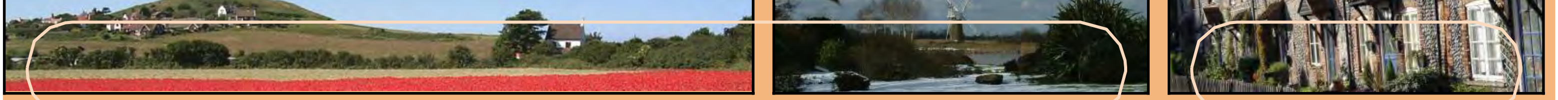
2.13 Following the publication of the revised National Planning Policy Framework in July 2018 the number of new homes required in the District is calculated in accordance with a standard national methodology. Whilst this methodology is subject to on-going review it currently requires that housing needs in the district are derived from 2014 based National Household Projections which are then adjusted to take account of the affordability of dwellings locally. The results of this process increase the housing requirement in North Norfolk from 409 dwellings per year to 511 dwellings per year.

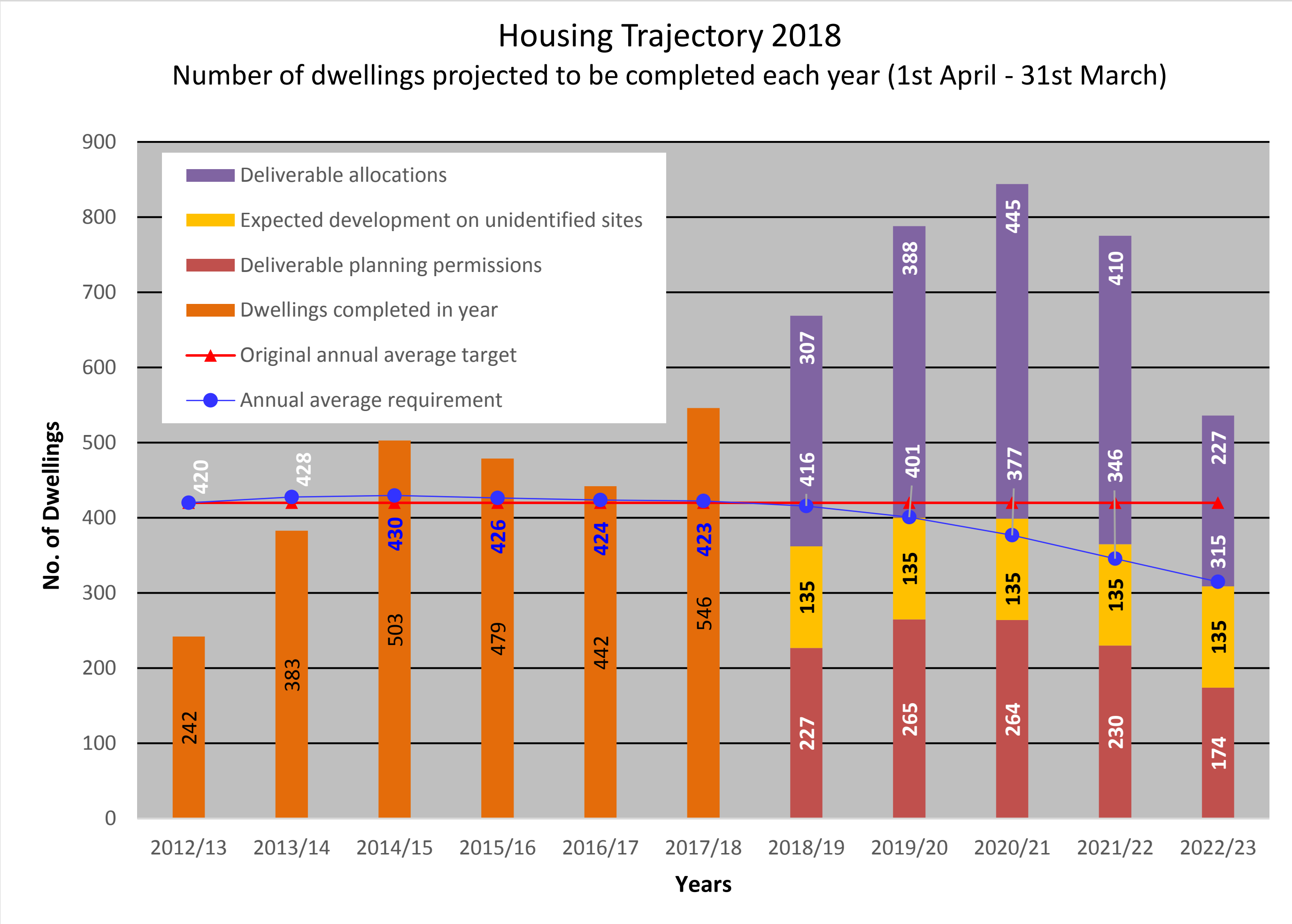
2.14 Total expected dwelling completions during the plan period are shown in the table below. The total figure is projected to be **8,025** by 2036.

Sources of Housing Supply 2001 -2021	Total
Dwellings built 2012-2018	2,595
Commitment (planning permissions minus 10% lapse rate and under constructions)	2,553
Estimated 'windfall' development including rural building conversions and 'exception' development schemes	2,430
Proposed LDF allocations	3,042
Total dwellings expected within remaining plan period	8025

Table 2.14 Total Housing Provision within Plan Period (Source: NNDC)

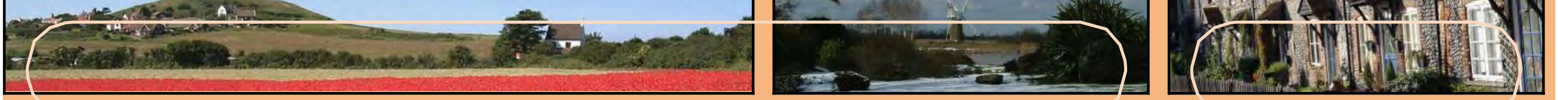
2.15 A Housing Trajectory is a useful tool for monitoring the rate, and expected rates, of housing developments against a target number of dwellings over a given time period. The trajectory illustrates the position as of 1st April 2018 and shows the number of dwelling recorded complete on an annual basis since 2012. The second trajectory shows the projection of the likely number of dwellings up until the end of the plan period 2036 and shows how many future allocations are required to meet the overall housing target of 10,080 dwellings. Future housing supply is broken down into various sources of supply including sites with planning permission which have yet to be built, new sites allocated for development in the Site Allocations Development Plan Document, and an estimate for housing completions that will occur on unidentified sites (Windfall). Further information is available in the latest Interim Statement of Five Year Supply of Housing Land and Housing Trajectory 2018 - 2023.

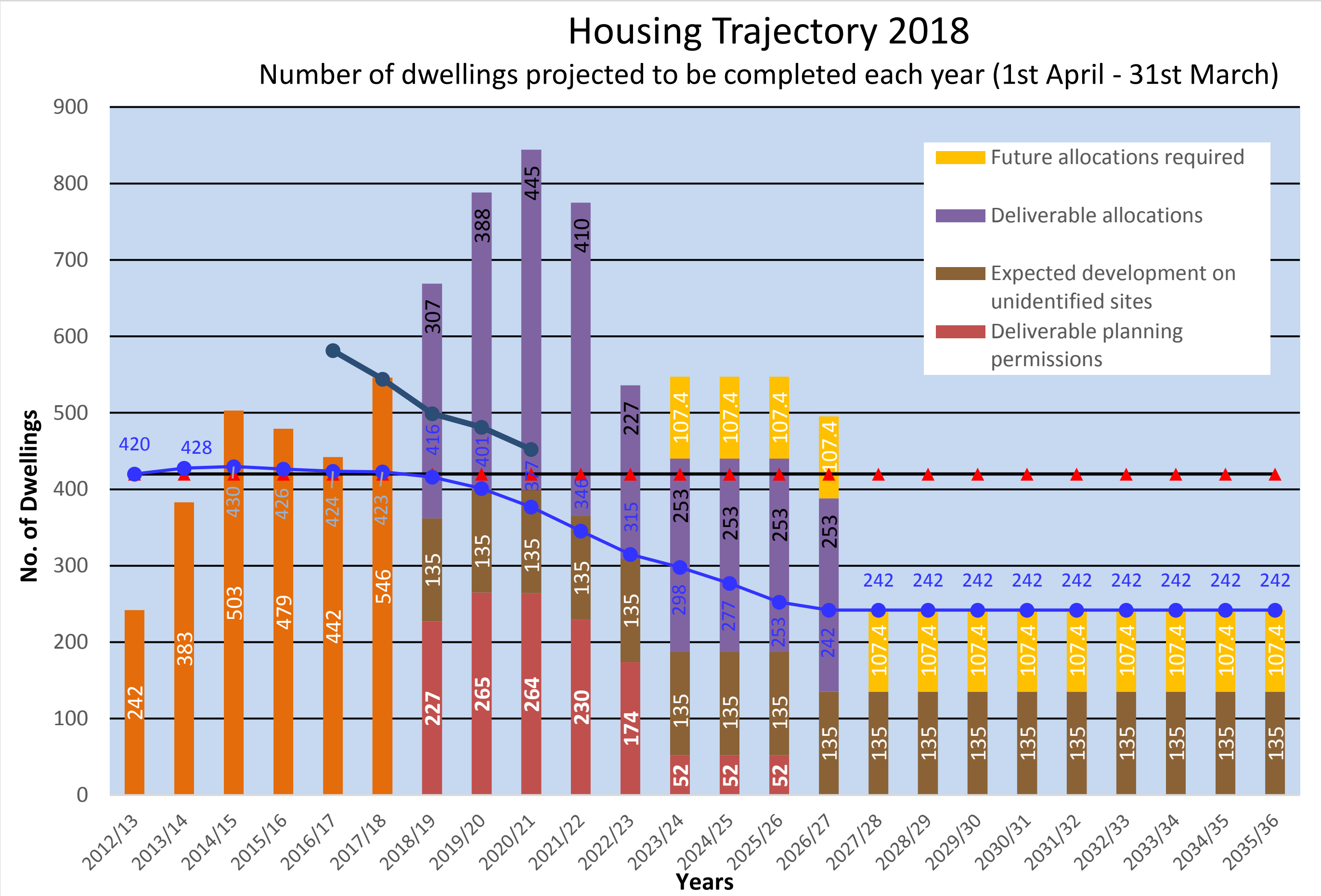




Graph 2.3 Housing Trajectory (Source: Statement of 5 Year Supply of Housing Land and Housing Trajectory, 2018)

2.16 The trajectory indicates that dwelling completions in the District are projected (apart from in the first year) to remain above the annual average requirement of 511 over the next 5 years. The trajectory takes account of the availability of key infrastructure to support new development and models expected rates of development accordingly. The Council will regularly review the trajectory on an annual basis.





Graph 2.16 Housing Trajectory showing Allocations required (Source: North Norfolk District Council, 2018)

2.17 The NPPF requires Local Authorities to demonstrate that there is a 5 year supply of land for housing development. The Council's latest Interim Statement: Five Year Land Supply Statement (2017/18) shows that there is **5.02** years supply of housing land available.

Housing Density

2.18 In the current Core Strategy in relation to density, it is still important to monitor the density of new development.

2.19 Adopted Core Strategy policy H07 requires that development optimises the density of a site in a manner that protects or enhances the character of the area and says that the council will aim to achieve the density of not less than 40 dwellings per hectare on the Principal and Secondary settlements (excluding Hoveton) and not less than 30 dwellings per hectare in Service Villages.

Permissions 2017/18						
Settlement	**Density Required** (dwellings/ ha)	**Number Permissions**	**Number of Dwellings**	**Average Density (Dwellings/ ha)**	**No. of dwellings which met density requirement**	**% of dwellings which met density requirement**
Principal	40 or more	5	101	26	72	71%
Secondary Settlement	30 or more	5	87	66	55	63%
Service Villages	30 or more	1	12	29	12	100%
Coastal Villages	30 or more	0	n/a	n/a	n/a	n/a
Elsewhere	30 or more	6	97	19	6	6%

Table 2.19a Density by settlement type 2017/18 (Source: North Norfolk District Council, 2018)

Permissions 2016/17						
Settlement	**Density Required** (dwellings/ ha)	**Number Permissions**	**Number of Dwellings**	**Average Density (Dwellings/ ha)**	**No. of dwellings which met density requirement**	**% of dwellings which met density requirement**
Principal	40 or more	9	657	37	127	19%
Secondary Settlement	30 or more	6	73	35	60	82%
Service Villages	30 or more	2	21	28	9	43%
Coastal Villages	30 or more	5	121	17	24	20%
Elsewhere	30 or more	2	12	20	0	0%

Table 2.19b Density by settlement type 2016/17 (Source: North Norfolk District Council, 2018)

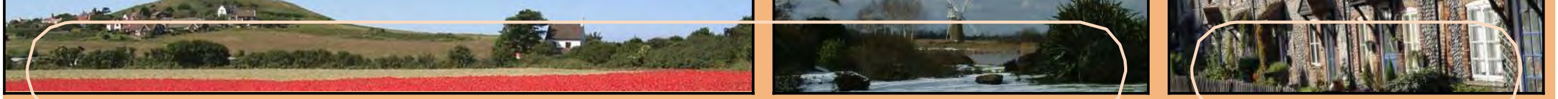
Brownfield Land

2.20 A key Government objective as stated in the NPPF is that local authorities should continue to make effective use of land by re-using land that has been previously developed. In North Norfolk 20% of dwellings completed in 2017/18 were on brownfield land. Garden plots were excluded from the definition of previously developed land in the revision to PPS3 which was published in June 2010. This is reflected in the revised target of 50%[1]

Percentage of new homes on previously developed land		
Period	**Target**	**Actual**
2004/05	60%	77%
2005/06	60%	74%
2006/07	60%	80%
2007/08	60%	82%
2008/09	60%	89%
2009/10	60%	90%
2010/11	60%	79%
2011/12	50%	84%
2012/13	50%	78%
2013/14	50%	50%
2014/15	50%	55%
2015/16	50%	52%
2016/17	50%	62%
2017/18	50%	20%

Table 2.20 New Homes on Previously Developed Land (Source: North Norfolk District Council, 2018)

1 The definition of previously developed land in Annex B to PPS3 excludes private residential gardens.



Affordable Housing

2.21 The provision of a greater number of affordable dwellings is a key priority for the Council. Former Local Plan policies sought to secure a proportion (40%) of all new developments which were over 25 units in size as affordable housing. The Authority had no residential land allocations in the Local Plan and the number of development schemes of 25 dwellings or more which contributed towards affordable housing was limited. The adopted Core Strategy introduced new requirements in relation to affordable housing provision in order to try and increase supply. Smaller development sites (ten dwellings in towns and two in villages) are required to provide at least 45% (towns) or 50% (villages) of the new dwellings as affordable units where it is viable to do so. Affordable housing continues to be a main priority with the Strategic Housing Market Assessment setting out a need of 2,200 over a twenty four year period.

2.22 In a ministerial statement published in 2014 the government amended Planning Policy relating to the threshold for providing affordable housing. The statement stated that authorities could no longer seek affordable housing from developments of **10-units or less,** and which have a maximum combined gross floorspace of no more than 1000sqm. Although this decision was then quashed in July 2015 following a High Court challenge by Reading Borough Council and West Berkshire District Council, the Court of Appeal overturned this decision and was re-inserted back into Planning Policy Guidance. The policy approach in May 2016 allows authorities to choose if they wish to apply a lower threshold of 5 units or less in designated Rural Areas and Area of Outstanding Natural Beauty (ANOB) for affordable housing contributions.

2.23 However, this currently doesn't apply to North Norfolk District Council, which has a Housing Incentive Scheme in place for a temporary period. The Housing Incentive Scheme reduces the policy requirement of affordable housing to 20% on large scale development proposals of 10 dwellings or more in defined parts of the district (see 'Appendix B: Affordable Housing Zones Map'). This is available in association with full and reserved matters planning applications only where quick implementation and phased delivery of development is agreed. This incentive is not available for outline planning applications and is only available by formal application. The three Incentives available in the revised scheme: The revised Housing Delivery Incentive Scheme: Developer Guide (June 2017) are shown in Appendix A.

2.24 Affordable housing delivered on larger sites has remained on a steady rate. However there has been an impact on smaller sites where the number of affordable housing completions and permissions have decreased, with just 73 affordable dwellings being granted planning permission in 2016/17.

2.25 The number of new dwellings being permitted and completed was slow nationally in between 09/10 - 13/14 due to the economic climate and the resulting depressed housing market. However this has picked up, with the Government's announcement to "fix the broken housing market and build more homes across England" and the District has seen an increase in the number of affordable housing being completed through Housing Site Allocations and the incentive scheme.

2.26 In 2016/17, 83 Affordable Homes were completed and in 2017/18, another 90 Affordable Homes were completed.

2.27 In the last 5 years **465** affordable dwellings have been built in the district.

Affordable housing completed Year	Number of affordable housing completed
2017/18	90
2016/17	83
2015/16	66
2014/15	74
2013/14	152
2012/13	18
2011/12	65

Table 2.27 Number of Affordable Housing Completed (Source: NNDC monitoring data).

2.28 With the aim of maximising housing delivery including the provision of affordable housing across the District, North Norfolk District Council works in partnership with the Homes and Communities Agency, Registered Providers and the community to assist in the effective delivery of new affordable homes.

Mix and Tenure of Affordable Housing

2.29 Core Strategy policy H02 requires that the mix and tenure of affordable housing provided reflects the identified housing needs at the time of the proposal and contributes to the Council's target of providing 80% of affordable housing as social rented accommodation. The table below shows the percentage achieved.

Mix and Tenure of Affordable Housing	11/12	12/13	13/14	14/15	15/16	16/17	17/18
% of affordable housing that comprises social rented accommodation	90%	100%	96%	81%	83%	81%	77%

Table 2.29a Percentage of Affordable Housing that is social rented accommodation

No. Of Completions by Funding Source	11/12	12/13	13/14	14/15	15/16	16/17	17/18
Wholly funded by Registered Social Landlords and/or Local Authority	64	13	110	31	49	8	58
Wholly funded through Developer Contributions	0	0	42	43	17	75	32
Total	**64**	**13**	**152**	**74**	**66**	**83**	**90**

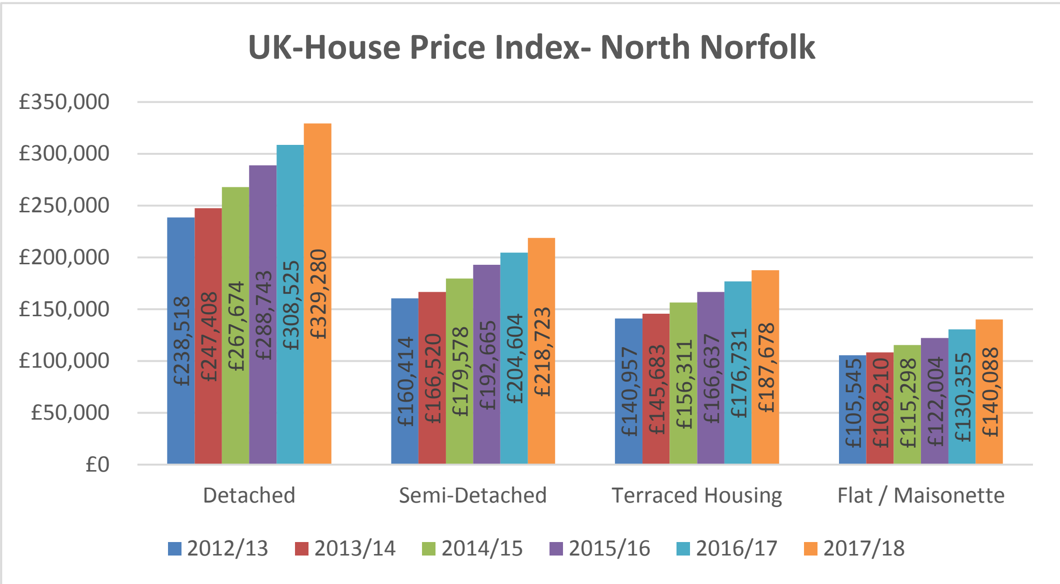
Table 2.29b No. Of Completions by Funding Source

House Prices

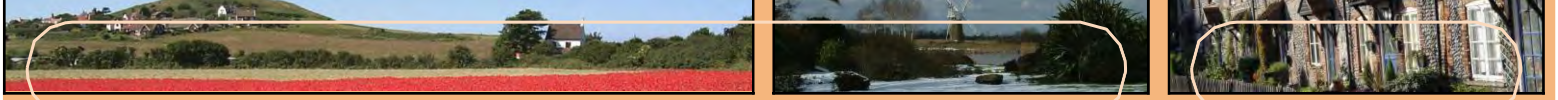
2.30 The housing stock within North Norfolk has more detached houses than other house types with the majority of houses owner occupied, either outright or with a loan or mortgage. Prices continue to increase for different types of house, shown in the table below.

UK-House Price Index- North Norfolk	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Detached	£238,518	£247,408	£267,674	£288,743	£308,525	£329,280
Semi-Detached	£160,414	£166,520	£179,578	£192,665	£204,604	£218,723
Terraced Housing	£140,957	£145,683	£156,311	£166,637	£176,731	£187,678
Flat / Maisonette	£105,545	£108,210	£115,298	£122,004	£130,355	£140,088

Table 2.30 House Prices (Source: gov.uk/government/statistical-data-sets)



Graph 2.30 House Prices (Source: gov.uk/government/statistical-data-sets)

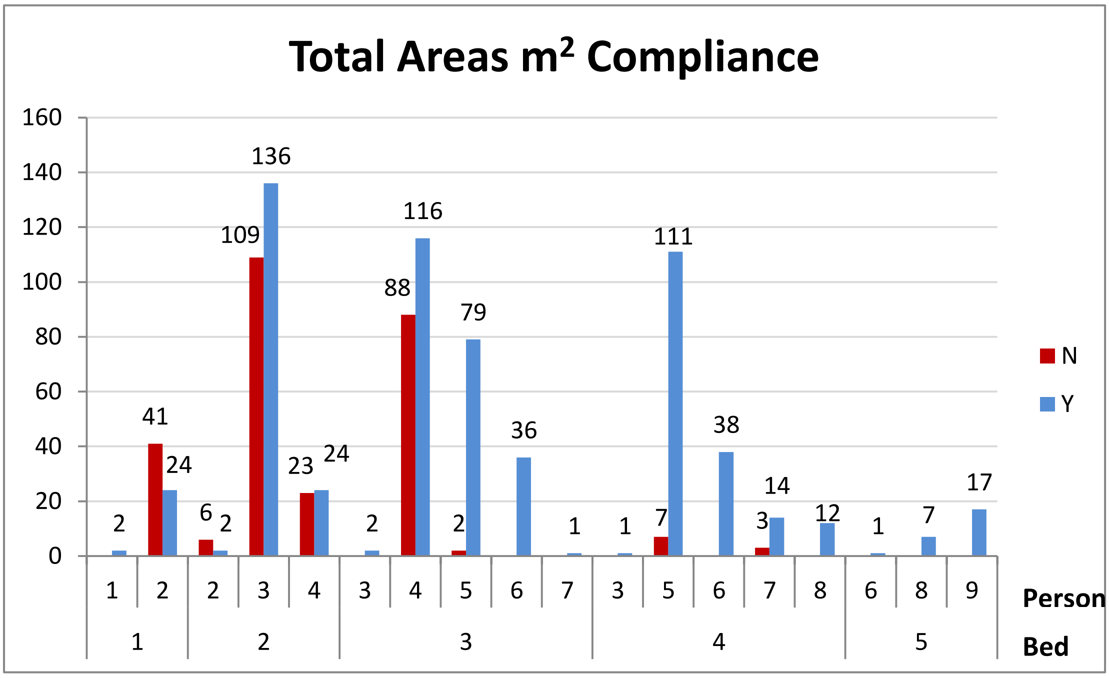


Space Standards

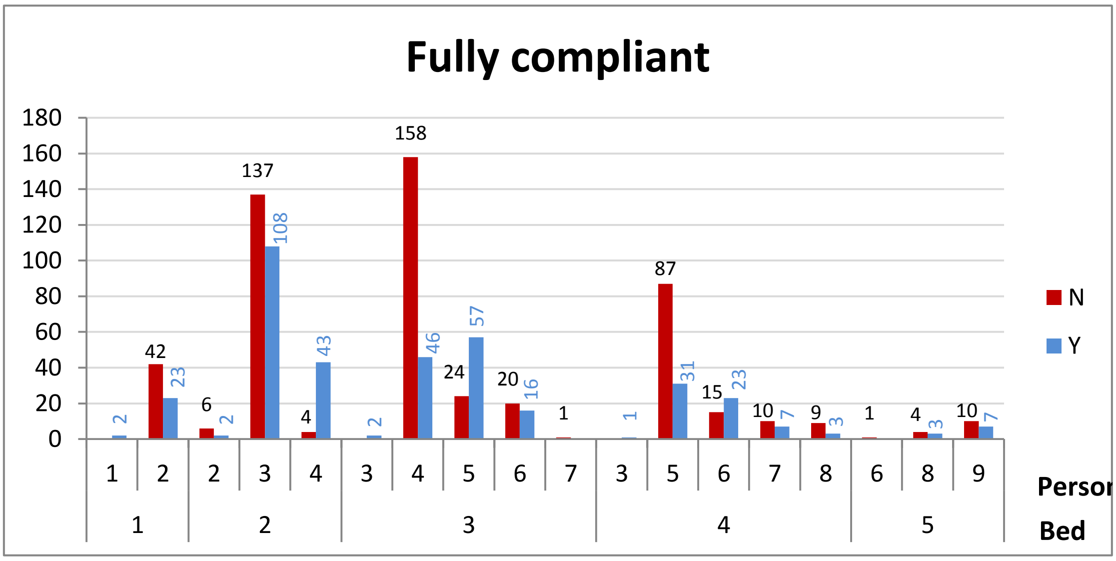
2.31 Introduced through the Ministerial Statement (March 2015) the nationally described standards set out requirements for the gross internal floor area of new dwellings as well as minimum floor areas and dimensions for key parts of the home, such as bedrooms, storage and floor to ceiling height and are suitable for application across all tenures.

2.32 To determine "compliance" to national space standards on new developments within North Norfolk, a sample review of existing larger scale planning permissions, from across the District, was undertaken and compared to the prescribed standards. A sample size of 902 dwellings was taken, and the results are shown below.

2.33 Total Area Compliance



Graph 2.29a Total Area Compliance



Graph 2.29b Compliant for total Area & room sizes.

2.34 From the analysis, as detailed above, 69% of dwelling assessed meet or exceed the national space standards for total area. For the largest proportion of dwellings, the 1, 2 & 3 bed dwellings (3/4 of the total), the % compliant dropped to 61%. 31% of dwellings had a gross internal area less than the national standard. The floorspace of the double (or twin) bedroom(s) was found to meet the NDSS, in 78% of the cases. The floorspace of the single beds only met the standard in 62% (38% not meeting standard).

For the main double bedroom, 92% met the standard for minimum width and for additional double/ twin bedrooms, the percentage dropped down to 82%. For one bedroom, 74% met the standard for minimum width. The majority of those that did not meet the standard, were found to be in the 3 bed, 4 persons (43% meeting the standard) & 4 bed, 5 persons (56% meeting the standard) categories.

Considering all the specifications for space, it was found that 58% (528 dwelling) did not meet one or more of the standard(s) For Flats, the percentage split was 50 % (118 dwellings).

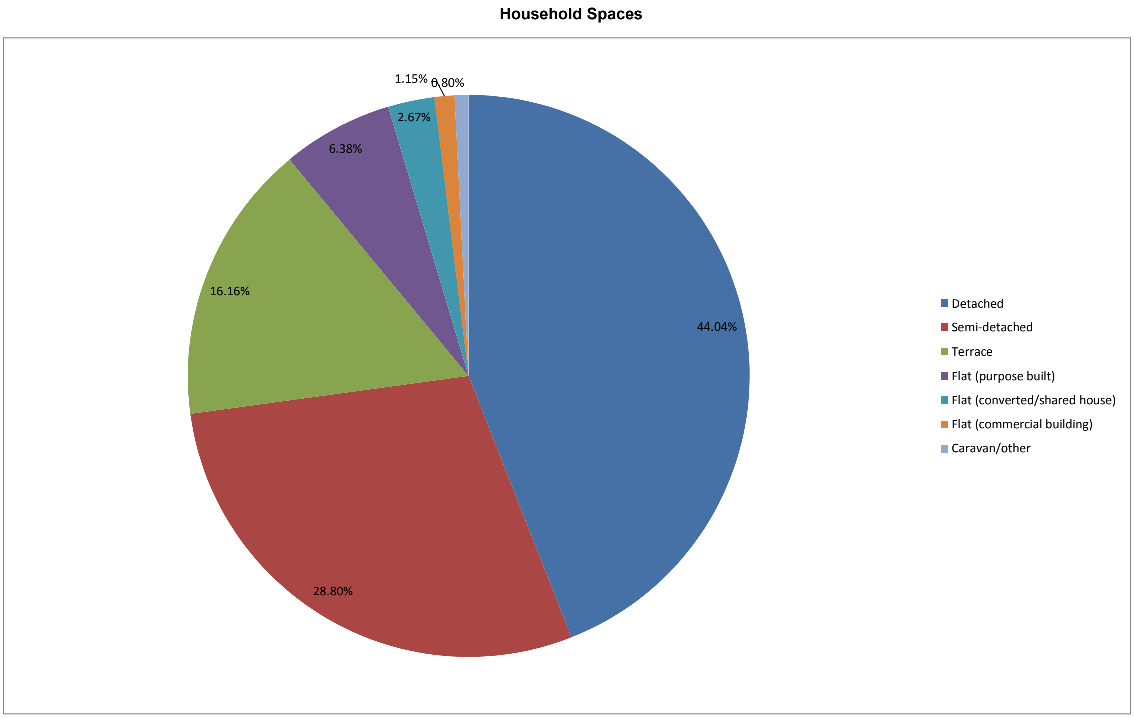


Figure 2.34 North Norfolk Household Spaces (Source: Census 2011)

Percentage unable to afford market housing	Under 25	25-34	35-44	45-54	55-64	65+
Single person household	23%	10%	24%	25%	22%	21%
Couple with no dependent children	15%	7%	10%	9%	8%	13%
Couple family with 1 or more dependent children	66%	33%	19%	13%	14%	35%
Lone parent family with 1 or more dependent children	85%	75%	54%	40%	36%	66%
Other household type	26%	51%	32%	22%	19%	11%

Table 2.34: Assessing affordability by household type and age
(Source: ORS Housing Model based on Census 2011 and DWP). SHMA 2016

Second Homes

2.35 North Norfolk has a high proportion of second homes. This is not uniform across the district and in some areas this is far higher. The graph below shows figures for second homes in parishes with 100 + Second Homes, based on Council Tax records at March 2017. Certain coastal areas are still 'hot spots' for second home ownership, namely Cromer, Sheringham, Mundesley & Wells-Next-the-Sea. These figures do not include those second homes that are business rated. What is evident from the data, is that it shows a rising trend in second homes in North Norfolk.

	CROMER	SHERINGHAM	MUNDESLEY	WELLS NEXT SEA	STALHAM	BACTON	WEYBOURNE	BLAKENEY	HOLT	CLEY	RUNTON EAST
2012	428	326	309	251	193	156	137	132	93	77	67
2013	455	339	316	269	195	160	144	138	103	83	72
2014	498	368	328	295	202	164	149	149	114	90	79
2015	547	399	342	321	211	177	154	156	128	97	88
2016	591	429	354	348	217	183	161	163	142	100	93
2017 Second Homes	638	461	368	379	220	190	167	173	165	110	103

Graph 2.33: Second Homes Trend (100+ Second Homes 2017)
(Graph exclude those properties used as holiday lets)

Empty Homes

2.36 In 2017/18, **603** dwellings were classified as being long term vacant (6 months or more as at October each year).

2.37 The Government provided incentives to local authorities and charitable & social enterprise housing, through a mix of grants & loans to bring these properties back into use, but this ended in 2015, resulting in the increase in the numbers of empty homes ever since.

2.38 In 2017 there had been an overall increase in Long Term Empty properties over the previous year. 504 to 603.

By October 2018 Using an ‘enforcement board’, collaborative approach for the last four years the Council has helped to bring hundreds of homes back into use through a wide range of action from working together with owners to support renovations, demolition and re-building to taking enforcement action and undertaking compulsory purchase where owners fail to make positive changes.

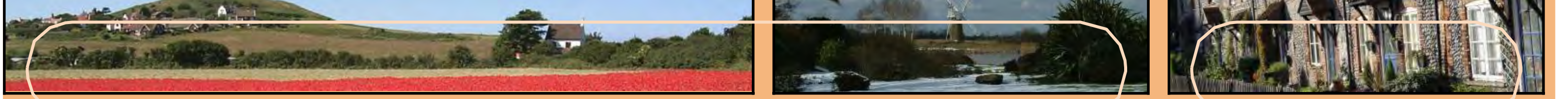
Currently, less than 1% of North Norfolk’s housing stock is classed as being empty which is below the national average. In the last twelve months, North Norfolk District Council has reduced the number of empty properties by 20% from 603 to 482.

Special Housing Needs

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

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

Table 2.39 Table showing results for additional Gypsy and Traveller caravan pitches (Source: The East of England Regional Assembly, January 2006)



2.40 North Norfolk has historically experienced low levels of Gypsy and Traveller activity compared with other Districts in Norfolk. A small number of families reside in the District and there are currently 13 pitches occupied (Oct 2017). Most activity in the area is from those passing through, visiting religious festivals, looking for work or for recreational purposes in the summer period. The Norfolk Caravans and Houseboats Accommodation needs Assessment including for Gypsies, Travelers and travelling Show people, Oct 2017 concluded that there is a low need for additional pitches to be provided over the five-year period, with an annualised need of 0.4 pitches. Two short stay sites (one each in Cromer and Fakenham) were completed in February 2010 and remain in use for those that travel, each providing 10 pitches.

2.41 Counts of Gypsy and Traveller caravans present in the District are carried out on a specific day by the Council and the results are shown in the table below.

Count of Traveller Caravans	Jan-16	Jul-16	Jan-17	Jul-16	Jan-18	Jul-18
Socially Rented Caravans	3	1	0	1	0	1
Private Caravans: Temporary Planning Permission	2	2	0	0	0	0
Permanent Planning Permission	7	7	9	2	9	2
All Private Caravans	9	9	9	2	9	2
No. of Caravans on Sites on Travellers' own land: "Tolerated"	0	0	0	0	0	0
No. of Caravans on Sites on Travellers' own land: "Not tolerated"	0	0	0	0	0	0
No. of Caravans on Sites on land not owned by Travellers: "Tolerated"	1	5	1	1	1	1
No. of Caravans on Sites on land not owned by Travellers: "Not tolerated"	0	0	0	0	0	0
Total All Caravans	13	15	10	4	10	4

Table 2.41 Count of Traveller Caravans (Source: MHCLG,Gov.uk, Statistics traveller-caravan count.)

Population

2.42 Although there are no Core Strategy targets or indicators in relation to population, it is important to monitor changes to see if planning policies meet the needs of the current and future population.

North Norfolk District had a reported resident population of 103,800 in 2016 and is predicted to have a population of 112,100 by 2036 according to the ONS 2016 population projections. The main settlements in the District are its seven towns (Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Wells-next-the-Sea) and three large villages; Hoveton, Briston / Melton Constable, and Mundesley. These settlements are distributed more or less evenly across the District, and accommodate around half of the population. The other half live in the large number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area. Overall the District is one of the most rural in lowland England. The ONS midyear population estimates for 2017 was 104,100. (Source NOMIS 2017)

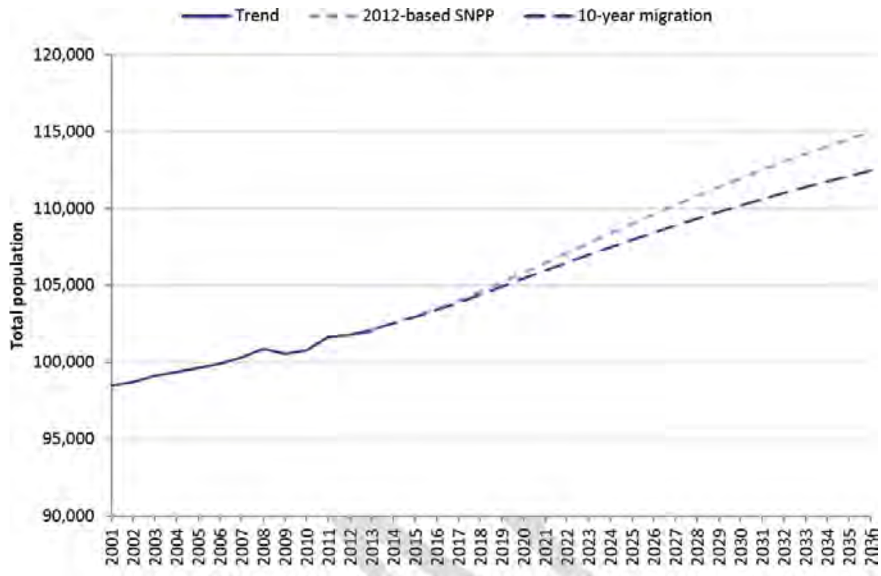
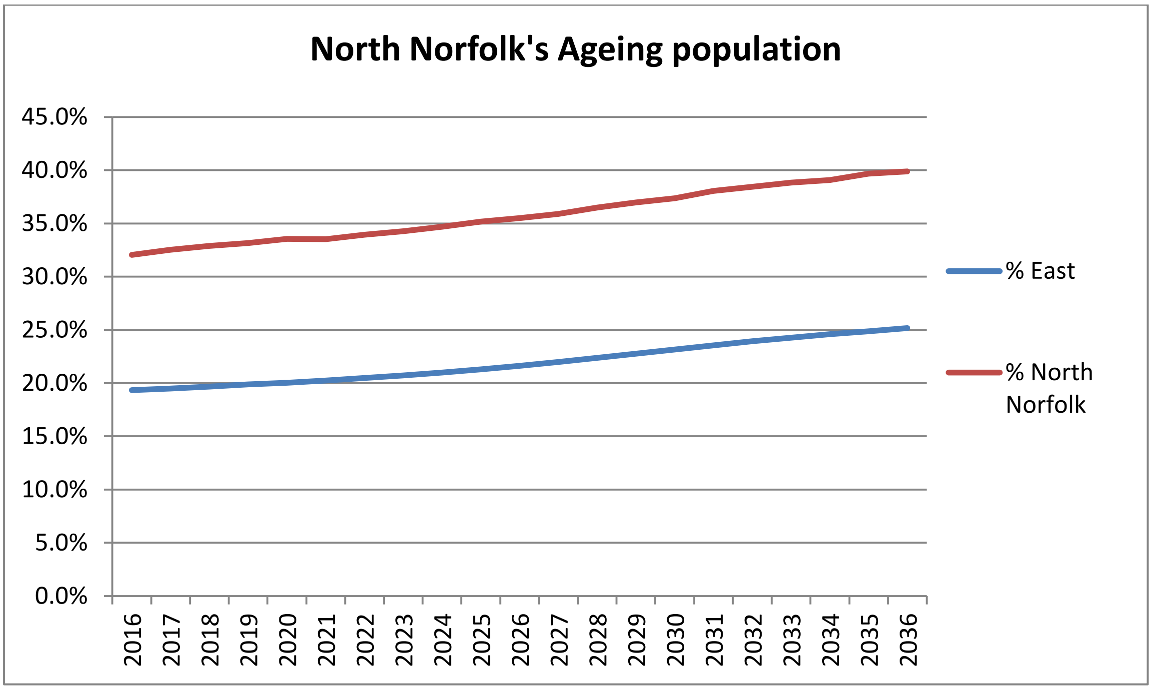


Figure 2.42 Population projections 2012 -2036 by migration trends based on 2012 SNPP (Source: Office for National Statistics)

	2012			2012-based SNPP			10-year migration trend		
Age	M	F	Total	M	F	Total	M	F	Total
Aged 0-4	2,236	2,186	4,422	2,214	2,145	4,359	2,147	2,076	4,223
Aged 5-9	2,181	2,043	4,224	2,413	2,345	4,758	2,347	2,271	4,618
Aged 10-14	2,405	2,257	4,662	2,642	2,583	5,225	2,580	2,508	5,088
Aged 15-19	2,723	2,667	5,390	2,646	2,514	5,161	2,592	2,451	5,043
Aged 20-24	2,230	2,171	4,401	2,039	1,991	4,030	2,004	1,938	3,942
Aged 25-29	2,243	2,104	4,347	2,237	2,157	4,394	2,178	2,087	4,265
Aged 30-34	2,084	1,992	4,076	2,122	2,026	4,148	2,064	1,957	4,021
Aged 35-39	2,144	2,173	4,317	2,342	2,329	4,671	2,277	2,249	4,526
Aged 40-44	2,911	3,004	5,915	2,745	2,710	5,455	2,677	2,626	5,303
Aged 45-49	3,251	3,488	6,739	3,039	3,042	6,081	2,966	2,955	5,921
Aged 50-54	3,383	3,617	7,000	3,135	3,237	6,371	3,068	3,147	6,215
Aged 55-59	3,466	3,761	7,227	3,291	3,463	6,754	3,221	3,369	6,590
Aged 60-64	4,093	4,439	8,532	3,826	4,051	7,877	3,747	3,946	7,693
Aged 65-69	4,489	4,684	9,173	4,737	4,977	9,714	4,649	4,862	9,511
Aged 70-74	3,223	3,444	6,667	4,836	5,004	9,840	4,754	4,904	9,658
Aged 75-79	2,780	3,076	5,856	4,106	4,276	8,382	4,049	4,214	8,263
Aged 80-84	2,017	2,530	4,547	3,234	3,584	6,818	3,201	3,544	6,745
Aged 85+	1,434	2,861	4,295	4,542	6,407	10,948	4,505	6,340	10,845
Total	49,293	52,497	101,790	56,145	58,841	114,986	55,027	57,444	112,471

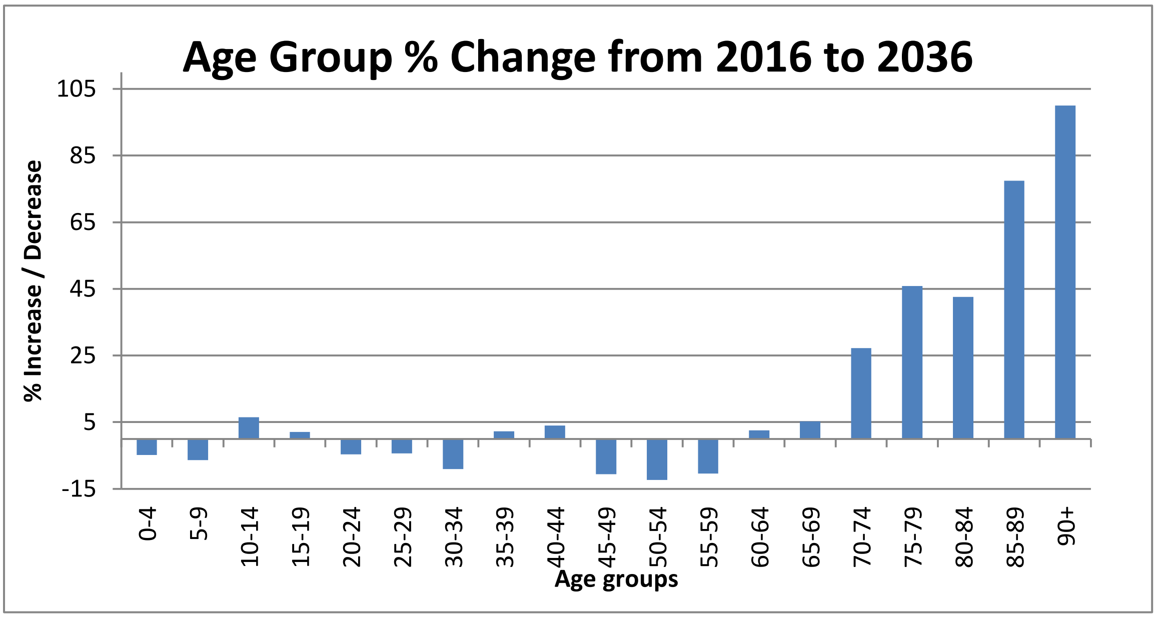
Table 2.42 Population projections 2012-2036 by gender and age
(based on 2012 SNPP and 10 year migration trends) (Source: Office for National Statistics)

2.43 North Norfolk has a significantly aging population. Both the 2014 and 2016 based projections show that there will be a significant increase in both numbers and proportion of the population aged over 65. By 2036, the end of the Local Plan period there will be over 44,700 people aged over 65 in North Norfolk, an increase of 11,500. Overall the percentage of people aged over 65 increases from 32% to 39.9% of the Districts population by 2036 (2016 ONS). Conversely collectively population growth from all other age groups increase at a slower rate with the net result that overall proportions of those under 65 are projected to fall from 68% of the total population to 60%, table 2 ONS 2016 Sub national projections Appendix 3. It should also be noted that in some age cohorts the population is predicted to fall by 2036, notably 0-9 and 20-29 and 40 – 59.



Graph 2.43 Ageing Population 65+

2.44 The percentage change within the age ranges, from 2016 to 2036 is predicted to fall on average for those up to 64 years of age (Net change -3%) and significantly rise for those 65+ (+50%).



Graph 2.44 Age Group Change



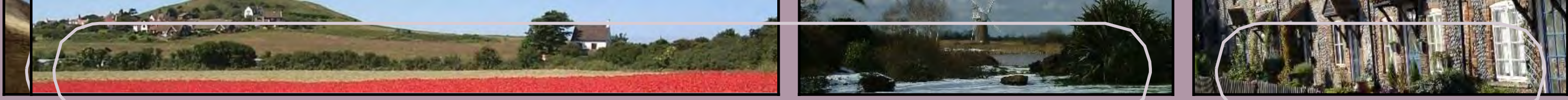
3 Economy

Economy: Objectives & Targets

Core Strategy Aims

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

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



Employment Land

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

3.2 There are approximately 233.04 ha of designated employment land in the District. The table below tracks and shows the amount of employment land available. (HELAA _Part 2 – Data at 31/12/2017)

Location	Designated Employment Areas and Enterprise Zones (ha)	Land remaining (undeveloped land on designated Employment Areas and Enterprise Zones) (ha)
Eastern Area	**103.32**	**20.54**
Catfield	12.01	0.47
Hoveton	9.88	2.00
Ludham	0.27	0.00
Mundesley	0.30	0.00
North Walsham	47.37	6.07
Scottow Enterprise Park	32.00	12.00
Stalham	1.49	0.00
Central Area	**47.03**	**7.55**
Corpusty (Saxthorpe)	1.16	0.00
Cromer	18.95	0.67
Holt	13.99	6.88
Sheringham	3.95	0.00
Melton Constable	7.68	0.00
Roughton	1.30	0.00
Western Area	**82.69**	**14.44**
Blakeney	0.10	0.00
Fakenham	58.05	9.44
Wells	3.04	0.00
Egmere Enterprise Zone	21.50	5.00
Totals	**233.04**	**42.53**

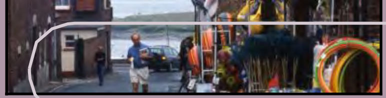
Table 3.2: Summary of assessment of designations and allocations in the LDF (Source HELAA- Part 2)

3.3 At 31 March 2018 there are 43.76ha of Employment Land with planning permission and under construction or completion, status not yet determined. The table below shows the total and net floor space under the use class and the site areas. There were 42.53ha of undeveloped Employment Land on designated Employment Areas and Enterprise Zones

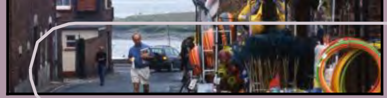
Planning Permissions on Allocated/ designated Land granted & Use class at 2018	New Floorspace gained (m2)	Floorspace gained CU/ conversion (m2)	Floorspace lost CU/ conversion (m2)	Floor Space (Net) (m2)	Land (Ha)
B1a	4622	1136	30	5728	9.67
B1b	47	0	0	47	0.06
B1c	983	1085	1225	843	4.09
B2	12271	2982	5443	9810	18.20
B8	13278	7071	3336	17013	11.74
Total	**31201**	**12274**	**10034**	**33441**	**43.76**

Table 3.3 Planning Permissions on Allocated/ designated Land granted & Use class at 2018
(Source: North Norfolk District Council, 2018)

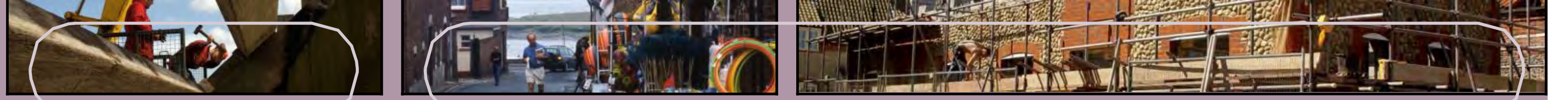
3.4 The following tables show employment development permitted in 2016/18. It primarily looks at industrial development and does not include other smaller commercial uses such as retail, food and drink. In addition, there have been several applications for minor improvements, alterations and changes of use to existing employment premises which indicate ongoing investment in the district.

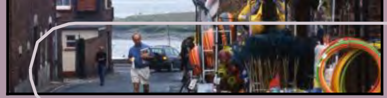

No.	Ref	Parish	Proposal	Brown field (B) Green field (G)	Use Class			NNDC LP policy	Floor Area (m2)		
					Existing	Proposed	Other		Gained New	Gained CU/ Con	Lost CU/ Con
1	**PF/17/0528**	**Beeston Regis**	Change of use of land and erection of construction storage facility (B8), workshop (B2) and ancillary office (B1) with associated parking and wash-down facility, to facilitate re-siting of existing construction business	B	B1a	**B1a**	B2/ B8	No	113.5		
2	**PF/17/0908**	**Beeston Regis**	Erection of single storey office building (B1)	G	SG	**B1a**		No	152		
3	**PF/17/0999**	**Cromer**	Erection of two storey offices and storage building	G	SG	**B1a**	B8	Yes	140		
4	**PF/16/1647**	**North Walsham**	Change of use from Cafe (A3) to Office (B1)	B	A3	**B1a**		No		100	
5	**PF/17/0127**	**North Walsham**	Erection of 2no. two-storey offices with associated car parking and hard and soft landscaping	G	SG	**B1a**		No	720		
6	**PF/17/0861**	**Wells**	Change of Use from agricultural to Class B1, B2 and B8 and external landscaping works	G	SG	**B1a**	B2/ B8	No	45		
7	**PF/16/0190**	**Cromer**	Change of use of office (B1) to chiropractor (D1)	B	B1a	**D1**		No			18
8	**PF/17/2056**	**Cromer**	Erection of single store extension to office block - B1 (Business) and separate storage building - B8 (Storage or distribution)	B	SG	**B1a**	B8	Yes	71		
9	**PF/16/0733**	**Hoveton**	Full details of two-storey commercial building for office/light industrial and ancillary storage use (sui generis mix of B1/B8 use classes) with access, parking and landscaping (Building A), with demolition of single-storey industrial building. Outline proposal for 3 no. additional units for office / light industrial / storage / distribution uses (B1/B8 use classes) (Buildings B, C, D), with all matters reserved	G	SG	**B1a**	B1c/ B8	No	1007		
10	**PF/17/0639**	**North Walsham**	Change of use of first and second floors from offices (Class B1) to four flats (Class C3)		B1a	**C3**		No			278
11	**PF/17/1028**	**Sheringham**	Demolition of 2 storey rear extension and change of use from office use (B1) to residential use (C3) to create a single dwelling and erection of pillars and railings to front boundary wall	B	B1a	**C3**		No			380


No.	Ref	Parish	Proposal	Brown field (B) Green field (G)	Use Class			NNDC LP policy	Floor Area (m2)		
					Existing	Proposed	Other		Gained New	Gained CU/ Con	Lost CU/ Con
12	**PF/17/1683**	**Sustead**	Change of use former barn used as offices in association with scaffolding business to a dwelling; insertion of roof lights; use of part of adjacent land as garden for the dwelling		B1a	**C3**		No			71
13	**PF/17/2164**	**Fakenham**	Change of use of tanning salon (sui generis) to offices (B1 (a))		SG	**B1a**		No	139		
14	**PF/17/0630**	**Bacton**	Contractor's site compound including the siting of container style temporary buildings for use as offices, storage and staff facilities; car parking area, lighting towers, areas for materials storage and storage tanks. Perimeter fencing		SG	**B1a**		No	54		
15	**PF/17/0770**	**Fakenham**	Erection of building for light industrial purposes (Class B1)	B	SG	**B1c**		Yes	49		
16	**PF/16/0573**	**Scottow**	Change of use of building to a mixed use of B1/B8 and A3, linked to the use of the track	B	SG	**B1c**	B8	No		400	
17	**PF/16/0733**	**Hoveton**	Full details of two-storey commercial building for office/light industrial and ancillary storage use (sui generis mix of B1/B8 use classes) with access, parking and landscaping (Building A), with demolition of single-storey industrial building. Outline proposal for 3 no. additional units for office / light industrial / storage / distribution uses (B1/B8 use classes) (Buildings B, C, D), with all matters reserved	G	SG	**B1c**	B1a/ B8	No	95		
18	**PF/18/0099**	**Hoveton**	Change of use of part of Unit 2 from cafe (A3) to create additional mixed use of retail (A1) and workshop (B1c) for unit 2B	B	A3	**B1c**	A1	Yes		88	
19	**PF/16/0125**	**North Walsham**	Conversion of mill to 3 residential units, erection of 3 two-storey dwellings and 2 garage blocks (revised scheme)	B	**B1c**	**C3**		No			
20	**PF/17/0579**	**North Walsham**	Demolition of existing buildings and erection of 45 retirement living apartments for the elderly including communal facilities, landscaping, car parking and ancillary development		B1c	**C3**		No			1476
21	**PF/18/0099**	**Hoveton**	Change of use of part of Unit 2 from cafe (A3) to create additional mixed use of retail (A1) and workshop (B1c) for unit 2B	B	A3	**A1**	B1c	Yes		193	

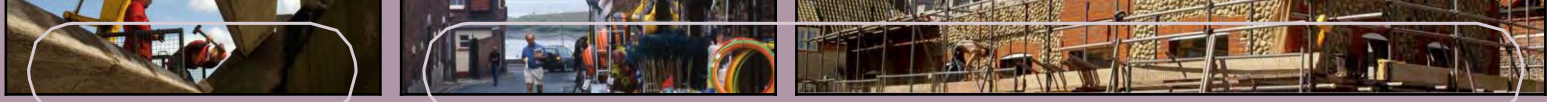


No.	Ref	Parish	Proposal	Brown field (B) Green field (G)	Use Class			NNDC LP policy	Floor Area (m2)		
					Existing	Proposed	Other		Gained New	Gained CU/ Con	Lost CU/ Con
22	**PF/17/0528**	**Beeston Regis**	Change of use of land and erection of construction storage facility (B8), workshop (B2) and ancillary office (B1) with associated parking and wash-down facility, to facilitate re-siting of existing construction business	B	B2	B2	B1a/ B8	No	19		
23	**PF/17/0861**	**Wells**	Change of Use from agricultural to Class B1, B2 and B8 and external landscaping works	G	SG	**B2**	B1a/ B8	No	62		
24	**PF/16/0790**	**Fakenham**	Erection of two industrial units for B2 and B8 use.	G	SG	**B2**	B8	Yes	285		
25	**PF/17/0610**	**Fakenham**	Erection of building for Class B2 (General Industrial) and/or Class B8 (Storage & Distribution)	G	SG	**B2**	B8	Yes	314		
26	**PF/17/1948**	**Holt**	Change of use from domestic garage (Use Class C3) to vehicle repair workshop (Use Class B2) (Retrospective)	B	C3	**B2**		No			
27	**PF/17/0738**	**Hoveton**	Change of use from B8 (Storage & Distribution) to B2 (General Industrial steel fabrication)	B	B8	**B2**		Yes		214	
28	**PO/17/2053**	**Tattersett**	Erection of building for general industrial purposes (Class B2) (all matters reserved)	G	SG	**B2**		Yes			
29	**PF/17/0045**	**Trunch**	Variation of Condition 2 of planning permission PF/13/0600: conversion of garage to dwelling, to amend approved window arrangements on north elevation	B	B3	**C2**		No			
30	**PF/17/0999**	**Cromer**	Erection of two-storey offices and storage building	G	SG	**B8**	B1a	Yes	63		
31	**PF/17/2056**	**Cromer**	Erection of single store extension to office block - B1 (Business) and separate storage building - B8 (Storage or distribution)	B	SG	**B8**	B1a	Yes	151		
32	**PF/16/0145**	**Fakenham**	Erection of warehouse		SG	**B8**		Yes	675		


No.	Ref	Parish	Proposal	Brown field (B) Green field (G)	Use Class			NNDC LP policy	Floor Area (m2)		
					Existing	Proposed	Other		Gained New	Gained CU/ Con	Lost CU/ Con
33	**PF/16/0790**	**Fakenham**	Erection of two industrial units for B2 and B8 use.	G	SG	**B8**	B2	Yes	285		
34	**PF/17/0738**	**Hoveton**	Change of use from B8 (Storage & Distribution) to B2 (General Industrial steel fabrication)	B	B8	**B2**		Yes			214
35	**PF/18/0102**	**Hoveton**	Change of use of part of unit 3 from mixed use of retail (A1) and storage/showroom (B8) to create new unit 4a for storage (B8)	B	A1	**B8**		Yes		106	
36	**PF/17/0646**	**Melton Constable**	Erection of a general purpose storage building(Class B8)	G	SG	**B8**		Yes	150		

Table 3.4 Key Employment permissions in North Norfolk 2015-16 (Source: North Norfolk District Council, 2016)



Employment & Training

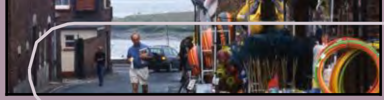
3.5 One of the Core Strategy aims is to develop a strong, high value economy and to provide better job and training opportunities. The provision of a range of employment land and premises, along with a supportive policy framework, should help increase the amount of jobs available in the area. The working age population in North Norfolk has increased from 57,500 in 2009, to 57,633 in 2011 (Source: Census 2011) and 55,700 in 2017, but it is still below regional and national averages. The key employment sectors in North Norfolk are retail, health, manufacturing, accommodation and food services and education, which has been case for the last few years. Common with many coastal districts, recreation and tourism are important parts of the local economy.

3.6 The following tables are taken from NOMIS, which show information relating to Employment and training, and commentary provided, relating to the figures.

3.7 Working Age Population in North Norfolk has been reducing since 2014 from 56,800 to its lowest level of 55,700 in 2017, since 2011.

Working Age Population Estimates	North Norfolk (No.)	North Norfolk (%.)	East (%)	Great Britain (%)
2011	57,600	56.6	63.4	64.7
2012	56,800	55.8	62.8	64.2
2013	56,400	55.2	62.4	63.8
2014	56,400	54.8	62.0	63.5
2015	56,100	54.3	61.8	63.3
2016	55,800	53.9	61.5	63.1
2017	55,700	53.5	61.3	62.9

ONS Crown Copyright Reserved (from Nomis on 4 January 2019)

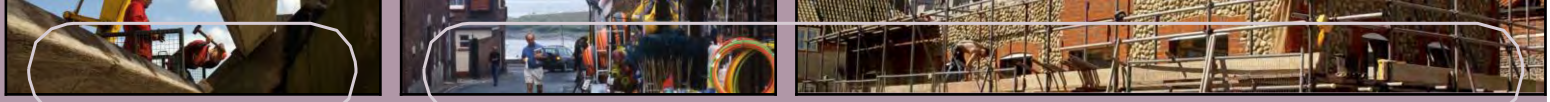

3.8 In North Norfolk, there are 47,000 economically active people (aged 16 and over), equating to 80.8% of the those aged 16-64.

Employment and unemployment (Jul 2017-Jun 2018)	North Norfolk (No.)	North Norfolk (%.)	East (%)	Great Britain (%)
All people				
Economically active†	47,000	80.8	81.1	78.4
In employment†	47,000	80.8	78.2	75.0
Employees†	36,800	65.4	66.3	64.2
Self-employed†	9,600	14.3	11.6	10.6
Unemployed (model-based)§	1,200	2.5	3.6	4.2
Males				
Economically active†	25,600	86.1	86.1	83.4
In employment†	25,600	86.1	82.8	79.7
Employees†	17,700	61.1	67.3	65.4
Self-employed†	7,300	22.8	15.3	14
Unemployed§	!	!	3.7	4.3
Females				
Economically active†	21,400	75.7	76.2	73.5
In employment†	21,400	75.7	73.6	70.4
Employees†	19,100	69.6	65.4	62.9
Self-employed†	#	#	7.8	7.1
Unemployed§	!	!	3.4	4.2

Table 3.8 Employment and unemployment. (Jul 2017-Jun 2018) (Source: Nomis, 2016)

#; !; †; § - See footnote 2[1]

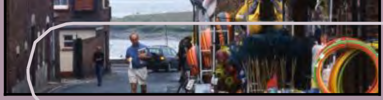
[1] # Sample size too small for reliable estimate (see definitions); ! Estimate is not available since sample size is disclosive (see definitions); † - numbers are for those aged 16 and over, % are for those aged 16-64; § - numbers and % are for those aged 16 and over. % is a proportion of economically active



3.9 In addition, the following tables below show the amount of economically active people in North Norfolk within various sectors.

Industry	North Norfolk (employee jobs)	Full-time employees	Part-time employees	North Norfolk (%)
1 : Agriculture, forestry & fishing (A)	1,500	1,250	225	4.4%
2 : Mining, quarrying & utilities (B,D and E)	300	300	10	0.9%
3 : Manufacturing (C)	4,000	3,500	300	11.8%
4 : Construction (F)	1,500	1,250	300	4.4%
5 : Motor trades (Part G)	600	450	125	1.8%
6 : Wholesale (Part G)	900	800	100	2.7%
7 : Retail (Part G)	4,500	2,000	2,500	13.3%
8 : Transport & storage (inc postal) (H)	1,000	900	150	2.9%
9 : Accommodation & food services (I)	4,500	2,000	2,500	13.3%
10 : Information & communication (J)	350	300	75	1.0%
11 : Financial & insurance (K)	300	225	75	0.9%
12 : Property (L)	450	250	200	1.3%
13 : Professional, scientific & technical (M)	1,750	1,250	600	5.2%
14 : Business administration & support services (N)	1,250	800	400	3.7%
15 : Public administration & defence (O)	1,000	700	350	2.9%
16 : Education (P)	3,000	1,500	1,500	8.8%
17 : Health (Q)	4,500	2,250	2,250	13.3%
18 : Arts, entertainment, recreation & other services (R,S,T and U)	2,500	1,250	1,250	7.4%
Column Total	**33,900**	**20,975**	**12,910**	**100.0%**

Table 3.9 Business Register and Employment Survey : open access (Source: ONS, Nomis, 2018)


3.10 In North Norfolk 460 people were claiming benefit (Nov 2018), principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) & National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Unemployment benefits normally only apply to people aged 18 years and over. They can only be claimed by 16 and 17 year olds in exceptional circumstances.

Out-Of-Work Benefits not seasonally adjusted (Nov. 2018)	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people	**460**	**0.8**	**1.7**	**2.3**
Males	285	1	1.9	2.7
Females	175	0.6	1.4	1.9
Aged 16+	460	0.8	1.7	2.3
Aged 16 to 17	0	0	0.1	0.2
Aged 18 to 24	105	1.7	2.5	3.2
Aged 18 to 21	75	2.2	2.7	3.4
Aged 25 to 49	205	0.8	1.7	2.4
Aged 50+	145	0.6	1.5	2

Table 3.10 Numbers of Benefits claimants at November 2018 (Source: Nomis, 2018)

3.11 Jobs Density: This is the level of Jobs per resident aged 16-64. A job density of 1 would mean that there is one job for every resident aged 16-64. The figures below show that the job density in North Norfolk (2016) was 0.78, more residents aged 16-64 then there are jobs.

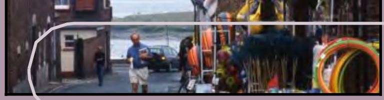
Jobs density (2016)	Jobs	North Norfolk (Density)
North Norfolk	**43,000**	**0.78**
Breckland	56,000	0.70
Broadland	55,000	0.74
Great Yarmouth	43,000	0.73
King's Lynn & West Norfolk	69,000	0.79
Norwich	102,000	1.07
South Norfolk	64,000	0.82
Eastern		0.83
Great Britain		0.84

Table 3.11 Jobs Density (2016) (Source: Nomis, 2018)

3.12 Core Strategy policies also seek to improve education and training opportunities, to meet the needs of business and help residents access better quality jobs. The average full time weekly earnings for those living in North Norfolk have increased from £390.70 in 2012 to £487.90 in 2018, which still remains lower than the Eastern region and the UK as a whole.

Earnings by place of residence (2018) Gross weekly pay	North Norfolk (Pounds)	East (Pounds)	Great Britain (Pounds)
Full-time workers	487.90	590.30	571.10
Male full-time workers	510.40	639.80	612.20
Female full-time workers	431.40	521.20	510.00

Table 3.12 Average gross full time weekly pay (2018) (Source: Nomis, 2018)


3.13 The number of residents with qualifications to NVQ4 and above has reduced from 23% in 2015 to 20.6% in 2017, and remains below the percentage for the eastern region as the table below shows.

Qualifications (Jan 2017-Dec 2017)	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	11,000	20.6	34.7	38.6
NVQ3 and above	24,400	45.7	53.7	57.2
NVQ2 and above	35,600	66.6	73.3	74.7
NVQ1 and above	42,700	79.8	86.5	85.4
No qualifications	6,200	11.6	7.2	7.7

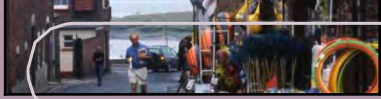
Table 3.13 Qualifications Jan 2017 - Dec 2017 (Source: Nomis, 2018)

Tourism

3.14 In 2017 North Norfolk attracted 8.8m day and overnight trips, with a total visitor spend of £415.6m, up from £403.5m in 2016 (see table below). The total value of tourism in North Norfolk was an estimated £505m, supporting an estimated 8,184 tourism related jobs, an increase of 3% compared to 2016.

Tourism	2013	2014	2015	2016	2017
Number of Day Trips	6,733,000	7,451,000	7,392,000	7,755,000	8,207,000
Number of Overnight Trips	569,000	545,600	558,700	553,500	620,700
Total Number of Visitor Trips	**7,302,000**	**7,996,600**	**7,950,700**	**8,308,500**	**8,827,700**
Adjusted Direct and Associated Visitor Spend	£357,685,550	£386,736,033	£399,284,033	£403,569,250	**£415,686,250**
Indirect/induced spend	£77,178,000	£83,281,000	£85,472,000	£86,788,000	£89,423,000
Total Tourism Value	**£434,863,550**	**£470,017,033**	**£484,756,033**	**£490,357,250**	**£505,109,250**
Total Number of Nights Stayed by Overnight Visitors	2,934,000	2,614,000	2,383,000	2,415,000	2,644,000
Direct Full Time Equivalent Jobs	5,599	6,058	6,249	6,337	6,528
Indirect and Induced Full Time Equivalent Jobs	**1,403**	**1,542**	**1,583**	**1,607**	**1,656**
Total Full time equivalent jobs	**7,002**	**7,600**	**7,832**	**7,944**	**8,184**
Total actual tourism related employment (No. of jobs)	**9,709**	**10,543**	**10,868**	**11,020**	**11,352**
Percentage of all employment	**24.0%**	**26.4%**	**27.2%**	**27.5%**	**28.4%**

Table 3.13 Economic Impact of Tourism North Norfolk – 2017. (Source: Destination Research Ltd.


3.15 The trips by accommodation by staying visitors, has also increased by 12%, in 2017 compared to 2016, to 621,000. The visitors to North Norfolk come from predominantly the UK, making up 95% of all visitors.

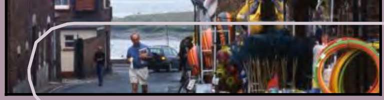
Trips by Accommodation Staying Visitors - Accommodation Type	UK	Overseas	Total
Serviced	94,000	1,800	95,800
Self-catering	112,000	4,100	116,100
Camping	71,000	1,500	72,500
Static caravans	119,000	600	119,600
Group/campus	34,000	4,500	38,500
Paying guest	0	0	0
Second homes	37,000	1,500	38,500
Boat moorings	17,000	0	17,000
Other	17,000	1,300	18,300
Friends & relatives	92,000	13,500	105,500
Total (2017)	**592,000**	**29,000**	**621,000**
Comparison (2016)	**525,000**	**29,000**	**554,000**
Difference	**13%**	**0%**	**12%**

3.16 Spend by Accommodation Type: The top four spend by accommodation types are Static caravans, Self-catering, Serviced accommodation and camping, which make up 74% of that in the other areas.

Spend by Accommodation Type	UK	Overseas	Total
Serviced	£25,350,000	£710,000	£26,060,000
Self-catering	£25,581,000	£5,590,000	£31,171,000
Camping	£19,358,000	£336,000	£19,694,000
Static caravans	£27,416,000	£196,000	£27,612,000
Group/campus	£5,914,000	£4,732,000	£10,646,000
Paying guest	£0	£0	£0
Second homes	£4,081,000	£821,000	£4,902,000
Boat moorings	£6,101,000	£0	£6,101,000
Other	£6,022,000	£183,000	£6,205,000
Friends & relatives	£8,538,000	£4,592,000	£13,130,000
Total (2017)	**£128,362,000**	**£17,161,000**	**£145,523,000**
Comparison (2016)	**£123,066,000**	**£17,952,000**	**£141,018,000**
Difference	**4%**	**-4%**	**3%**

Table 3.16 Staying visits by accommodation type (Source: Destination Research: 2017)

Headline Figures	
Total number of trips (day & staying)	8,827,700
Total staying trips	620,700
Total day trips	8,207,000
Total staying nights	2,644,000
Total staying spend	£145,523,000
Total day trip spend	£268,710,000
Associated spend	£28,000,250
Total visitor spend	£415,686,250
Indirect / induced spend	89,423,000
Total Tourism Value	£505,109,250
Full time equivalent jobs	8,184
Total actual tourism related employment	11,352
Percentage of all employment	28.4%

3.17 Across North Norfolk, there is a broad range of tourist accommodation available including (but not limited to) caravan sites, camp sites and glamping sites for all year round and seasonal uses. These sites provide a range of permanent and temporary buildings as well as differing in size and location. Collectively they create a diverse choice of places for tourists to stay. The provision of a diverse range of tourist accommodation is desirable and tourists visiting the area can have positive impact on the economy.

Tourist Accommodation Stock

3.18 The table below summaries permissions for new (and lost) tourist accommodation granted.

Parish	Proposal (Summary)	Application No.
Alby with Thwaite	Change of use of dwelling and annexe to 3 no. units of holiday accommodation.	PF/16/1436
Aylmerton	Change of use of 5no. C1 units (Bed and Breakfast) to 2no. C3 units (Holiday Accommodation).	PF/17/1780
Bacton	Holiday Accommodation of 10 units	PF/17/1900
Blakeney	Change of use of ancillary annexe to a mixed use as a self-contained annexe or holiday accommodation (Retrospective).	PF/17/1772
Blakeney	Variation of condition to allow detached annex building to be used for holiday accommodation.	PM/15/1684
Briston	Conversion of agricultural building to two units of holiday accommodation.	PF/16/0742
Briston	Change of use of part of public house to self-contained holiday unit.	PF/17/0578
Colby	Change of use from residential annex to one unit of holiday accommodation.	PF/16/1311
Corpusty	Two units for use as guest accommodation	PF/17/1080
Corpusty and Saxthorpe	Conversion of agricultural outbuilding to holiday let unit.	PF/17/1656
Corpusty and Saxthorpe	Removal of condition 3 (restricting occupation to holiday purposes only) of planning permission 08/0722 to allow permanent residential occupation of both units	PF/17/1890
Cromer	Change of use of commercial workshop (B2) to holiday let.	PF/16/1220
Cromer	Subdivision of dwelling to form two dwellings (one to be used as a holiday let).	PF/17/0338
East Ruston	Conversion of barn into holiday accommodation, part demolition of an adjoining agricultural structure, erection of single-storey extension to north.	PF/16/0914
East Ruston	Change of use of barn into holiday let.	PF/17/1163

Table 3.18a Tourist Accommodation Permissions, April 2016 to March 2018 (Source: NNDC, 2018)



Parish	Proposal (Summary)	Application No.
Fakenham	Variation of condition to allow use of outbuilding as residential annexe or holiday let.	PF/18/0154
Field Dalling	Conversion and extension of outbuildings to provide two units for commercial holiday use.	PF/17/0638
Fulmodeston	Extension to and conversion of existing garage to residential annexe or one unit of holiday accommodation.	PF/16/1163
Gresham	Erection of 3x timber Shepherd Huts for holiday accommodation.	PF/17/1274
Hickling	Use of existing annex as annexe and holiday accommodation.	PF/17/0887
Hindringham	Erection of single storey dwelling for use as holiday accommodation.	PF/17/0058
Holt	Erection single storey timber building for use as holiday let.	PF/16/0712
Hoveton	Subdivision of dwelling to form a one bedroom studio apartment for holiday letting.	PF/17/0640
Ingham	Change of use from Holiday let to dwelling	PF/16/0983
Itteringham	Residential annexe to one unit of holiday accommodation.	PF/16/0057
Itteringham	Agricultural barns conversion into 1 no. holiday let dwelling.	PF/16/1767
Kelling	Single storey extension to annexe and change of use to holiday accommodation.	PF/16/1418
Letheringsett with Glandford	Conversion of barn and addition of rooflights to create accommodation, to form 2no. holiday lets.	PF/16/0892
Mundesley	Removal of condition 3 of planning permission 91/0378 to allow holiday occupancy all year round.	PF/16/0638
Mundesley	Variation of Condition to allow holiday accommodation use from 1 March to 31 January the following year (11 months).	PF/17/0914
Northrepps	Conversion of barns to form 3 holiday lets	PF/16/0346
Paston	Conversion Garage to Holiday Let	PF/17/2030
Paston	Demolition of accommodation Block B, swimming pool and laundry. Use of land to station 21 holiday lodges, reception building, wardens accommodation.	PF/15/1198
Potter Heigham	Variation of condition to allow use of caravans for holiday purposes at any time of the year.	PF/17/0551
Roughton	Change of use and conversion of 3 bay garage to holiday dwelling.	PF/16/1425

Table 3.18b Tourist Accommodation Permissions, April 2016 to March 2018 (Source: NNDC, 2018)

Parish	Proposal (Summary)	Application No.
Runton	Conversion and extension of existing double garage to form a holiday let.	PF/17/0076
Sheringham	Subdivision and alterations to property to create a two bedroom self-contained holiday let.	PF/17/1686
Stalham	Variation of conditions to allow chalets to be used all year round for holiday occupation only.	PF/16/1361
Swafield	Conversion of redundant out-building to holiday let.	PF/15/1583
Thursford	Change of use of existing detached storage outbuilding to self-contained holiday accommodation.	PF/17/1138
Trimingham	Provide 12no. holiday bedrooms with en-suite facilities	PF/17/0763
Tunstead	Bed & Breakfast Accommodation - Barn Conversion.	PF/16/1653
Tunstead	Change of use from residential annex to holiday let.	PF/17/1256
Walcott	Removal of seasonal occupancy restriction (Use of property for year round holiday use)	PF/16/0567
Wells	Variation of condition to permit use of ancillary annexe as a self-contained annexe or holiday accommodation.	PF/16/1410
Weybourne	Change the use of detached annex to a holiday let.	PF/16/0946
Wiveton	Change of use of ancillary outbuilding to one bedroom dwelling for holiday rental.	PF/17/0743
Worstead	Single storey building for use as holiday accommodation (to replace collapsed building approved for conversion - ref 11/1278) (retrospective).	PF/16/0911
Worstead	Erection of single-storey building for use as a holiday unit.	PF/17/0117

Table 3.18c Tourist Accommodation Permissions, April 2016 to March 2018 (Source: NNDC, 2018)

3.19 The Core Strategy states, in North Norfolk the tourism economy is heavily dependent on the quality of the natural environment and the towns also contain many attractions and act as a focus for visitors. New tourist accommodation are permitted where it is demonstrated that it will have a minimal effect on the environment and where Principal & Secondary Settlements are the preferred locations for new development. Although there have not been significant application received in these preferred locations, there have been applications for 86 units of various types, in the period April 16 – March 18.

3.20 Within the Service Villages and countryside, where re-use of existing buildings is preferred, it can be seen from the table above that a significant number of applications were received for conversions and change of use to tourist accommodation.

Town Centres

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

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

3.22 Historically Norfolk County Council monitored the number of units in each market town and the table below shows changes since 2001 to 2010 in total units and in convenience store units. The table shows the number of units had increased in all the towns, with the exception of Wells where there has been a very small reduction. The most noticeable increases were in Holt and North Walsham. The amount of convenience stores has reduced in all towns except Cromer. The amount of service units has increased in all towns except Wells.

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

Table 3.22 Total units in North Norfolk Towns (Source: Norfolk County Council, 2011)

3.23 In previous years the County Council have also monitored vacancy rates. Results up until 2011are shown in the table below. Between 2007 and 2009, Cromer experienced a large increase in vacancies with Fakenham also experiencing a significant net increase in the number of properties becoming vacant. However North Walsham and Stalham continue to exhibited the highest percentage of vacancy rates (14%) , with North Walsham showing a significant increase between 2009 and 2010. This is in contrast to the more tourist destination of both Sheringham and Wells where the vacancy over the same period more than halved.

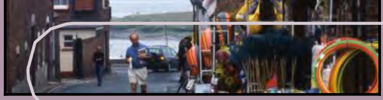


	Vacancy Rate								
	2003	2004	2005	2006	2007	2009	2010	Units becoming vacant 2007-09	Take-up of vacant units 2007-09
Cromer	4.7%	4.8%	4.8%	5.9%	5.5%	11%	9.9%	22	10
Fakenham	8.9%	6.4%	5.1%	6.3%	5.1%	12%	9.4%	15	4
Holt	3.1%	2.1%	3.1%	2.6%	5.4%	5.6%	5.3%	7	4
North Walsham	5.1%	5.1%	7.6%	5%	5.6%	7.4%	14%	9	5
Sheringham	3.6%	4.1%	2.3%	2.4%	5.7%	6.9%	3.2%	8	3
Stalham	7.8%	6.7%	8.6%	4.8%	7.6%	14.4%	14%	11	3
Wells	2.1%	1.1%	4.3%	7.4%	7.5%	9.1%	3.2%	4	1
All Towns								76	30

Table 3.23 Number of units becoming vacant and being taken up (Source: Norfolk County Council, 2011)

3.24 The vacancy rates were monitored in 2015 in accordance with the identified retail primary and secondary frontages as required by Policy EC5. Due to this being the first time this information has been recorded in this manner the data cannot be directly comparable to the previous County Council town centre monitoring. It will however act as the baseline which future data will be compared against. These indicators show Fakenham records the highest number of vacancies in the designated retail frontages followed by North Walsham and Stalham. A low vacancy rate exists, in the market towns of Holt, Cromer, and Sheringham.

	Total units in retail frontage	Number of units currently in A1 use	Measured frontage (m) (approx)	% A1 frontage (total)	Number of units vacant (%)
Cromer	40	27	347	75 %	0 (0%)
Fakenham	47	32	443	66%	8 (17%)
Holt	33	23	283	63%	0 (0%)
North Walsham	49	26	237	74%	4 (8%)
Sheringham	92	60	739	61%	1 (1%)
Stalham	46	26	436	57%	3 (6%)



	Total units in retail frontage	Number of units currently in A1 use	Measured frontage (m) (approx)	% A1 frontage (total)	Number of units vacant (%)
Cromer	**Total units in retail frontage**	**Number of units currently in A1 use**	**Measured frontage (m) (approx)**	**% A1 frontage (total)**	**Number of units vacant (%)**
Frontage 1	17	13	137	73%	0 (0%)
Frontage 2	7	3	60	32%	0 (0%)
Frontage 3	4	1	32	11%	0 (0%)
Frontage 4	12	10	118	86%	0 (0%)
Fakenham	**Total units in retail frontage**	**Number of units currently in A1 use**	**Measured frontage (m) (approx)**	**% A1 frontage (total)**	**Number of units vacant (%)**
Frontage 1	8	4	38	74%	4 (50%)
Frontage 2	2	0	40	0%	0 (0%)
Frontage 3	7	3	102	46%	2 (29%)
Frontage 4	4	1	35	14%	2 (50%)
Frontage 5	8	7	65	83%	0 (0%)
Frontage 6	8	7	88	86%	0 (0%)
Frontage 7	10	10	75	100%	0 (0%)
Holt	**Total units in retail frontage**	**Number of units currently in A1 use**	**Measured frontage (m) (approx)**	**% A1 frontage (total)**	**Number of units vacant (%)**
Frontage 1	6	3	50	42%	0 (0%)
Frontage 2	9	5	83	45%	0 (0%)
Frontage 3	5	4	26	58%	0 (0%)
Frontage 4	2	2	9	100%	0 (0%)
Frontage 5	5	4	29	86%	0 (0%)
Frontage 6	6	5	86	77%	0 (0%)
North Walsham	**Total units in retail frontage**	**Number of units currently in A1 use**	**Measured frontage (m) (approx)**	**% A1 frontage (total)**	**Number of units vacant (%)**
Frontage 1	7	3	62	39%	2 (29%)
Frontage 2	6	2	39	26%	1 (17%)



	Total units in retail frontage	Number of units currently in A1 use	Measured frontage (m) (approx)	% A1 frontage (total)	Number of units vacant (%)
Frontage 3	12	9	74	68%	1 (8%)
Frontage 4	8	5	62	55%	0 (0%)
Frontage 5	11	6	81	62%	0 (0%)
Frontage 6	5	1	66	32%	0 (0%)
Sheringham	**Total units in retail frontage**	**Number of units currently in A1 use**	**Measured frontage (m) (approx)**	**% A1 frontage (total)**	**Number of units vacant (%)**
Frontage 1	7	5	64	42%	0 (0%)
Frontage 2	15	8	139	53%	0 (0%)
Frontage 3	9	4	68	38%	0 (0%)
Frontage 4	26	16	195	67%	0 (0%)
Frontage 5	12	7	68	63%	1 (8%)
Frontage 6	24	20	205	69%	0 (0%)
Stalham	**Total units in retail frontage**	**Number of units currently in A1 use**	**Measured frontage (m) (approx)**	**% A1 frontage (total)**	**Number of units vacant (%)**
Frontage 1	10	5	101	46%	0 (0%)
Frontage 2	6	4	72	36%	0 (0%)
Frontage 3	6	5	63	79%	0 (0%)
Frontage 4	18	9	134	61%	3 (17%)
Frontage 5	6	3	66	42%	1 (17%)

Table 3.16 Percentage of A1 and vacant units within retail frontages (Source: North Norfolk District Council: 2015)

4 Plan Making

4.5 The Local Development Framework suite of documents were adopted in 2008 (Core Strategy) and 2011 (Site Allocations). The Council is in the process of producing the new Local Plan for the district covering the period 2016-2036.

4.6 This section sets out the timetable and milestones in the Local Development Scheme for the emerging Local Plan. The Local Development Scheme, LDS sets out the stages involved in the preparation of the Local Plan & includes a project timetable (See Appendix C 'Local Development Scheme timetable for Local Plan production' showing LDS Timetable).

4.7 The following background and procedural documents have been produced to date;

- The Council undertook a Regulation 18 consultation between 17 August and 9 October 2015 in order to seek comments on the Regulation 18 Notification Statement. Consultees were asked if there were any matters which had not been identified in the statement which should be included in the emerging Local Plan. A consultaion on the Statement of Community Involvement consultation also ran for eight weeks from the 17th August.
- The Council undertook a 'Call for Sites' to give an opportunity for developers, landowners, individuals and other interested parties to put forward sites within North Norfolk District for development, which ran until the 31st May 2016.
- North Norfolk District Council ran a consultation on a joint Housing and Economic Land Availability Assessment, HELAA Methodology across the Norfolk authorities on behalf of the Duty to Cooperate, which ran between 21st March 2016 and 3rd May 2016.
  The Draft Sustainability Scooping report was consulted on with the Statutory bodies between October 2016 and November 2016.
- During this AMR period the council has undertaken various evidence based documents including production of:
  - Plan Wide Viability Study
  - Retail and Main Town Centre Study
  - Strategic Flood Risk Assessment
  - Norfolk Strategic Planning Framework
  - Amenity Green Space Study
  - Business growth and investment Opportunities Study
  - Strategic Housing Market Assessment
  - Housing and Economic Land Availability Assessment, Part 1 & 2
  - Visitor Impact on European Protected Sites
  - Norfolk Caravans and Houseboats Accommodation Need Assessment
  - Landscape Character Assessment
  - Landscape Sensitivity Assessment (Renewable Energy)

Various background papers have also been written and include:

- Approach to the setting of the Housing Target
- Housing Background Paper: Distribution of Growth
- Approach to Employment
- Infrastructure Position Statement
- Interim Green Infrastructure Strategy
- Site Assessment Methodology
- Optional Technical Standards

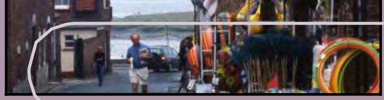
- During this period the Local Plan and Built Heritage Working party considered the emerging evidence and emerging policy papers as presented.

4.8 A full record of meetings can be obtained from the Council's web http://www2.north-norfolk.gov.uk/apps/committees/default-copy.asp?pathh=Planning%20Policy%20and%20Built%20Heritage%20Working%20Party

4.9 A more detailed summery of Local plan consultation to date can be found in the updated Consultation Statement that will be published as part of the Local Plan process.

4.10 A further regulation 18 consultation is planned for commencement late March 2018. The main consultation documents will be:

- First Draft Local Plan Part 1
- First Draft Local Plan Part 1 - Alternatives Considered
- Interim Sustainability Appraisal, including interim SA Scope
- Interim Habitats Regulation Assessment + HRA Scoping Report
- Draft Landscape Character Assessment SPD
- Draft Landscape Sensitivity Assessment (Renewable Energy) SPD
- Draft North Norfolk Design Guide SPD
- Consultation Statement




5 Duty to Cooperate

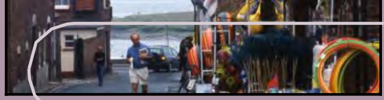
5.5 The duty to cooperate was created in the Localism Act 2011 introducing a legal duty on local planning authorities and other prescribed bodies, to engage constructively, actively and on an ongoing basis to maximise the effectiveness of the Local Plan preparation in the context of strategic cross boundary matters.

5.6 The Town and Country Planning Regulations (2012) requires Local Authorities to give details of what action they have taken under the Duty to Cooperate within the Annual Monitoring Report.

Strategic Issue	Purpose	Key Outcomes
Delivery	To develop a comprehensive understanding of development delivery issues across the area to inform the drafting of the Norfolk Strategic Framework (NSF). To summarise, analyse and present the evidence in accordance with the agreed timetable.	Non-Strategic Framework
Housing	To develop a comprehensive understanding of the housing market across the area to include demand, need and capacity for all types of dwellings to inform the drafting of the Norfolk Strategic Framework (NSF) and to summarise and present the evidence in accordance with the agreed timetable.	Strategic Housing Market Assessment Housing and Economic Land Availability Assessment (HELAA Gypsy and Travellers Assessment
Economy	To liaise closely with the business community to develop a comprehensive understanding of both current market and economic development issues in the area (including main town centre uses) and future quantitative and qualitative requirements for land, floorspace and job growth. To summarise, analyse and present the evidence in accordance with the agreed timetable to inform the drafting of the Norfolk Strategic Framework (NSF).	Housing and Economic Land Availability Assessment (HELAA)
Infrastructure	To develop a comprehensive understanding of the strategic infrastructure issues across the area to include impact of known investment, the need for further investment, capacity issues and constraints to inform the drafting of the Norfolk Strategic Framework (NSF). To summarise, analyse and present the evidence in accordance with the agreed timetable.	Habitats Regulation Assessment / Visitor Pressure Report. Strategic Flood Risk Assessment

Table 5.6 Duty to Co-operate Purposes and Key Outcomes

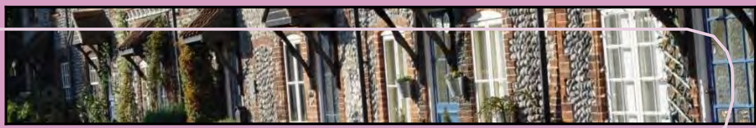
The Norfolk Authorities agreed to formally cooperate on a range of strategic cross-boundary planning issues through the preparation of this Norfolk Strategic Planning Framework. A draft strategic Framework was produced and consulted on over the summer of 2017. The final document was issued winter 2017/18. Within the document the Norfolk Local Planning Authorities have agreed to formally cooperate on a range of strategic cross-boundary planning issues through the preparation of the next generation Local plan s. The full document can be found: https://www.north-norfolk.gov.uk/info/planning-policy/emerging-local-plan/background-policy-evidence-pages/norfolk-strategic-planning-framework-nspf/


Annual Monitoring Report 2016 - 2018

Appendices





Appendix A Extract from the Housing Incentives Scheme

- **Incentive 1** - Increasing the number of dwellings which will be permitted on a development before seeking a contribution towards affordable housing. The Council will allow schemes of up to 10 dwellings (new build and conversions) without seeking contributions towards affordable housing. This incentive relates to the affordable housing usually made available via a Housing Association or similar registered social landlord. Smaller, lower cost housing for sale will continue to be required within larger schemes (Policy H01 of the adopted Core Strategy). This incentive is available for outline, reserved matters and full planning applications on request.

- **Incentive 2** - Reducing the quantity of affordable housing to 25% on large scale development proposals of 11 dwellings or more in defined parts of the district (see 'Appendix 2: Affordable Housing Zones Map'). This is available in association with full and reserved matters planning applications only where quick implementation and phased delivery of development is agreed. This incentive is not available at outline planning stage and is only available by formal application (specific application form required).

- **Incentive 3** - Renewable Energy: Removing the requirement that part of the schemes energy needs should be generated from on-site renewable sources. This is available in association with full and reserved matters applications only where quick implementation and phased development is agreed.

Appendix B Affordable Housing Zones

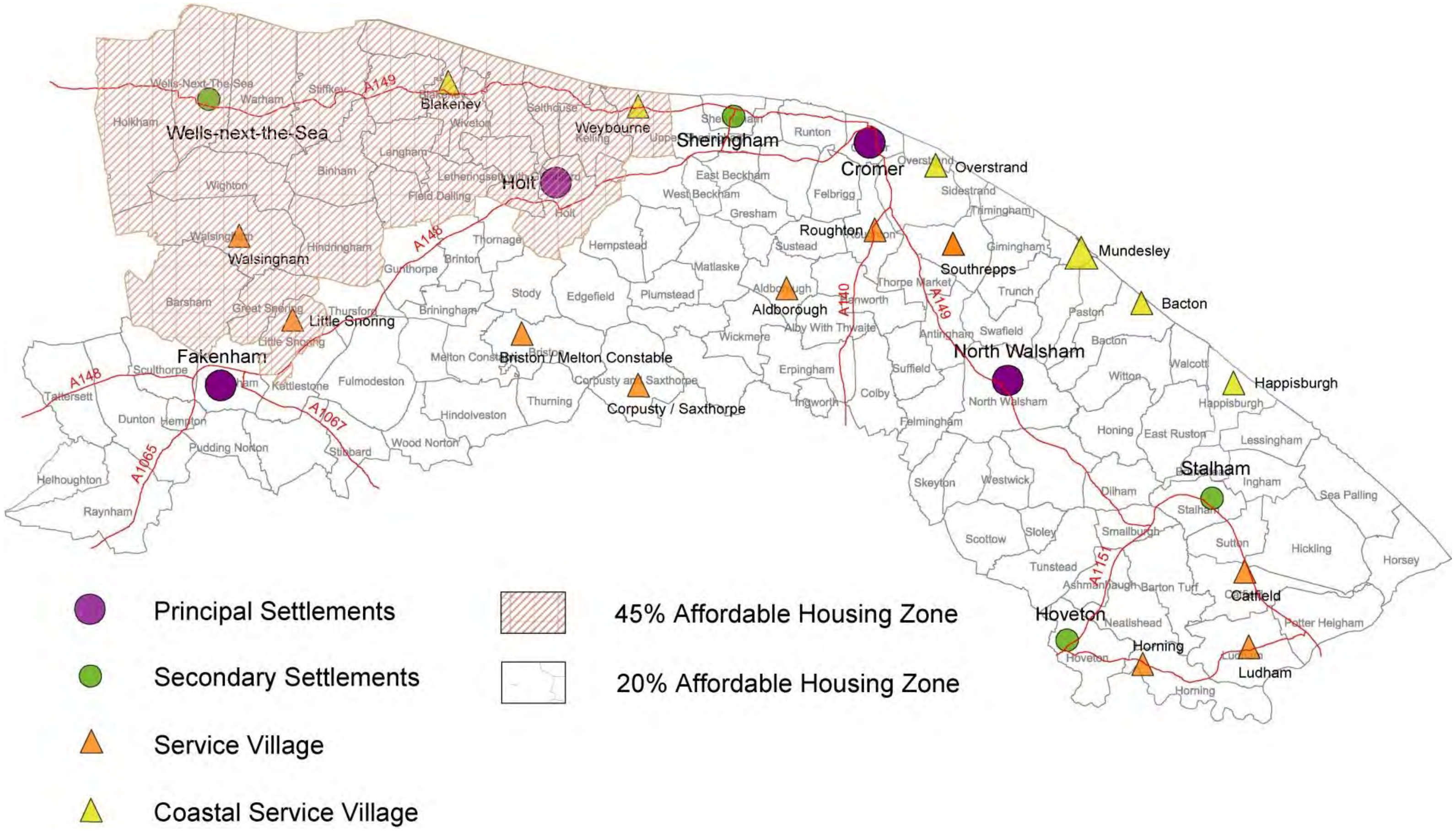
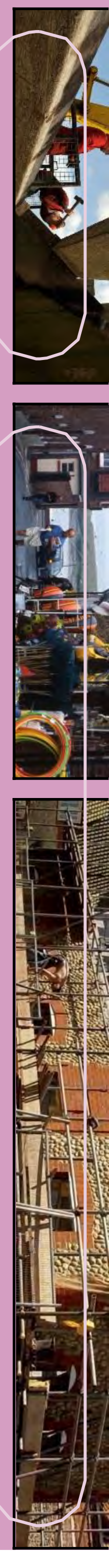
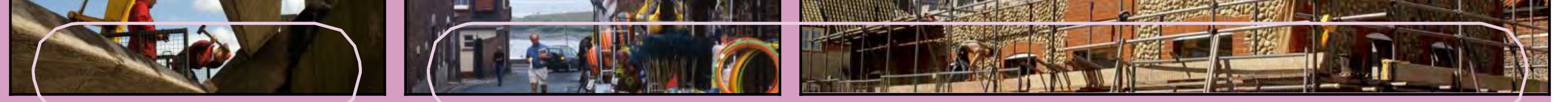
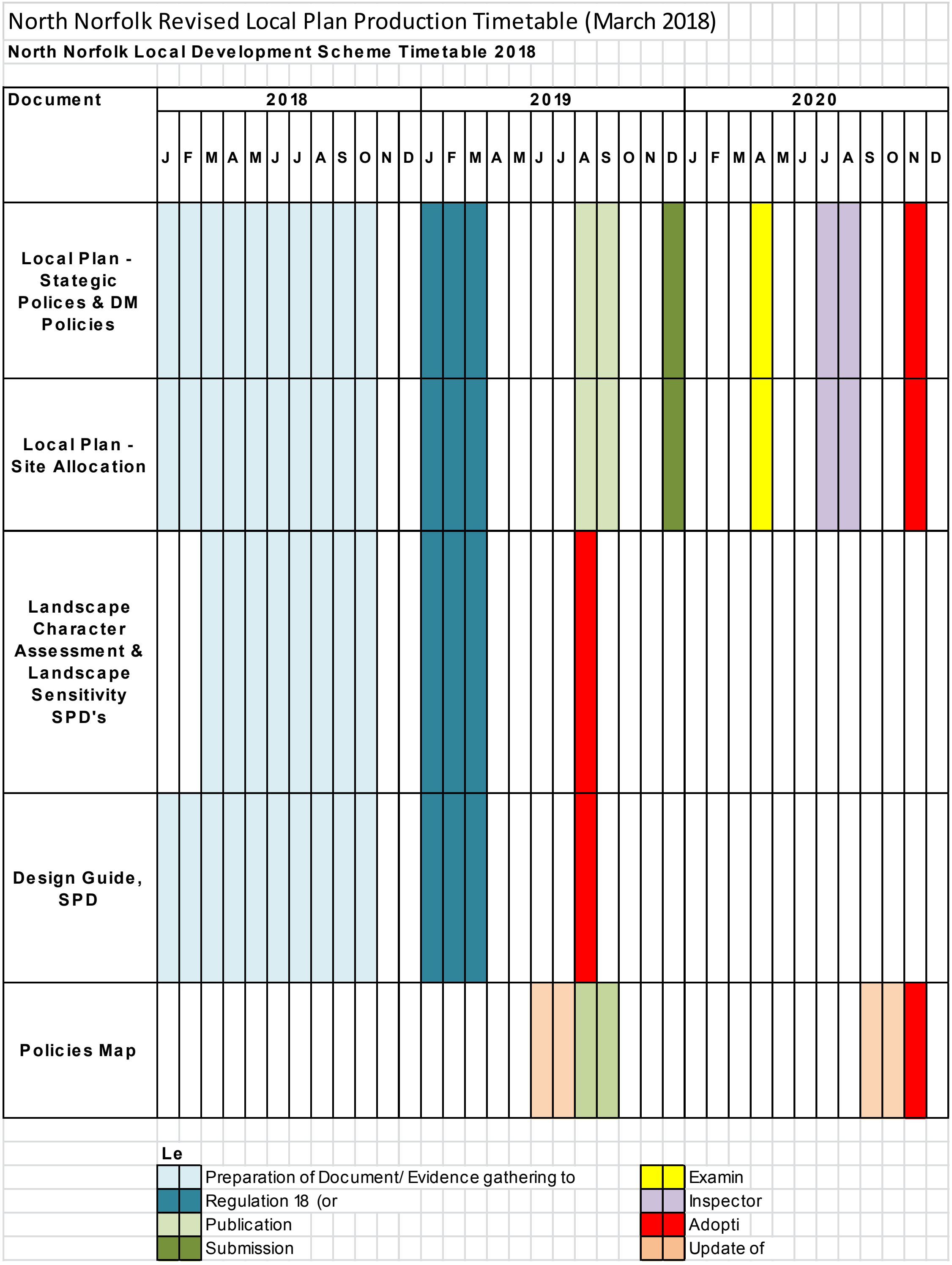


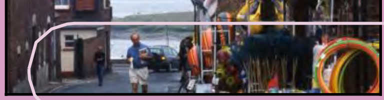
Figure B.1 Affordable Housing Zones





Appendix C Local Development Scheme timetable for Local Plan production




Neighbourhood Development Plans:

These are not Local Plan documents but do on adoption form part of the overarching Development Plan for the District

Document	Geographical Area	Area Designation	Pre submission Consultation	Formal Publication	Adoption
Holt	Parish area	Dec-13	Jan-18	NA	NA
Corpusty & Saxthorpe	Parish area	Dec-13	Jun-17	Jan-18	NA
Happisburgh	Parish area	Feb-16	N/A	N/A	NA
Overstrand	Parish area	Oct-16	N/A	N/A	NA
Ryburgh	Parish area	Apr-17	N/A	N/A	NA
Blakeney	Parish area	Nov-17	N/A	N/A	NA

In accordance with section 15 of the Planning and Compulsory Purchase Act (as amended), this LDS has updated the previous time-line (August 2015) as milestones were out of date.