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NORTH NORFOLK

Local Development Framework

Monitoring Report
2019-2020

Covering the period
1 April 2019 to 31 March 2020

Annual Monitoring Report Final (2019)v1

March 2021

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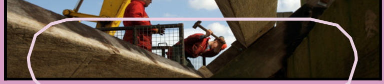
Appendices





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 2019 - 31 March 2020**, 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.

Summary

1.6 The council is working on a replacement Single Local Plan which will run between 2016 and 2036. Suitable development sites have been identified and Regulation 18 consultation took place from the 7th May to the 19th June 2019. This followed 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 requires a new approach to establishing a housing need. The new approach (the national standard methodology) would resulted in an increase in the future requirement from a current average of 409 dwellings per year identified in the Central Norfolk Strategic Housing Market Assessment 2017 to an annual baseline requirement to deliver 553[1] net additional dwellings. In August 2020 the MHCLG consulted on a new way to calculate local housing need. The implication of the proposed new standard housing need method would require North Norfolk to deliver 730 dwellings annually, this would be nearly 200 more than we have delivered in any year, over the last few years. In November 2020 the MHCLG said that the government is to revise the method to “rebalance” it’s “algorithm”, to make it a “fairer formula”. Government has subsequently resolved not to introduce this revised approach.

1.7 In 2019 the Council commissioned Opinion Research Services to undertake a partial review of the 2017 SHMA. In light of this evidence, the Council resolved not to follow the national standard methodology when assessing local need for new homes but instead to base its assessment of future needs on the 2016-based projections (rather than the 2014 based Projections required by the standard methodology). As a result of this the requirement is now to deliver **479** net additional dwellings per year.

1.8 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.

1.9 During the year commencing April 2019 to March 2020 some 419 dwellings were completed in the District. Completion rates in each of the preceding four years 2016 -20 exceeded the requirement for new dwellings identified in the most up to date evidence (SHMA). Since April 2016, the base year for the proposed new Local Plan, some 1,930 dwellings have been completed in North Norfolk, of which 1,509 were new builds.

1.10 Increasing the supply of affordable housing continues to remain a key priority for the Council.

1.11 North Norfolk District Council’s Housing Delivery Incentive Scheme was revised and then published in June 2017 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;

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



- The publication of a new Housing White Paper which includes some provisions which would further assist with scheme viability

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

In the period 2017/18: 571 planning permissions were granted for dwellings, 86 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 85 affordable dwellings, formed part of the total.

In the period 2018/19: 484 planning permissions were granted for dwellings, 108 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 69 affordable dwellings, formed part of the total.

In the period 2019/20: 301 planning permissions were granted for dwellings, 62 of these were for dwellings on allocated sites (Reserved Matters/ Full/ Outline). 20 affordable dwellings, formed part of the total.

From the above trends, it is clear that the number of permissions have been decreasing considerably and the Council would anticipate that this will translate into a reduction in dwelling completions over the next few years.

1.13 The new Local Plan proposes allocations for residential development suitable for 4,717 dwellings, 1,947 dwellings were completed for the period 1st April 2016 – 31st March 2020, there were a further 1,803 dwellings with permissions at 31st March 2020 .

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

Measure	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Notes
To ensure that over a period of 5 years an average of 420 dwellings are provided each year	479 5 Year Average - 389	442 5 Year Average - 410	546 5 Year Average - 471	534 5 Year Average - 501	419 5 Year Average - 484	419 Completed, 11 lost, net 408 dwellings. Over the last 5 years, on average, 484 dwellings were completed.
To ensure 70% of all new dwellings are located in either a Principal or Secondary settlement	70%	72	65%	79%	77%	A total of 332 new dwellings were completed, 254 of which were in Large & Small growth Towns
To ensure 60% of new dwellings are built on previously developed land	50%	33	20%	15%	15%	49 of the total of 332 new dwellings were completed on previously developed land.
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 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 on 25% of developments in towns and 8% in service Villages.	Achieved for 26% of developments in towns and 16% in service villages.	Of the total 254 new dwellings completed in towns, only 66 were on developments with a net density of 40 dph. Of the total 78 new dwellings completed elsewhere, only 7 were were on developments with a net density of 30 dph.
To provide a minimum of 300 new affordable homes over the period 2008-2011	65 provided 15/16	83 provided 16/17	90 provided 17/18	120 provided 18/19	51 provided 19/20	51 Affordable homes, Affordable Rent and Shared Equity were completed in the period 2019/20
To ensure that 80% of new affordable housing provided through Core Strategy Policy H02 comprises social rented accommodation	83%	81%	77%	78%	73%	Of the 51 affordable dwellings completed in 2019/20, 37 were for Affordable Rent.
To ensure that each development of ten or more dwellings in towns includes at least 45% affordable units	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Developments in towns granted permission with more than 10 dwellings: Warham - 12 Dwellings (12 Affordable) exception housing scheme; Sheringham - 62 Retirement Apartments (0 Affordable) Only one development meet the "at least 45%" criteria and only because the applicant is a housing trust, registered charity & provider of affordable homes. Therefore, in effect, the criteria has not been met for any planning permission granted in in 2019/20.
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	Developments in villages granted permission with more than 2 dwellings: Aldborough: 2 dwellings (0 Affordable Homes) Blakeney: 6 dwellings (0 Affordable Homes) Catfield: 7 dwellings (0 Affordable Homes) Ludham: 2 dwellings (0 Affordable Homes) Mundesley; 3 dwellings (0 Affordable Homes) Not achieved. Number of new dwellings permitted on sites with 2 or more dwellings = 20, no. of affordable dwellings 0.
To maximise the number of rural exceptions schemes permitted	0 Completed	0 Completed	2 Completed 1 Permitted	3 Completed 2 Permitted	4 Completed 1 Permitted	Completed Schemes (Total AH)): Binham (14); Erpingham (12); Holt (18); North Walsham (21) Permitted: Warham - 12 Dwellings (12 Affordable) exception housing scheme;
To ensure that at least 40% of new dwellings built have two bedrooms or less	Unknown	Unknown	44%	49%	51%	There were 169 dwellings with 2 or less bedrooms out of 332 new dwellings completed.
To provide two short stay stopping places for Gypsies and Travellers by 2009	Achieved	Achieved	Achieved	Achieved	Achieved	Holt Road, Cromer, on land next to the District Council offices. South of the A148 Holt Road to the north-east of Fakenham, 300 meters east of the Clipbush Lane/Fakenham bypass roundabout

Table 2.0 – Targets; Measures, Performance



Housing Permissions

2.1 This section sets out the position in terms of new housing in the District over the period of **1 April 2019 to 31 March 2020**. 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
Fakenham	PF/19/0486	1	1	100%	1	04/12/2019	Victory Housing Trust	Land off St Peters Road
Pudding Norton	PF/19/0814	2	2	100%	2	31/01/2020	Erection of a bungalow & one two storey dwelling.	Land adjacent to 24 Green Lane Estate
Warham	PF/19/0989	12	12	100%	12	11/11/2019	Homes For Wells	Land east of Stiffkey Road
Wells-next-the-sea	PF/19/0638	6	6	100%	6	29/08/2019	Victory Housing Trust	Land at Neilsen Close
TOTAL		**21**	**21**	**100%**	**21**			

2019/20 Planning permissions granted for affordable housing

2.2 At 31 March 2020 the dwelling stock in North Norfolk was approximately 57,031.

2.3 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
2019/20	301
2018/19	484
2017/18	572
2016/17	1055
2015/16	631

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

2.4 The number of permissions continue to fall, however new permissions on allocations in Fakenham will increase the supply next year (2020/21). The table below shows a breakdown for the types of dwelling that were granted.

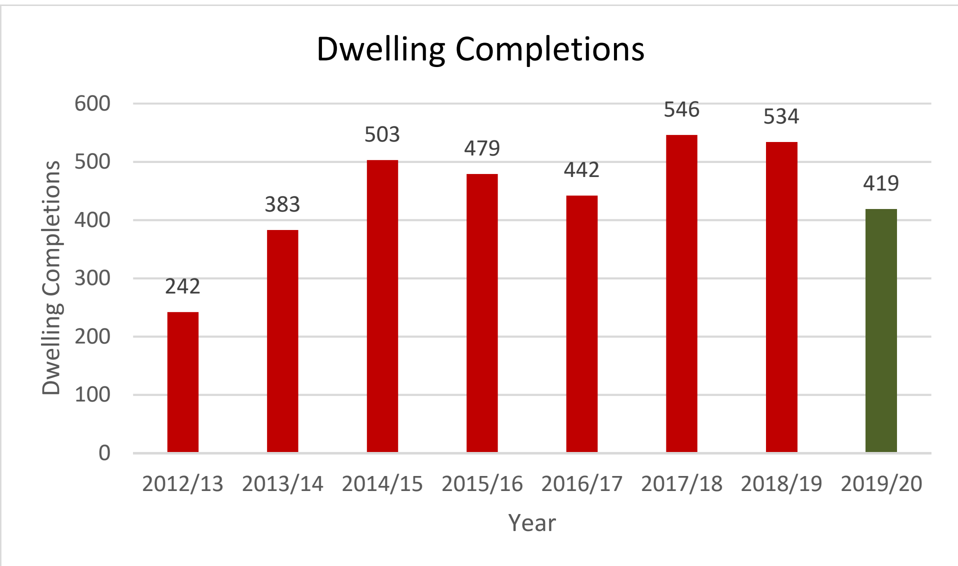
Permissions 2019/20	No. of Dwellings
Outline Permissions	14
Barn Conversions	50
Change of Use	48
Conversions	11
New Dwellings	164
Garden Plots	14
Cert. Lawfulness	0
Removal of Condition	14
Permissions Total 2018/19	**301**

Table 2.6a Type & Number of dwellings permitted 2019/20 (Source: NNDC monitoring data).

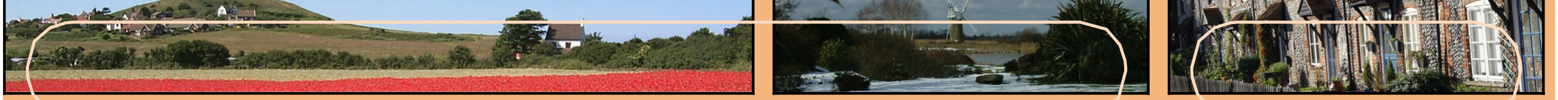
2.5 Prior to 2015, planning permission allowed 5 years for a scheme to commence and the relevant permission to be implemented. However, this was changed to a period of 3 years from March 2015. Once started, there is no time limit for completions. Therefore, there is no certainty on when the permissions granted may come forward, and approximately 10% of permissions never get built. The Interim Statement: Five Year Supply of Housing Land & Housing Trajectory (2020) looks at all sites with planning permission for 10 or more dwellings and site allocations and estimates that **2513** dwellings are likely to come forward in the next 5 years.

House Building Rates

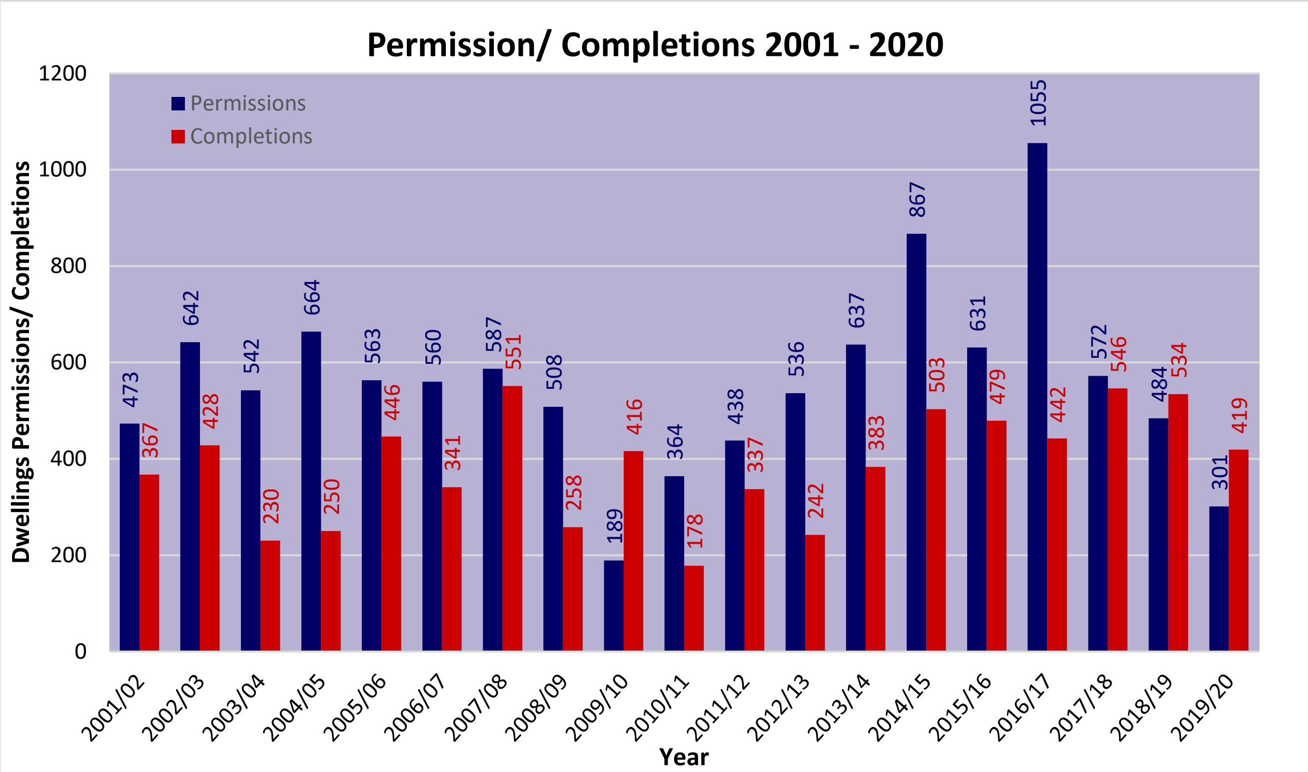
2.6 There were **419** dwelling completions in North Norfolk during 2019/20 which compares to 534 in 2018/19. The annual average number of dwellings built in the last 5 years is 484. The graph below shows dwelling completions by year.



Graph 2.6 Total dwelling completions by year since 2012 (Source: North Norfolk District Council, 2020)



2.7 In 2019/20 there has been a drop in the delivery of dwelling completions to pre 2014/15 numbers. This is due to previous completions, following the permissions granted for large developments during the period from 2013-2017. The graph below shows how the granting of permissions directly translates into the delivery of dwelling completions.



2.8 The table below shows how many of the new dwellings provided, over the last four 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		2018/19		2019/20	
	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)
New build	299	62%	305	69%	423	77%	449	84%	332	79%
Conversions	67	14%	91	21%	61	11%	44	8%	39	9%
Change of use	113	24%	46	10%	62	11%	41	8%	48	11%
Total	**479**		**442**		**546**		**534**		**419**	

Table 2.10 Break-down of dwelling completions by type
(Source: North Norfolk District Council, 2020)

Bedrooms on Completions Financial Year 19/20								
	Flats		House						Total
	1 Bed	2 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Unknown	Units
Totals	**47**	**61**	**30**	**70**	**113**	**68**	**11**	**19**	**419**

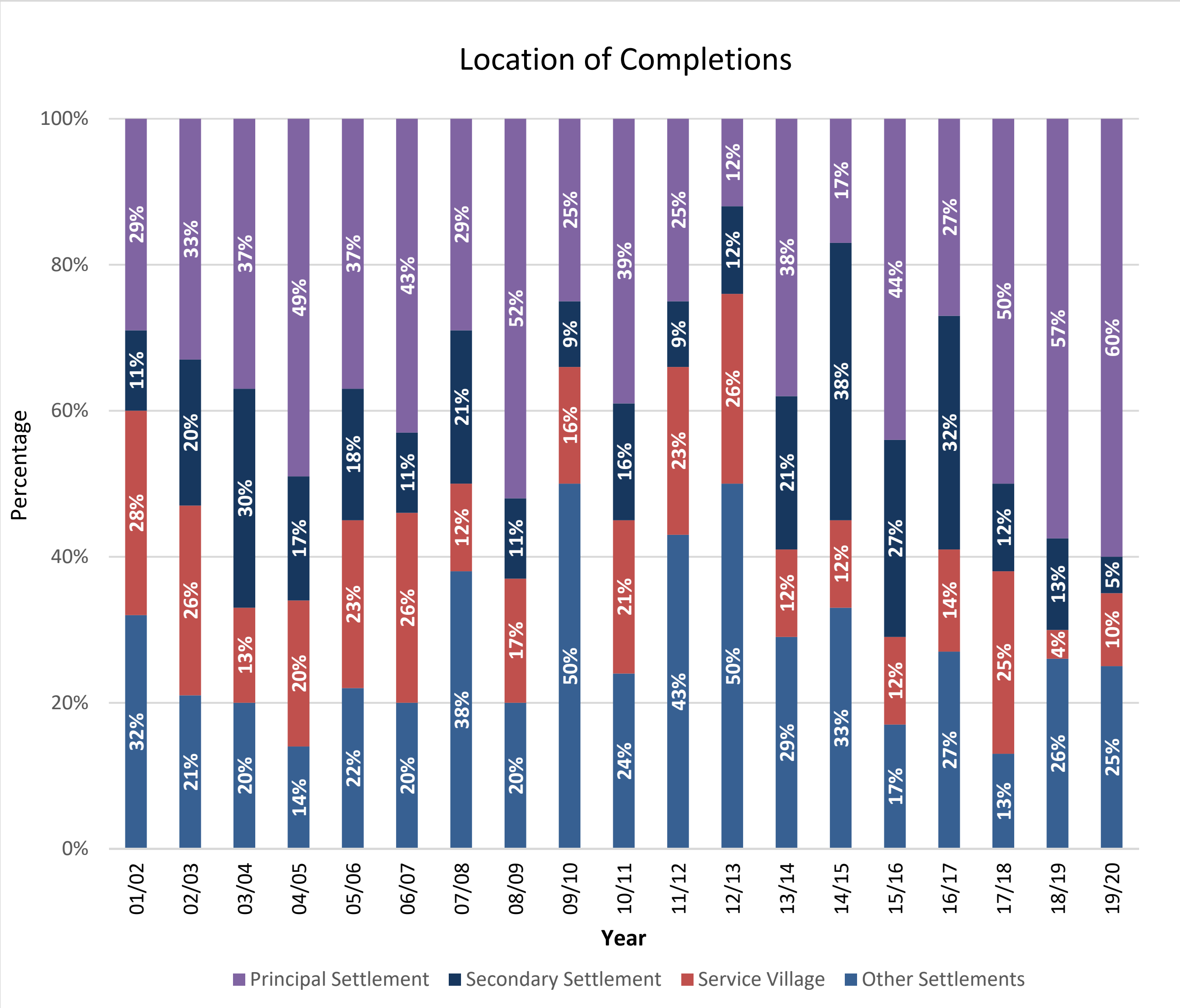
Table 2.10a Break-down of dwelling completions by bedrooms.
(Source: North Norfolk District Council, 2020)



2.9 The following table shows dwelling completions by ward and indicates the general location of development, while Graph 2.09 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	18/19	19/20
Astley	7	14	8	3	9	2	5	5
Briston	17	14	8	22	5	8	12	3
Chaucer	4	2	0	0	11	2	0	4
Corpusty	2	1	8	7	11	2	27	1
Cromer	10	30	38	157	41	25	25	46
Erpingham	1	0	2	4	2	0	4	28
Gaunt	3	2	11	1	4	19	3	9
Glaven Valley	11	15	32	3	8	14	3	4
Happisburgh	1	4	12	5	5	0	5	4
High Heath	4	4	11	12	1	1	2	11
Holt	3	1	22	1	7	55	99	91
Hoveton	0	52	67	4	1	0	1	4
Lancaster	4	31	15	12	26	58	99	11
Mundesley	9	1	10	6	18	48	25	17
North Walsham	11	82	12	42	47	139	84	104
Poppyland	4	44	20	14	32	31	17	0
Priory	9	14	69	41	61	30	18	22
Roughton	16	5	3	12	12	30	3	6
Scottow	10	2	1	7	1	1	0	5
Sheringham	7	9	33	10	20	32	57	14
St. Benet	5	1	1	3	1	1	1	3
Stalham & Sutton	19	11	44	74	61	17	7	7
The Raynhams	56	18	26	0	22	18	9	2
The Runtons	2	4	20	2	1	1	3	1
Walsingham	6	4	3	6	8	0	0	7
Waterside	12	2	6	7	5	5	5	1
Waxham	2	7	6	7	0	3	4	3
Wensum	1	3	4	8	14	1	12	5
Worstead	6	6	11	9	8	3	4	1
TOTAL	**242**	**383**	**503**	**479**	**442**	**546**	**534**	**419**

Table 2.09 New Dwelling Completions 2012/13 to 2019/20 **(Source: North Norfolk District Council, 2020)**



Graph 2.0 Location of dwelling completions (Source: North Norfolk District Council, 2020)

Housing Trajectory

2.10 In 2011 the Council adopted a Site Allocations Development Plan which allocated land for an additional 3,400 dwellings. The New Local Plan continues with the allocation of sites so that planned development can take place. The number of dwellings planned for are arrived through the identification of need within the District, to cater for the growing population, Government requirements and ensure that there is adequate 5 year supply of housing land, over the plan period.

2.11 Completion rates in each of the preceding three years exceeded the requirement for new dwellings as identified in the national Housing Delivery Test (HDT) with the result that the District delivered **115%** of its housing requirement over the period. It is projected that next year, this will drop to just over 100%. Since April 2014 some **2,923** dwellings have been delivered in North Norfolk.

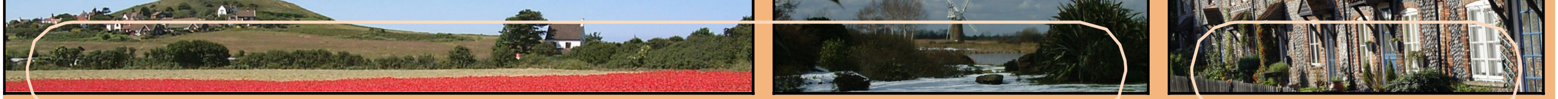
2.12 In 2018 government indicated that a new approach should be taken to the way in which future housing requirements are assessed. Where a Local Plan is more than five years old, as is the case with the North Norfolk Core Strategy, this new approach is based on the 2014 National Household Projections with a single standardised adjustment to these to take account of local evidence in relation to the affordability of homes. The standard national methodology results in an increase in the future requirement from a current average of 409 dwellings per year identified in the Central Norfolk Strategic Housing Market Assessment 2017, to an annual baseline requirement to deliver 553[2] net additional dwellings.

2.13 In May 2018 the 2016 based Sub National Population Projections were published by the Office for National Statistics. For North Norfolk these show a significant slowdown in the projected rate of growth compared to the earlier 2014 based projections which are currently used in the standard methodology. These population projections were reflected in the Household Projections published in September 2018 which show a similar reduction in the projected number of households, and hence the number of dwellings that might be needed in the District. More recently a further slowing of expected growth rates is projected in the latest 2018 based Sub National Population Projections. However, the standard methodology continues to rely on the 2014 Household Projections and the higher growth forecasts contained within them.

2.14 In June 2019 the Council commissioned Opinion Research Services (ORS) to undertake a partial review of the Strategic Housing Market Assessment (SHMA). This review was focused on establishing the future need for homes in the District and in particular considered if the 2014-based National Household Projections represented a robust starting point for assessing future requirements. The 2014 Projections had previously been accepted as being flawed and shown to overestimate the requirement for new homes in the District. The revised SHMA (2019) concludes that the 2014 Projections overestimate housing requirements by a significant amount and in light of this the Council has resolved that pending the on-going review of the standard methodology the requirement for new homes in North Norfolk is **479** dwellings per annum. This figure is derived from the 2016-based National Household Projections and incorporates the standard affordability uplift required by the national methodology together with a further 5% buffer to extend choice as required by the NPPF.

2.15 Taking account of the planning permissions which have been granted, the allocated development sites in the Site Allocations Development Plan and making an allowance for windfall developments there is a total assessed deliverable supply of land suitable for some **2,513** new homes.

[2] Based on 2014 National Household Projections with 2019 based affordability ratio uplift

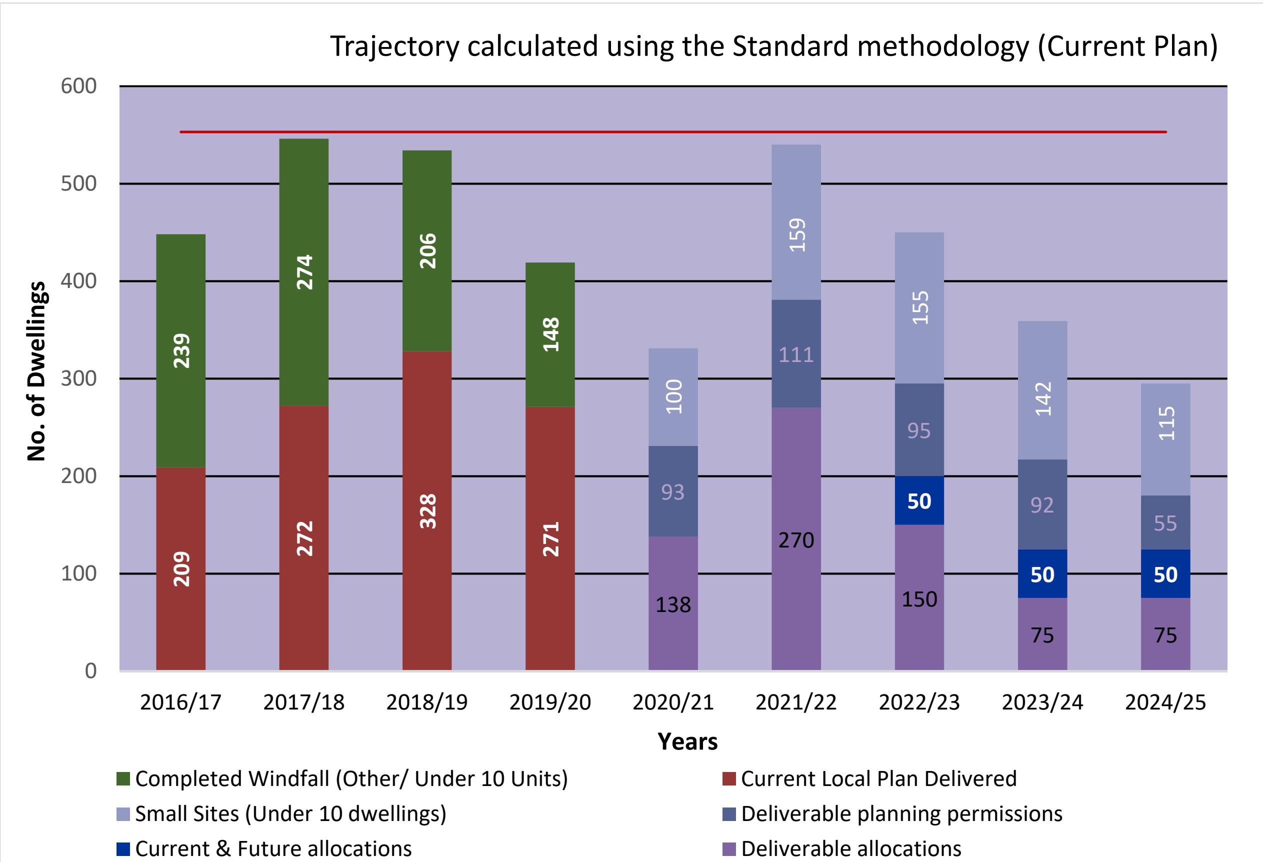


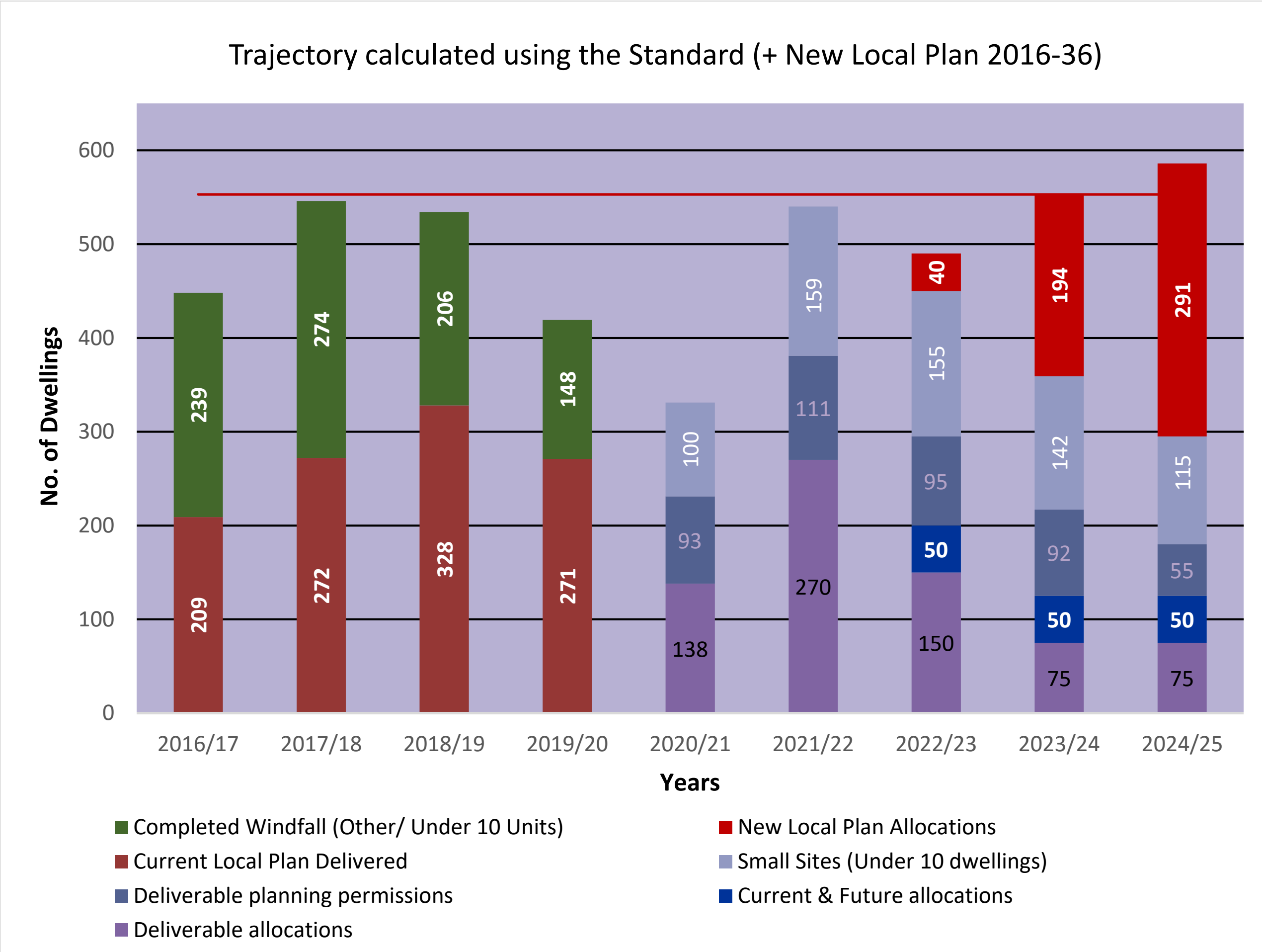
2.16 Total expected dwelling completions during the new Plan period 2016-36 are shown in the table below. The total figure is projected to be **9,772** by 2036.

Sources of Housing Supply (Projected 2036)	Total
Dwellings built 2016-2020	1,947
Commitment	1,803
Emerging New Local Plan Allocations (Subject to Change)	4,717
Estimated 'windfall' development including rural building conversions and 'exception' development schemes	1,305
Total dwellings expected within remaining plan period	**9,772**

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

2.17 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 2020 and shows the number of dwellings recorded complete on an annual basis since 2016. The second trajectory shows the projection of the likely number of dwellings up until the end of the new Plan period 2036 and shows how many future allocations are required to meet the overall housing target of 9,580 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 2020 - 2025.





Graph 2.3 Housing Trajectory (Source: NNDC Housing Trajectory, May 2019)

2.18 The trajectory indicates that dwelling completions in the District are projected to remain below 553 dwellings per year, until the New Local Plan allocations begin to take effect. The Council will regularly review the trajectory on an annual basis.

2.19 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 2019 - 2024 shows **5.73** years supply of housing land available.



New Local Plan 2016 -2036. (Reg. 18)

2.20 In it's new Local Plan the Council will aim to deliver between 10,500 and 11,000 new homes over the plan period 2016-2036. A minimum of 2,000 of these will be provided as affordable dwellings. The Council aim to consult on the final numbers during the Reg. 19 consultation expected in the summer of 2021. To achieve this, specific development sites suitable for not less than 4,500 new dwellings will be identified for development as follows:

Revised Table for the AMR 2019/20

Emerging New Local Plan Allocations (Subject to Change)					
Total Projected Housing Growth 2016 - 2036	Settlement	Dwellings With Planning Permission at 31/03/2020	Dwelling Completions (01/04/16 - 31/03/20)	Proposed New/ Current Allocations	Total Growth* (2016 - 2036)
Large Growth Towns	North Walsham	108	374	2,150	2,632
	Fakenham	193	194	1638	2,025
	Cromer	196	137	557	890
Small Growth Towns	Holt	262	252	227	741
	Sheringham	226	123	135	484
	Stalham	67	88	150	305
	Wells-next-the-Sea	41	79	80	200
	Hoveton	56	4	150	210
Large Growth Villages	Briston & Melton Constable	77	33	80	190
	Mundesley	11	59	30	100
	Blakeney	11	19	30	60
	Ludham	11	2	40	53
Small Growth Villages	Villages named in Policy SD3	158	261	400	819
Remainder of District	All remaining settlements and countryside	299	316	0	615
Windfall Development 2020-2036 Across Entire District					1,305
TOTALS		1,716	1,941	5,667	10,629

Table 2.15 Housing Growth 2016 - 36 (Source: North Norfolk District Council, 2020)

Housing Density

2.21 Adopted Core Strategy Policy H07 requires that developments optimise the density of sites in a manner that protects or enhances the character of the area and says that the Council will aim to achieve a density of not less than 40 dwellings per hectare in the Principal and Secondary settlements (excluding Hoveton) and not less than 30 dwellings per hectare in Service Villages.



2.22 The North Norfolk Design Guide sets out the guidance as to minimum densities both in terms of location and in terms of scale of development. A summary of this is set out as follows:

- Urban[3] Centre : 30-50dph
- Urban Fringe: 20-40dph
- Village[4] Centre: 15-35dph
- Village Fringe: 10-30dph

2.23 In terms of conformity with the spatial strategy of the Local Plan, the term 'urban' relates to Large and Small Growth Towns and 'village' refers to Service Villages and Infill Villages. Further detail can be found in the North Norfolk Design Guide.

Density of development by location 2019/20						
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	31	40	11	35%
Secondary Settlement	30 or more	1	6	29	0	0%
Service Villages	30 or more	6	23	29	5	22%
Coastal Villages	30 or more	0	0	n/a	n/a	n/a
Elsewhere	30 or more	0	0	n/a	n/a	n/a

Table 2.19a Density by settlement type 2018/19 **(Source: North Norfolk District Council, 2020)**

Density of development by planning permission 2019/20					
Settlement	**Parish**	**Planning Ref.**	**Site Area**	**No. dwellings**	**Dwellings per hectare**
Principal Settlement	**Cromer**	PF/18/1919	0.07	4	57
	Fakenham	PF/19/1838	0.33	8	24
	Holt	PO/19/0049	0.23	8	35
	North Walsham	PF/17/1996	0.12	7	58
	North Walsham	PF/19/1377	0.15	4	27
	Principal Settlement	**5**		**31**	**40**
	No. of Units at => 40/ ha			11	
Secondary Settlement	**Wells**	PF/19/0638	0.21	6	29
	Secondary Settlement	**1**		**6**	**29**
	No. of Units at => 30/ ha			0	
Service Village	**Aldborough**	PF/19/1154	0.16	2	13
	Blakeney	PF/19/1976	0.36	6	17
	Catfield	PM/19/0680	0.25	7	28
	Ludham	PF/19/0130	0.06	2	33
	Mundesley	PF/19/0214	0.3	3	10
	Mundesley	PF/19/0720	0.04	3	75
	Service Village			**23**	**29**
	No. of Units at => 30/ ha			5	

Table 2.19b Density by settlement Detail 2019/20 **(Source: North Norfolk District Council, 2020)**

[3] "Urban" relates to Large and Small Growth Towns
[4] "Village" refers to Service Villages and Infill Villages



Brownfield Land

2.24 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. The Council has a good record of delivering on brownfield land. In North Norfolk just 15% of dwellings completed in 2019/20 were on brownfield land. The substantial fall in this percentage results from a change in the definition of previously developed land which prior to 2017 had included residential garden land. There is very little suitable previously developed land in North Norfolk outside of the larger towns.

Percentage of new homes on previously developed land							
Period	**2004/05**	**2005/06**	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**
Target	60%	60%	60%	60%	60%	60%	60%
Actual	77%	74%	80%	82%	89%	90%	79%

Percentage of new homes on previously developed land (Cont.)									
Period	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**
Target	50%	50%	50%	50%	50%	50%	50%	50%	50%
Actual	84%	78%	50%	55%	52%	62%	20%	10%	15%

Table 2.24 New Homes on Previously Developed Land (Source: North Norfolk District Council, 2020)

Affordable Housing

2.25 The provision of a greater number of affordable dwellings is a key priority for the Council. The adopted Core Strategy introduced new requirements in relation to affordable housing provision in order to try and increase supply and sets a target of 45% on schemes of 10 or more, where it is viable to do so. The most up to date evidence shows that there is a continued need for affordable homes in North Norfolk and it will be necessary to provide approximately 2,000 affordable dwellings by 2036. Anticipated through the emerging Local Plan, the table below shows an indication of numbers and the mix of affordable homes.

Size of Scheme (Dwellings)	% Affordable Homes Required		Required Market Housing Mix	Required Affordable Housing Mix	Number of Serviced Self-Build Plots	Specialist Elderly / Care Provision
	Affordable Zone 1*	Affordable Zone 2*				
0-5	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
6-25	At least 15%. Option of financial contribution on schemes of 6-10 dwellings	At least 35%. Option of financial contribution on schemes of 6-10 dwellings	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented	No requirement	No requirement
26-150	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented	At least one plot or 2% of total number of units proposed, whichever is the greater	No requirement
151-300 (plus each additional 150 dwellings).	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented	At least one plot or 2% of total number of units proposed whichever, is the greater	Minimum 80 bed spaces and further 40 bed spaces for each additional 150 dwellings thereafter

1. *Size and tenure split determined on case by case basis in accordance with local needs evidence*
2. *2. A plot of land of agreed dimensions which is serviced and made available for self-build housing on terms to be agreed with the LPA for a period of not less than two years from the date of its availability*

Table 2.25 Draft Housing Mix Policy for new Local Plan (Source: North Norfolk District Council, Local Plan First Draft (Part 1) Consultation 2019)



2.26 In 2019/20, 21 permissions were granted for Affordable Homes and there were 51 Affordable Homes completed. The table below shows the detail of the units delivered

Affordable Housing Completed 2018/19 (Detail)								
Parish	Application Ref.	Total	Previously Completed	Completed 2019/20	Shared Equity	Affordable Rent	Registered Social Landlords	Developer Contributions
Binham	PF/15/1221	14	7	7	2	5	7	-
Cromer	PF/13/0247	40	32	1	1	0	0	1
Erpingham	PM/15/1461	12	0	12	4	8	12	-
Holt	PM/15/1578	18	9	9		9	0	9
Holt	PM/16/1204	51	0	12	7	5	0	12
North Walsham	PF/15/1010	21	11	10	0	10	0	10
Total		**156**	**59**	**51**	**14**	**37**	**19**	**32**

Table 2.26 Affordable Housing Completed 2019/20 **(Source: North Norfolk District Council, 2020)**

2.27 Of the 51 affordable homes completed, 14 were Shared Equity, 37 Affordable Rent. 32 were delivered through developer contributions and 19 via Registered Social Landlords.

2.28 Since 2011/12 **726** affordable dwellings have been completed in the District.

Affordable housing completed Year	Number of affordable housing completed
2019/20	51
2018/19	120
2017/18	90
2016/17	83
2015/16	66
2014/15	74
2013/14	152
2012/13	18
2011/12	64

Table 2.28 Number of Affordable Homes built (Source: NNDC monitoring data).



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	18/19	19/20
% of affordable housing that comprises social rented accommodation	90%	100%	96%	81%	83%	81%	77%	80%	73%

Table 2.30a Percentage of Affordable Housing that is social rented accommodation. (Source: NNDC monitoring data).

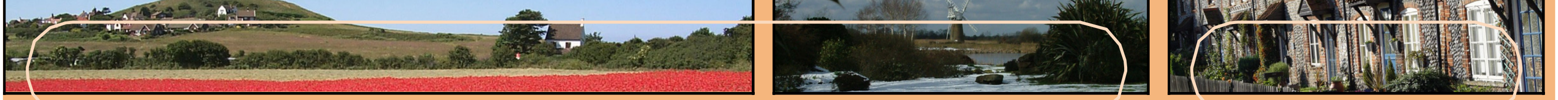
No. Of Completions by Funding Source	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Wholly funded by Registered Social Landlords and/or Local Authority	64	13	110	31	49	8	58	88	19
Wholly funded through Developer Contributions	0	0	42	43	17	75	30	32	32
Total	**64**	**13**	**152**	**74**	**66**	**83**	**90**	**120**	**51**

Table 2.30b No. Of Completions by Funding Source, (Source: NNDC monitoring data).

2.30 The number of Affordable Housing completed and the number of New Build.

Affordable Housing Completed - New Build			
Year	Affordable Homes	Total New Build	Five Largest Sites (For affordable home numbers)
2019/20	51	332	1. Land to the east of Norwich Road (10) 2. Land off Priory Crescent & Walsingham Road, Binham (7) 3. Land off Eagle Road, Erpingham (12) 4. Vacant former education land South of Cromer Road and East of Grove Lane, Holt. Kings Meadow (9) 5. Land to the north of Hempstead Road, Heath Farm, Holt (12)
2018/19	120	449	
2017/18	93	423	
2016/17	87	305	
2015/16	66	299	
2014/15	74	294	
2013/14	152	269	
2012/13	18	105	
2011/12	65	182	

Table 2.31 Affordable Housing completed and the number of New Build, (Source: NNDC monitoring data).

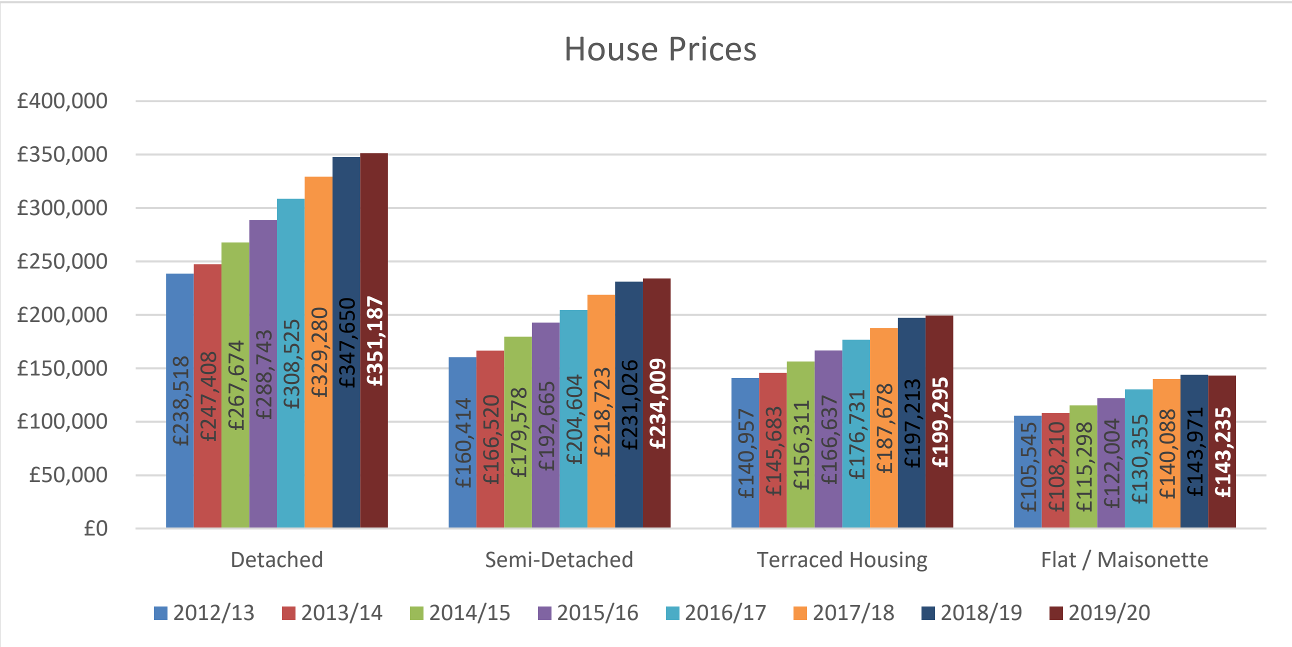


House Prices

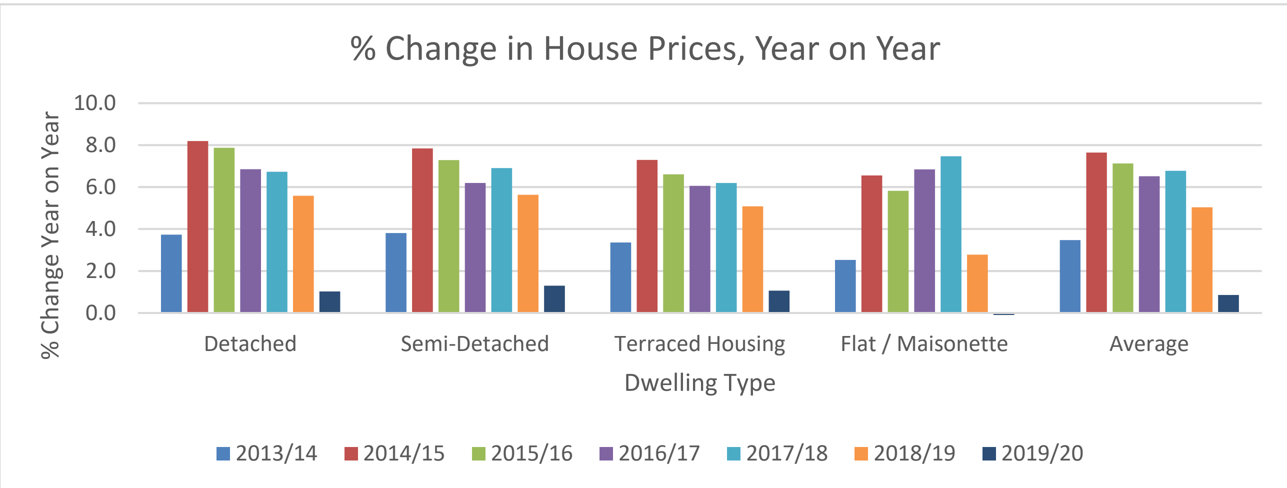
2.31 The housing stock within North Norfolk has more detached houses than other house types with the majority of houses owner occupied, either outright or with a loan or mortgage. Prices continue to increase for different types of house, except for Flats/ Maisonettes, shown in the table below. However, it is the smallest percentage rise, year on year, over the last 7 years.

UK-House Price Index- North Norfolk	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Detached	£238,518	£247,408	£267,674	£288,743	£308,525	£329,280	£347,650	£351,187
Semi-Detached	£160,414	£166,520	£179,578	£192,665	£204,604	£218,723	£231,026	£234,009
Terraced Housing	£140,957	£145,683	£156,311	£166,637	£176,731	£187,678	£197,213	£199,295
Flat / Maisonette	£105,545	£108,210	£115,298	£122,004	£130,355	£140,088	£143,971	£143,235

Table 2.33 House Prices (Source: gov.uk/government/statistical-data-sets)



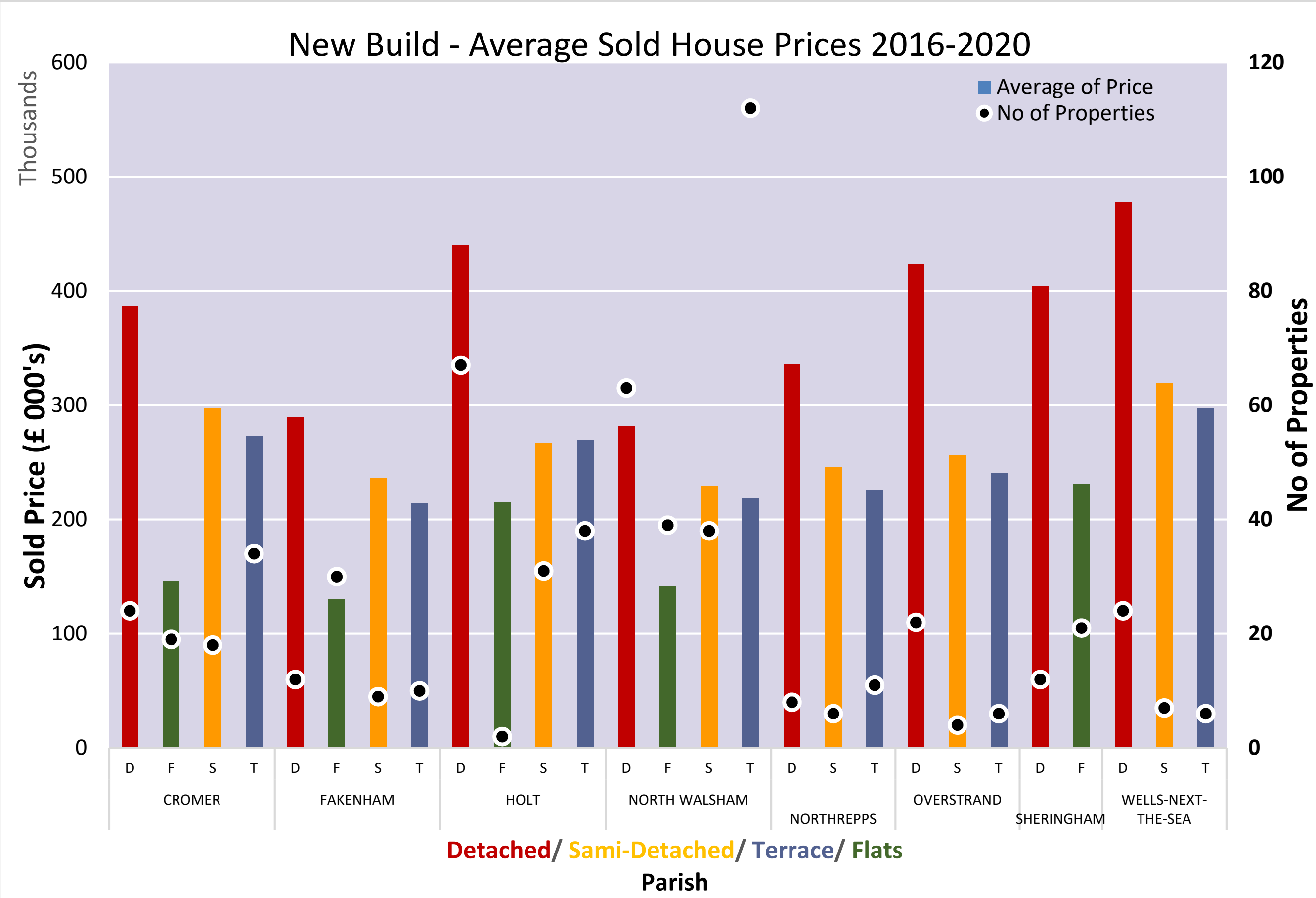
Graph 2.33 House Prices (Source: gov.uk/government/statistical-data-sets)



Graph 2.33a % Change year on year House Prices (Source: gov.uk/government/statistical-data-sets)

2.33a New Build Average Sold House Prices 2016-2020

The statistical dataset, is the Price Paid Data from the transactions received at HM Land Registry. The graph shows the average price paid for new build, detached; Semi-detached; terrace and flats. The table shows the number of transaction for new build dwellings on the stated developments in the District.



Graph 2.33a House Prices (Source: gov.uk/government/statistical-data-sets/price-paid-data-downloads**)**

Parish	Location	No. Dwellings
CROMER	Justice Court Holt Road Cromer	18
	Land at Jubilee Lane / Cromer High Station	9
	Land west of Roughton Road, Cromer.	65
FAKENHAM	Land adjacent Anglian Water Tower, Holt Road	16
	Land on the west side of Barons Hall Lane.	5
	Newmans Yard, Norwich Street, Fakenham	19
	The Rowans Smiths Lane	21
HOLT	Grove Lane	12
	Kings Meadow	68
	Land to the north of Hempstead Road, Heath Farm	60
NORTH WALSHAM	13-21 Bacton Road, North Walsham, NR28 9DR	13
	Land to the east of Norwich Road	81
	Residential Development Land at, Norwich Road	161
NORTHREPPS	Former Cherryridge Poultry Site, Church Street. Northrepps	25
OVERSTRAND	Land South of Mundesley Road, Overstrand	32
SHERINGHAM	11 South Street, and Beaumaris Hotel, 13-15 South Street.	21
	Former Hilbre School site, Holway Road	5
	Land Rear Of 15 Weybourne Road Sheringham. Jamie Wright Close.	6
WELLS-NEXT-THE-SEA	Land Off Two Furlong Hill And Market Lane.	37

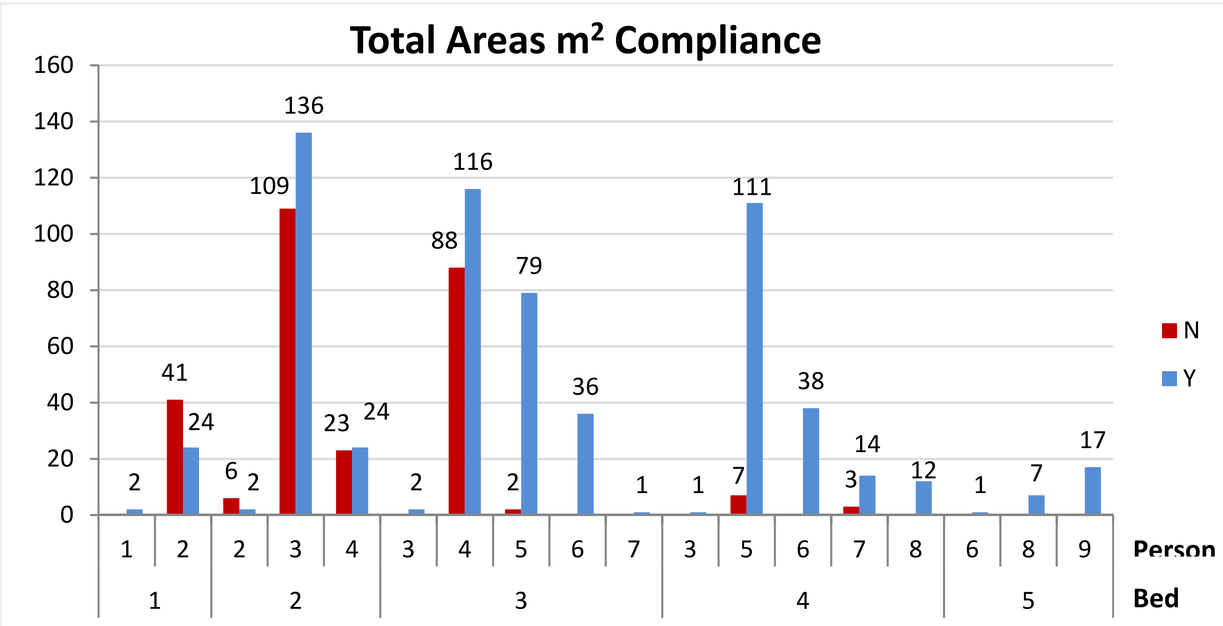
Space Standards

2.32 The work done previously has been reiterated here, as it informs the policy on Minimum Space Standards.

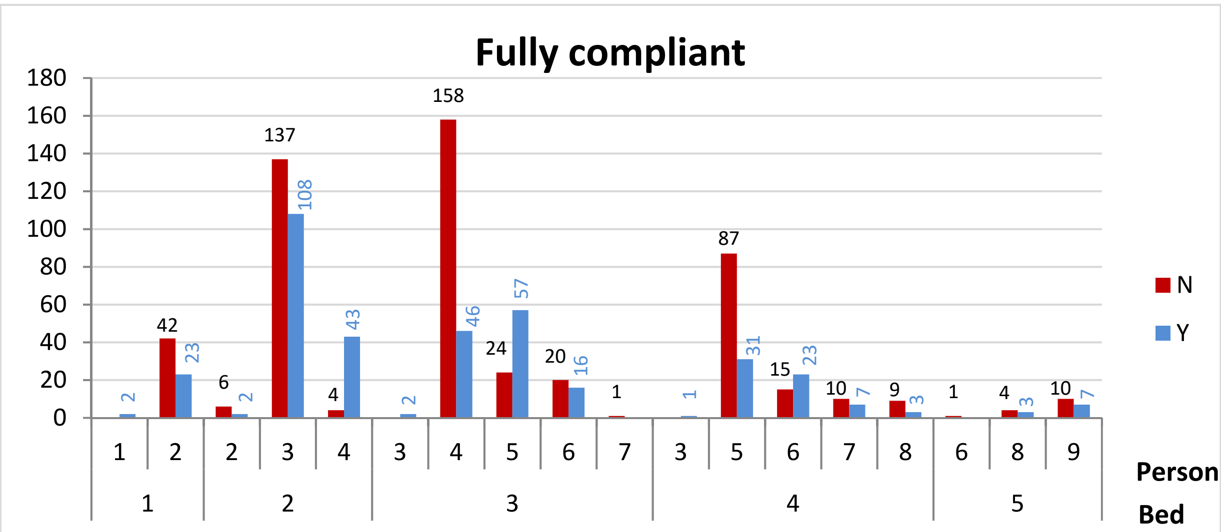
2.33 Considering all the specifications for space, it was found that 58% (528 dwellings) did not meet one or more of the standard(s) for Flats, the percentage split was 50% (118 dwellings).

2.34 The Ministerial Statement (March 2015) the nationally described standards set out requirements for the gross internal floor area of new dwellings and minimum floor areas & dimensions (e.g. bedrooms, storage / floor to ceiling height) suitable for application across all tenures.

2.35 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.



Graph 2.34a Total Area Compliance



Graph 2.29b Compliant for total Area & room sizes.

2.36 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). Intension to bring policy evoking Government's Technical Standards - Nationally describes Space Standards, through the emerging Local Plan. Further detail can be found in the Local Plan 2016-2036; Background Paper 7: Housing Construction Standards.

2.37 From the analysis, as detailed above, 69% of dwellings 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).

2.38 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.

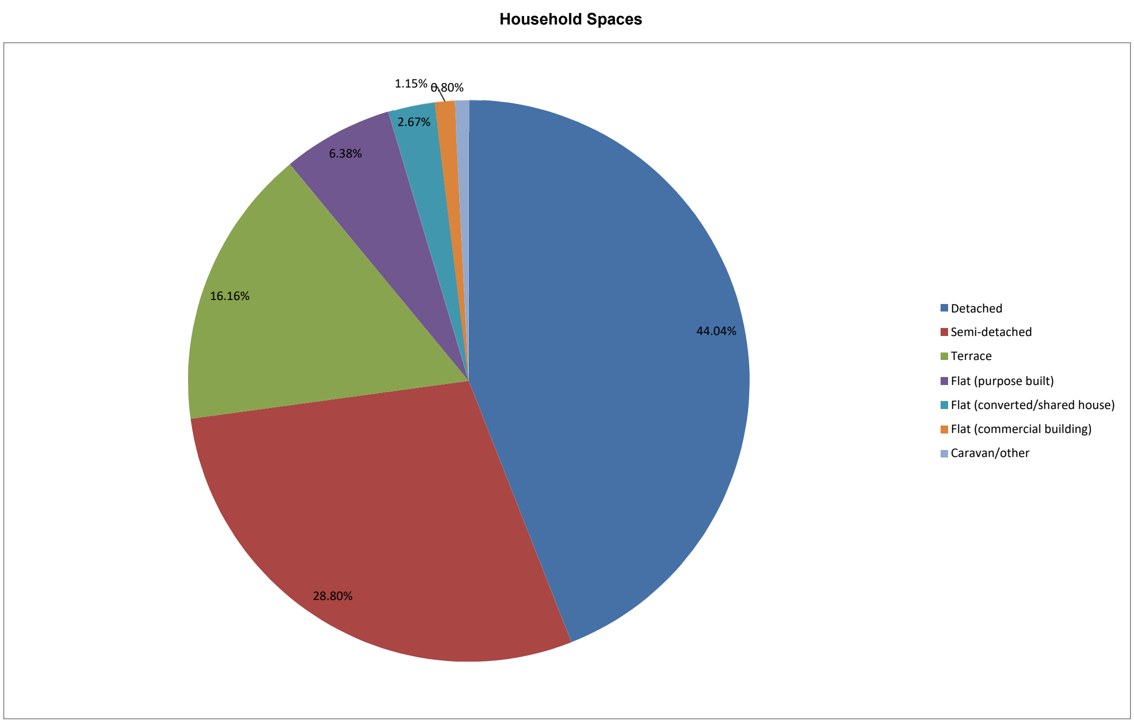


Figure 2.34 North Norfolk Household Spaces (Source: Census 2011)

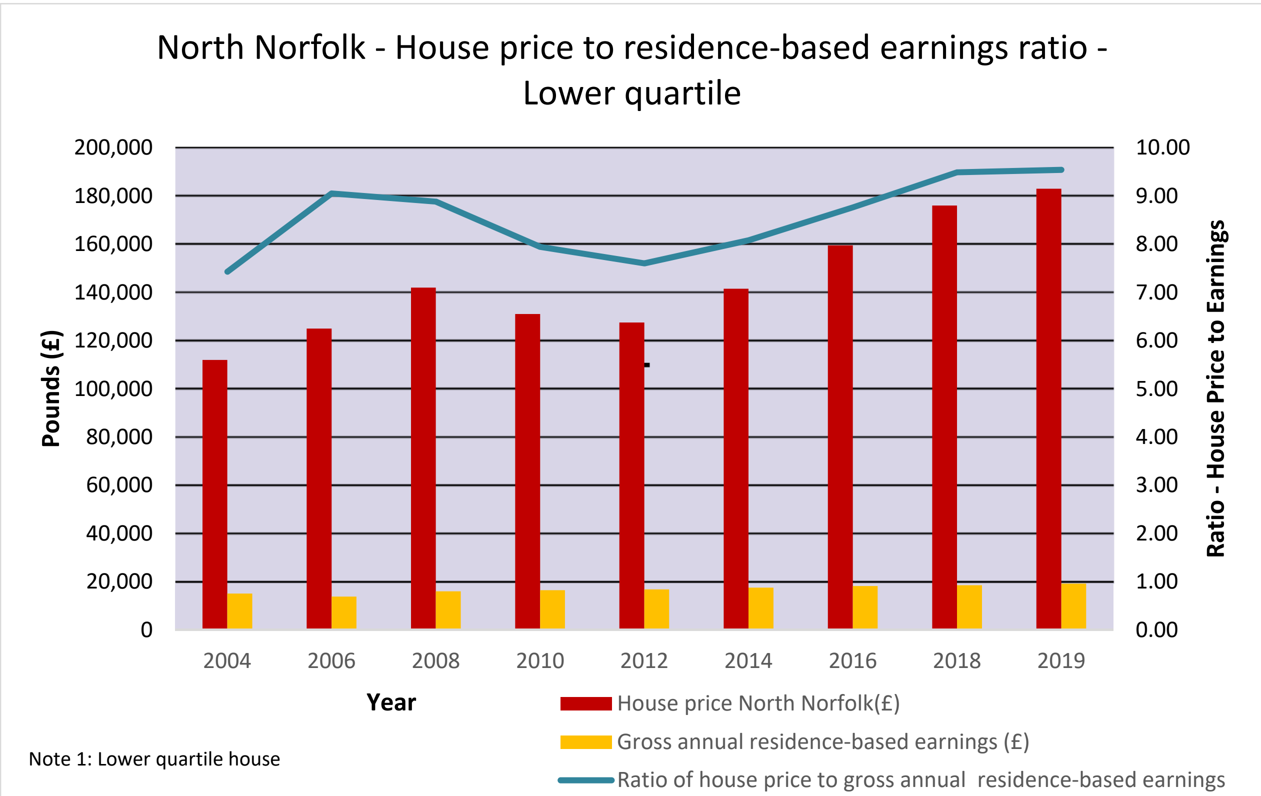
Affordability

2.39 The table below shows that the ratio of house price to gross annual residence-based earnings (based on lower quartile averages). This ratio, referred to as the ‘affordability ratio’ has been steadily increasing over the years to its figure of 9.66 in 2018. Those on average lower quartile household incomes now require nearly 10 times their income to access the local housing market.

	House price to residence-based earnings ratio								
Lower quartile	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**
House price North Norfolk(£)	73,250	89,950	112,000	120,000	125,000	136,000	142,000	129,950	131,000
Gross annual residence-based earnings (£)	13,451	14,866	15,075	12,140	13,806	14,147	15,984	17,255	16,486
Ratio of house price to gross annual residence-based earnings	5.45	6.05	7.43	9.88	9.05	9.61	8.88	7.53	7.95

	House price to residence-based earnings ratio (Con.)								
Lower quartile	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**
House price North Norfolk(£)	125,000	127,500	130,000	141,500	147,000	159,500	170,000	176,000	182,995
Gross annual residence-based earnings (£)	17,286	16,766	17,390	17,512	17,762	18,201	17,814	18,542	19,175
Ratio of house price to gross annual residence-based earnings	7.23	7.6	7.48	8.08	8.28	8.76	9.54	9.49	9.54

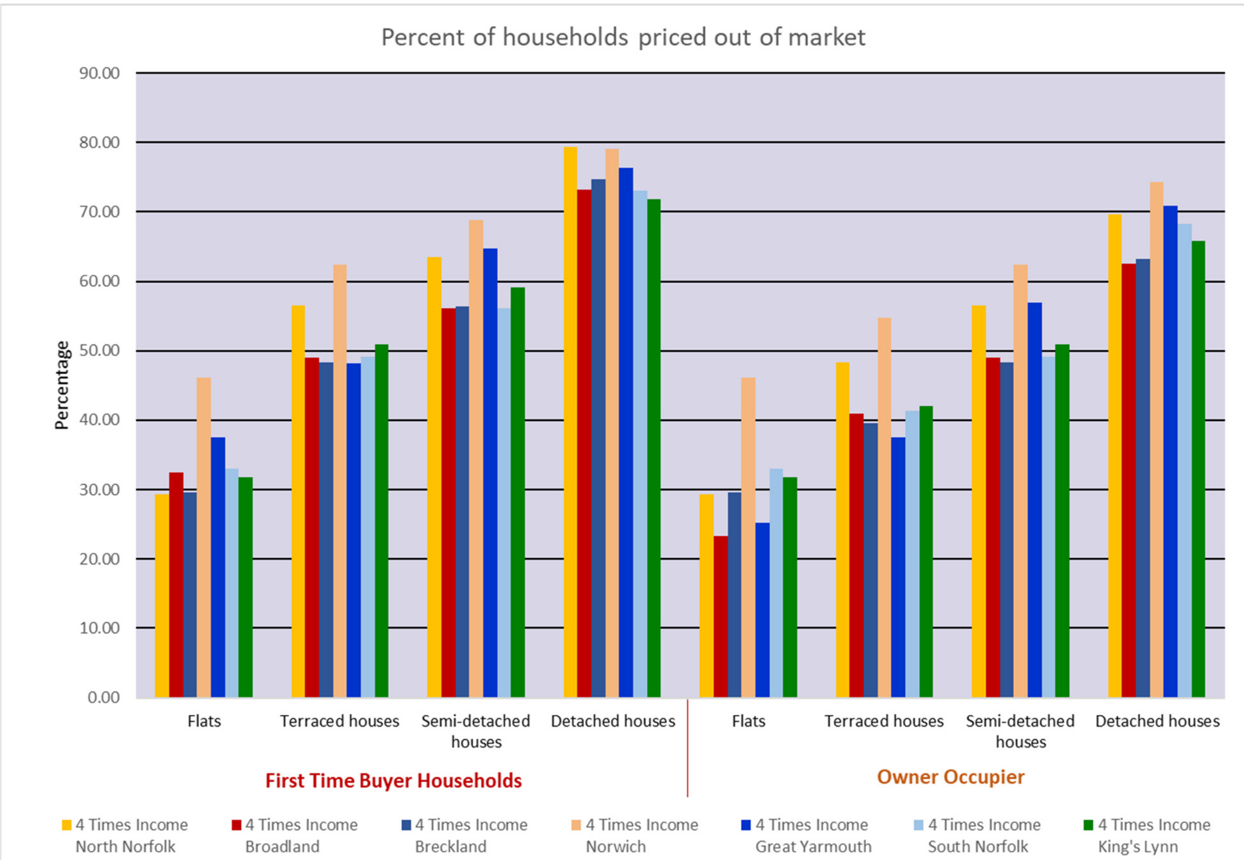
Table 2.40a House price to residence-based earnings ratio,
(Source: ONS Ratio of house price to residence-based earnings (lower quartile and median), 2002 to 2019).



2.40 This table shows the percentage of households priced out of the market in the area. The analysis differentiates between house types and whether or not the purchasers are first time buyers (2018/19). This data is no longer available and therefore has not been updated for 2019/20.

Percent of households priced out of market 4 Times Income	North Norfolk	Broadland	Breckland	Norwich	Great Yarmouth	South Norfolk	King's Lynn
First Time Buyers							
Flats	29.27	32.48	29.62	46.08	37.59	33.02	31.72
Terraced houses	56.57	48.98	48.3	62.46	48.14	49.19	50.94
Semi-detached houses	63.53	56.05	56.37	68.8	64.66	56.13	59.05
Detached houses	79.36	73.23	74.63	79.02	76.3	73.07	71.77
Owner Occupiers							
Flats	29.27	23.36	29.62	46.08	25.17	33.02	31.72
Terraced houses	48.33	40.91	39.54	54.75	37.59	41.28	42
Semi-detached houses	56.57	48.98	48.3	62.46	56.94	49.19	50.94
Detached houses	69.70	62.54	63.22	74.32	70.92	68.25	65.82

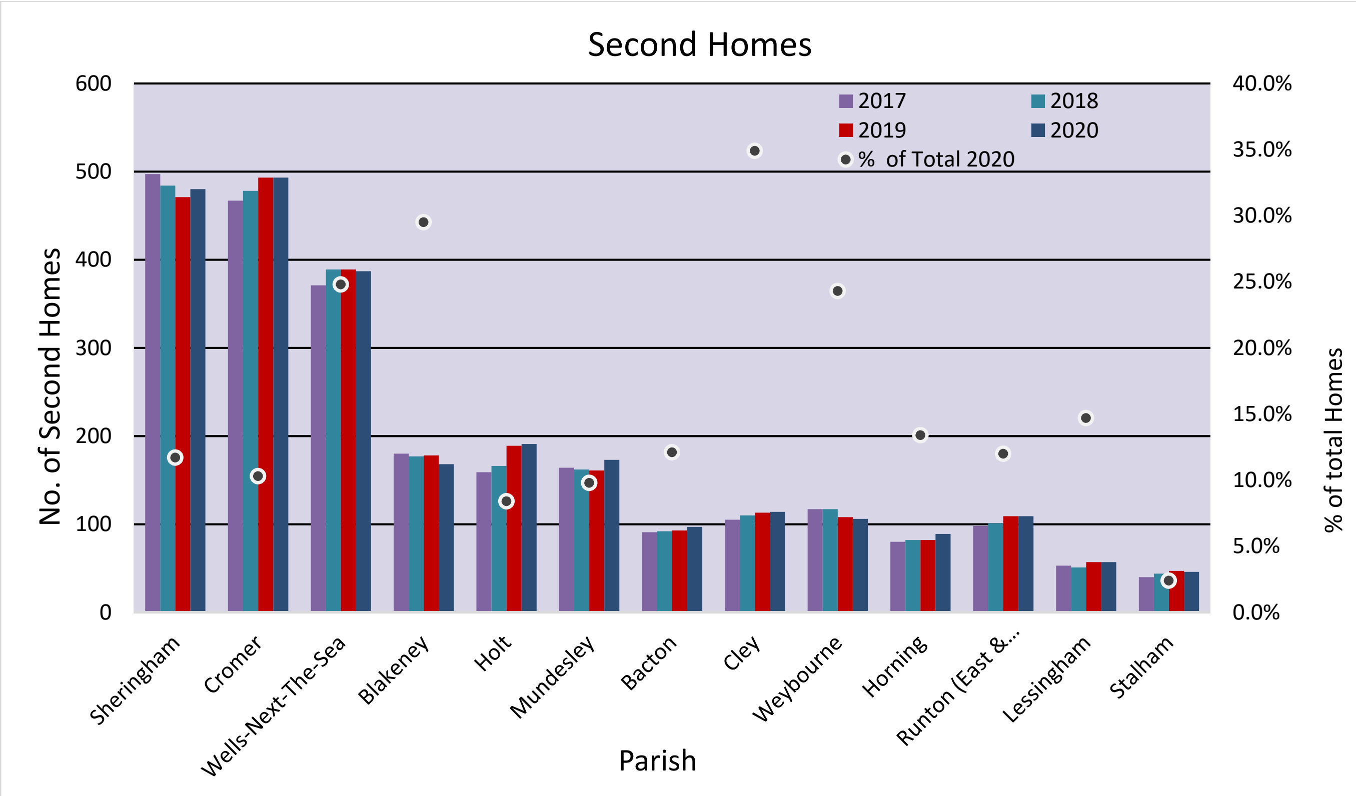
Table 2.41 House price to residence-based earnings ratio, 2018
(Source: Hometrack Automated Valuation Model and the incomes data is supplied by CACI).



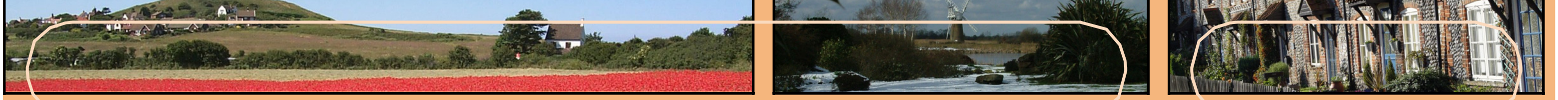
2.41 Affordable demand - Assuming a 4x income multiplier, 29% of first-time buyer households, and same percent of owner occupiers are priced out of the market for flats. 17% of the population are 20-39 year olds, a difference of -10% compared to the region. It is this group that forms the majority of demand for shared ownership. 13% of the population are in private rented accommodation, a difference from the regional figure of -2%.

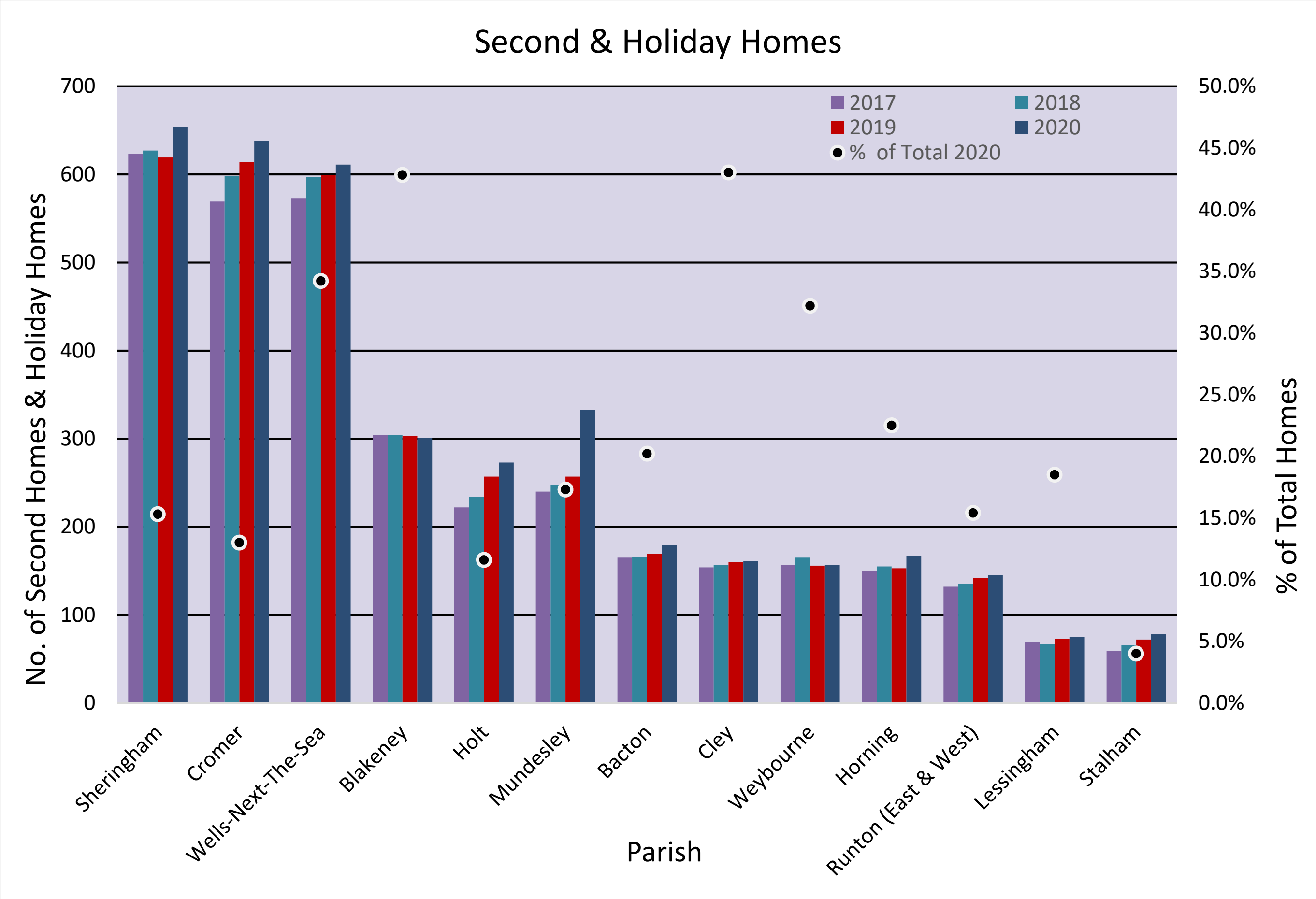
Second Homes

2.42 North Norfolk is an attractive destination for visitors and Coastal towns remain popular for second homes. The average rate of second home ownership for the District is 7.8%. The graph below shows figures for second homes in parishes and Second Homes + Holiday Homes, and for periods 2019-20. Certain areas are 'hot spots' for second home ownership, namely Cromer, Sheringham, Wells-Next-the-Sea & the villages along north coast. Over the last four years the proportion and numbers of second homes in the District as a whole has remained relatively static with small increases in some settlements matched by declines elsewhere.



Graph 2.43: Second Homes Trend (NNDC 2020)





Graph 2.33: Second Homes + Holiday Homes Trend (NNDC 2020)

Empty Homes

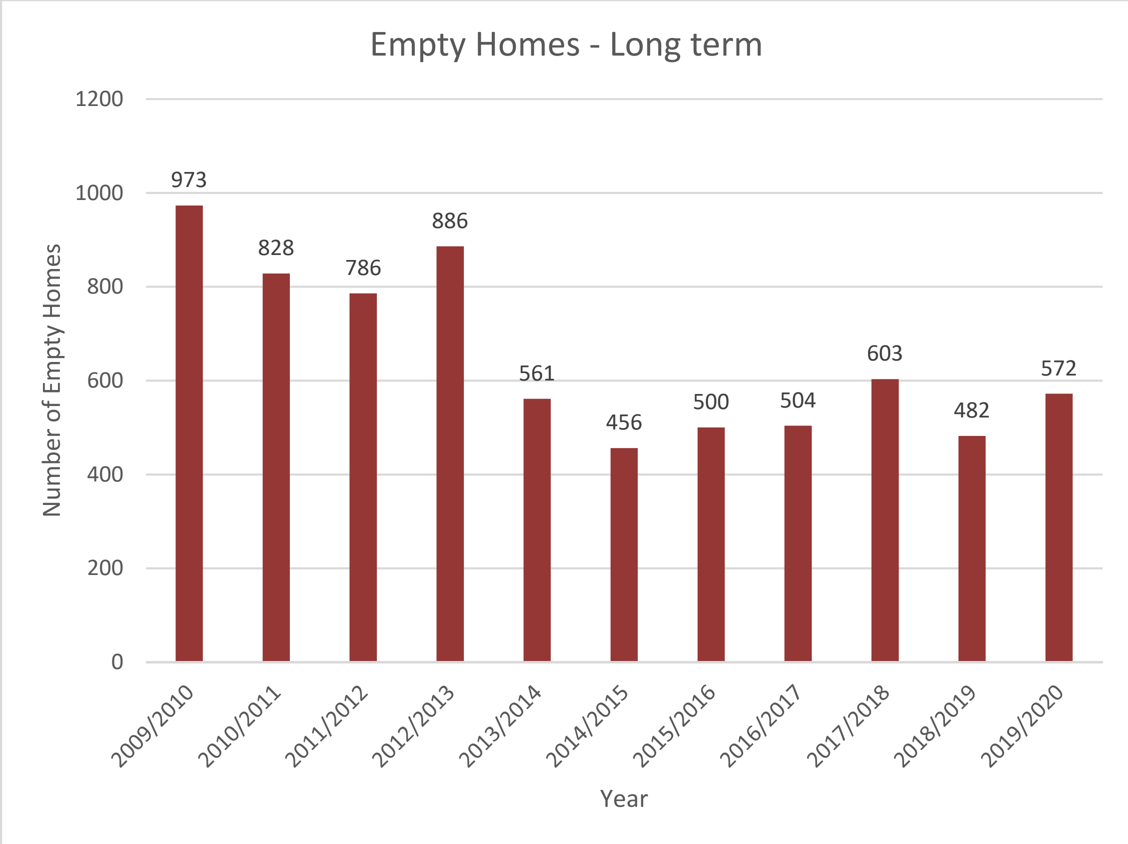
2.43 In 2018/19, **482** dwellings were classified as being long term vacant (6 months or more as at October each year).

2.44 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.

2.45 In 2018 there had been an overall decrease in Long Term Empty properties over the previous year from 603 to 482.

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.



Graph 2.46: Empty Homes - Long term (NNDC 2020)

Special Housing Needs

2.46 In 2017 as part of the Duty to Cooperate the Norfolk Authorities collectively prepared a **Gypsy, Traveller, and Caravan Needs Assessment**. For North Norfolk this concluded that future need for permanently occupied pitches is likely to be very small and mainly arises from the few Gypsy families already resident in the District. Transit pitches for seasonal visits to the District are available at Fakenham and Cromer and have proved to be sufficient to address the demand for these types of site.



Population

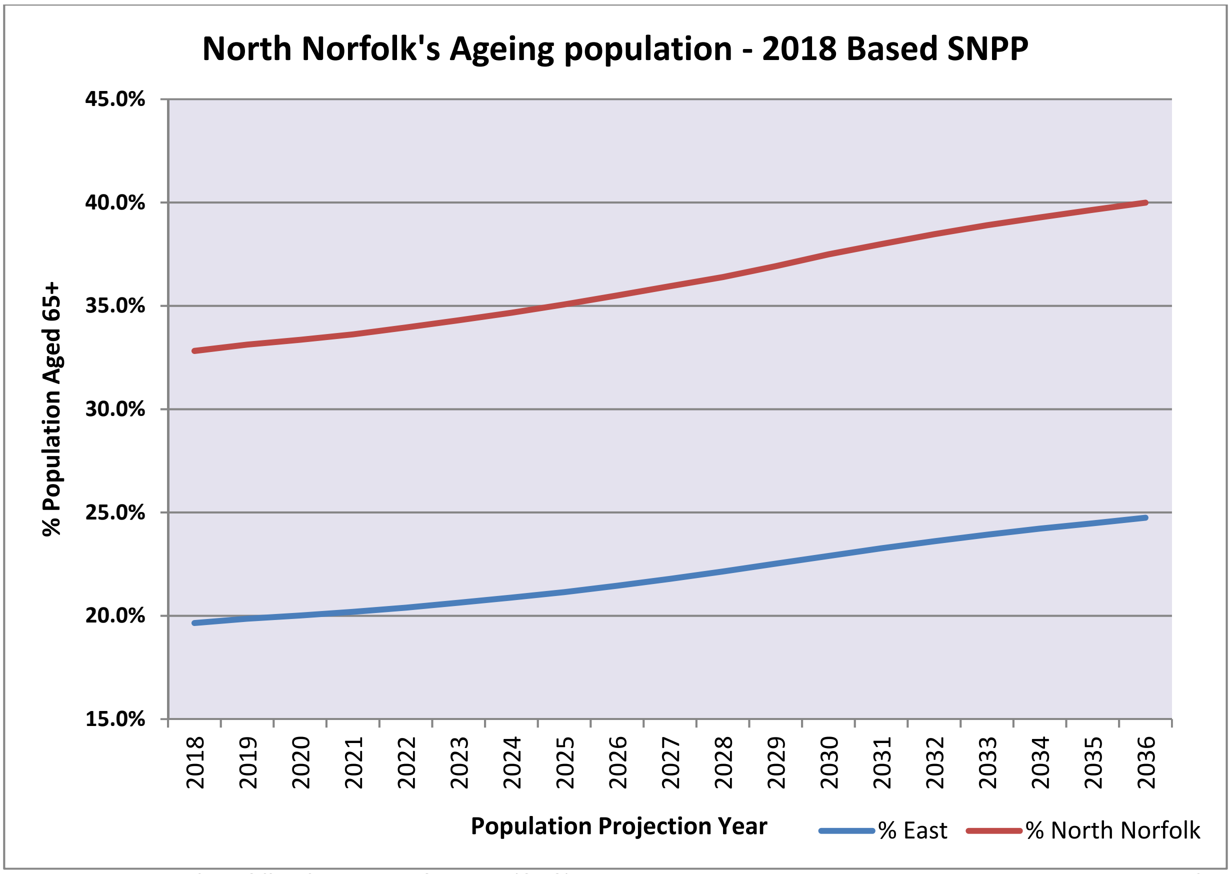
2.47 Although there are no Core Strategy targets or indicators in relation to population, it is important to monitor changes to see if planning policies meet the needs of the current and future population.

North Norfolk District had an estimated resident population of 105,799 in 2020 and is predicted to have a population of 114,850, by 2036 according to the ONS 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. (Source NOMIS 2019)

Age	M	F	Total	M	F	Total	M	F	Total
	2018			2019 Projections			2036 Projections		
0-4	2,121	2,011	4,132	2,070	1,898	3,968	2,035	1,885	3,920
5-9	2,394	2,340	4,734	2,392	2,334	4,726	2,212	1,996	4,208
10-14	2,464	2,296	4,760	2,566	2,378	4,944	2,418	2,134	4,552
15-19	2,333	2,114	4,447	2,333	2,068	4,401	2,451	2,094	4,545
20-24	2,247	2,061	4,308	2,141	1,901	4,042	2,265	1,883	4,148
25-29	2,212	2,176	4,388	2,232	2,112	4,344	2,333	2,102	4,436
30-34	2,297	2,314	4,611	2,272	2,488	4,761	2,103	2,185	4,288
35-39	2,233	2,294	4,527	2,358	2,424	4,782	2,316	2,517	4,833
40-44	2,300	2,301	4,601	2,295	2,301	4,596	2,656	2,883	5,539
45-49	3,094	3,096	6,190	2,801	2,890	5,691	2,884	3,138	6,022
50-54	3,499	3,919	7,418	3,504	3,753	7,257	3,121	3,374	6,496
55-59	3,797	4,167	7,964	3,970	4,404	8,374	3,415	3,796	7,212
60-64	3,908	4,251	8,159	4,113	4,510	8,623	4,134	4,585	8,719
65-69	4,318	4,546	8,864	4,201	4,470	8,672	5,288	5,645	10,933
70-74	4,623	4,766	9,389	4,737	4,958	9,695	5,408	5,629	11,037
75-79	2,942	3,237	6,179	3,337	3,494	6,831	4,391	4,580	8,971
80-84	2,280	2,638	4,918	2,247	2,680	4,927	3,175	3,543	6,718
85-89	1,293	1,858	3,151	1,354	1,873	3,227	2,289	2,975	5,264
90+	534	1,278	1,812	609	1,334	1,942	1,101	1,909	3,010
Total	**50,873**	**54,431**	**105,304**	**51,222**	**53,971**	**105,193**	**55,997**	**58,852**	**114,850**

Table 2.49 Population projections 2018-2036 by gender and age.
(SNPP Z1: 2018-based subnational population projections, local authorities in England, mid-2018 to mid-2043)

2.48 North Norfolk has a significantly aging population. Both the 2014, 2016 and 2018 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 45,933 people aged over 65 in North Norfolk, an increase of 11,087. Overall the percentage of people aged over 65 increases from 33% to 40% of the Districts population by 2036 (2018 ONS). Conversely collectively population growth from all other age groups increases at a slower rate with the net result that overall proportions of those under 65 are projected to fall from 67% of the total population to 60%.

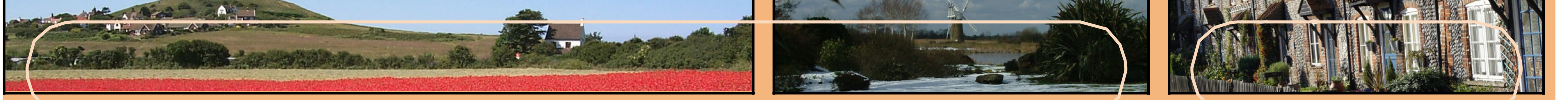


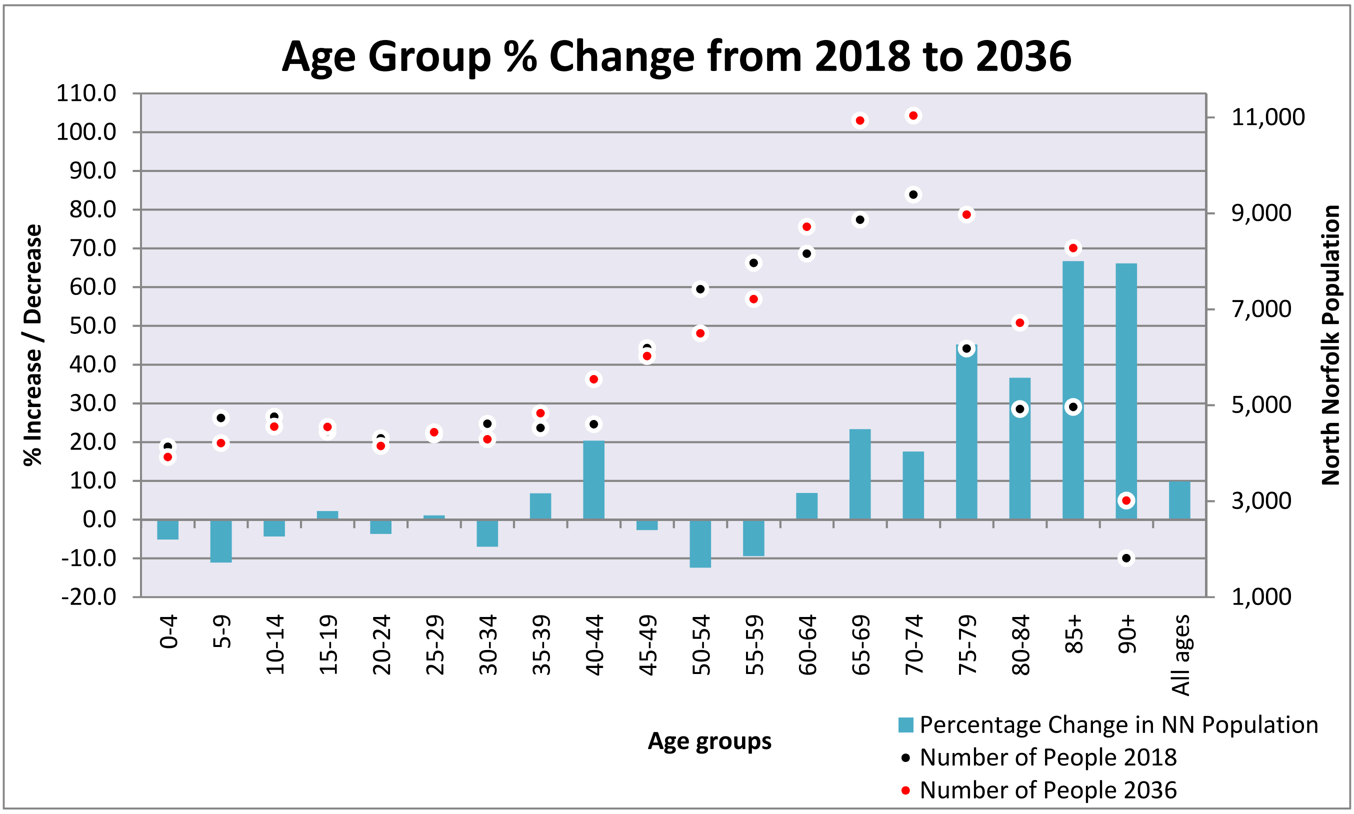
Figures are taken from Office for National Statistics (ONS) Table 2: 2018-based subnational principal population projections for local authorities and higher administrative areas in England.

Graph 2.50 Ageing Population 65+

2.49 The percentage change within the age ranges, from 2018 to 2035 is predicted to fall on average for those below 65 years of age and significantly rise for those 65+.

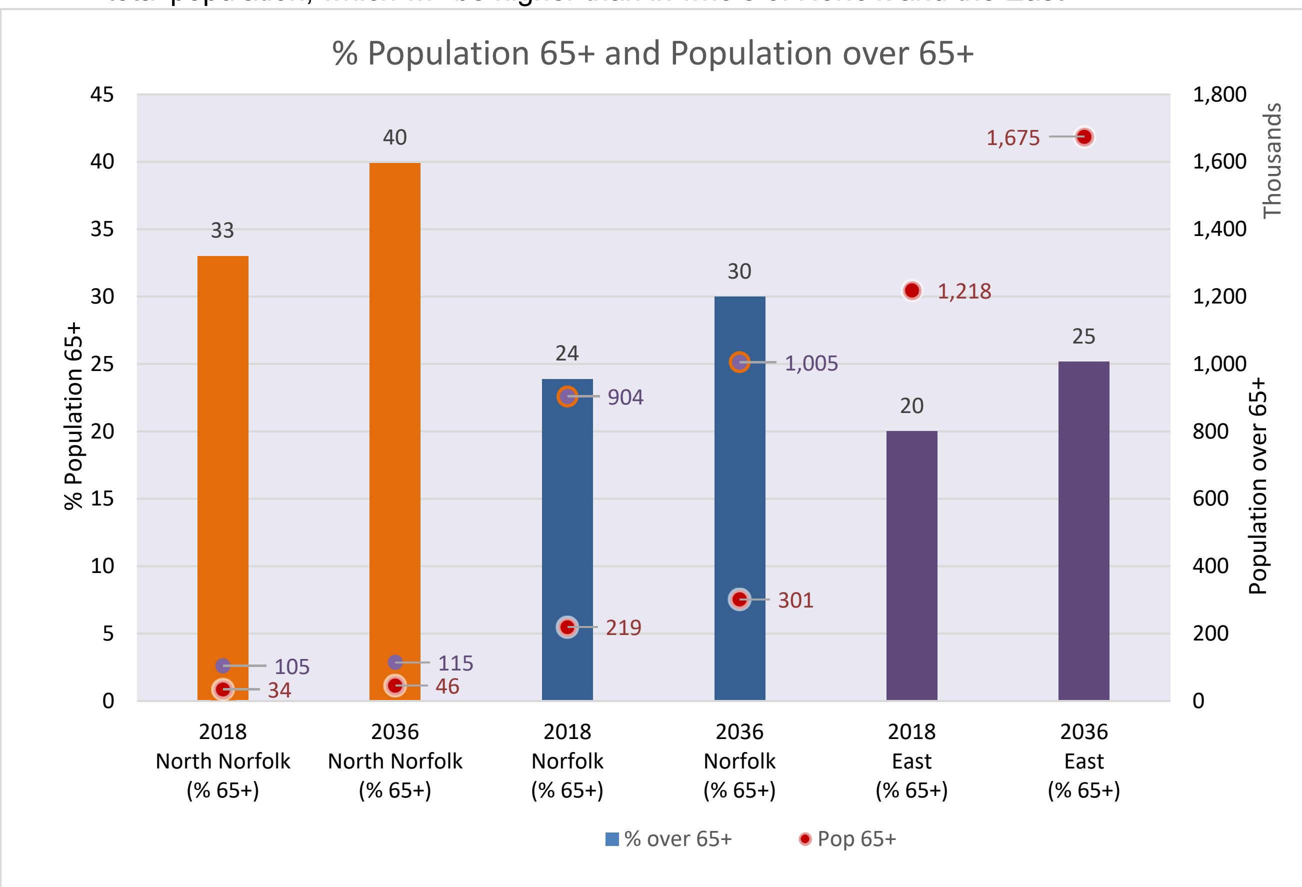
2.50 In the graph 2.50, the rate of change can be seen to increase year on year.





Graph 2.52 Age Group Change. **Note 1: NNDC - ONS projections 2018 Based. Note 2: The figures for 85+ and 90+ are mutually exclusive.**

2.51 It is predicted that by 2036 the percentage of people 65+ in North Norfolk, will be 40% of its total population, which will be higher than in whole of Norfolk and the East.



Graph 2.53 % 65+ North Norfolk; Norfolk & the East comparisons. **Note 1: 2018 Based Projections.**



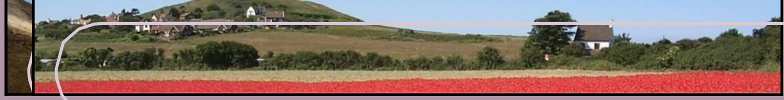
3 Economy

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

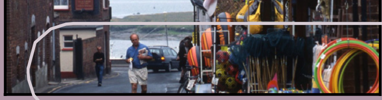
3.1 The NPPF is clear that planning policies should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. However, it is also important to recognise that, as set out within Paragraph 120 of the NPPF, there is a need for local planning authorities to review land allocated within Plans and review land availability.

3.2 The proposed policy 'ECN 1 Employment Land', considered:
Assessed the quality and suitability of Employment Areas; assessed the boundaries of the Employment Areas and set out the requirement for future need in terms of allocations.
Further detail can be found in the "Approach to Employment" background paper.

3.3 For the period 2016-2036, a total of 285.54 hectares of land will be designated/ allocated and retained for employment generating developments.

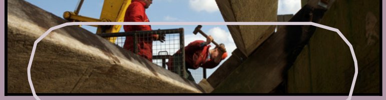
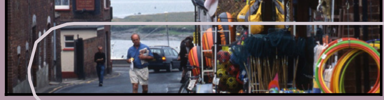
Location	Designated Employment Areas and Enterprise Zones (ha)	Land remaining (undeveloped land on designated Employment Areas and Enterprise Zones) (ha)
Eastern Area	**84.78**	**20.54**
Catfield	11.54	0.47
Hoveton	9.88	2.00
Ludham	0.27	0.00
Mundesley	0.30	0.00
North Walsham	41.30	6.07
Scottow Enterprise Park	20.00	12.00
Stalham	1.49	0.00
Central Area	**39.48**	**7.55**
Corpusty (Saxthorpe)	1.16	0.00
Cromer	18.95	0.67
Holt	7.11	6.88
Sheringham	3.95	0.00
Melton Constable	7.68	0.00
Roughton	1.30	0.00
Western Area	**68.25**	**14.44**
Blakeney	0.10	0.00
Fakenham	48.61	9.44
Wells	3.04	0.00
Egmere Enterprise Zone	16.50	5.00
Totals	**192.51**	**42.53**

Table 3.2: Allocated/ designated employment Land (Source: First Draft Local Plan Part 1: Consultation 2019) Reg. 18

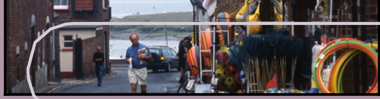

3.4 The following tables show employment development permitted in 2019/20.

Parish	Reference	Site Address	Proposal	NNDC LP policy	Brown field (B)/ Green field (G)	Existing Use Class	Proposed Use Class	Other Use Class	**Gained - Floor Area (m2)**	**Gained CU/ Con - Floor Area (m2)**	**Lost - Floor Area (m2)**
Bacton	**PF/19/2211**	Interconnector, Bacton Gas Terminals, Paston Road, NR12 0JD	Erection of storage building	No	B	**SG**	**B8**		116		
Erpingham	**PF/19/1414**	Alby Filling Station, Cromer Road, Erpingham, Norwich, NR11 7QE	Use of land for hand car wash facility, erection of canopy and site cabin and installation of drainage tank (part retrospective)	No	B	SG	**B1a**		15		
Fakenham	**PF/19/1281**	Summerhill House, Sculthorpe Road, Fakenham, NR21 9HA	Erection of single storey office extension and associated works	No	G	SG	**B1a**		148		
	PF/19/1165	9H Millers Close, Fakenham, NR21 8NW	Change of use of vacant business unit (Class B1) to place of worship (Class D1)	Yes	B	**B1c**	D1				315
	PF/19/1980	84 Holt Road, Fakenham, NR21 8DY	Demolition of workshop and erection of one and half storey detached dwelling and garage	No	B	**B8**	**C3**				108
Ludham	**PF/19/0130**	12 School Road, Ludham, Great Yarmouth, NR29 5QN	Demolition of dwelling and workshop and erection of 3 no.single storey detached dwellings and detached garage.	No	B	**B8**	**C3**				157
Melton Constable	**PF/19/1557**	Unit 22 Marriott Way, Melton Constable, NR24 2BT	Detached open fronted building	Yes	G	SG	**B2**		41		
	PF/19/2233	The Engine Shed, Marriott Way, Melton Constable, NR24 2BT	Change of use from builders store (previous shed) to bakery with cafe serving hot and cold food (retrospective)	No							165
Mundesley	**PF/19/0720**	6-8 Beach Road, Mundesley, Norwich, NR11 8BG	First floor extension to form three flats and store/office, with first floor terraces to front to serve two flats and existing ground floor café	No	B	SG	**B1a**	B8	13		
	PF/19/0720	6-8 Beach Road, Mundesley, Norwich, NR11 8BG	First floor extension to form three flats and store/office, with first floor terraces to front to serve two flats and existing ground floor café	No	B	**SG**	**B8**	B1a	47		


Parish	Reference	Site Address	Proposal	NNDC LP policy	Brown field (B)/ Green field (G)	Existing Use Class	Proposed Use Class	Other Use Class	**Gained - Floor Area (m2)**	**Gained CU/ Con - Floor Area (m2)**	**Lost - Floor Area (m2)**
North Walsham	**PF/19/0143**	Unit 1, Hornbeam Road, North Walsham	Erection of a single storey warehouse building for use as either: Storage and Distribution (B8 Use class, with ancillary offices); and/or plumbers/builders/tiling/flooring wholesale merchants (sui generis with ancillary trade counter, showroom, offices). With associated car parking and cycle store.	Yes	B	SG	**B2**	B8	476		
	PF/19/0143	Unit 1, Hornbeam Road, North Walsham	Erection of a single storey warehouse building for use as either: Storage and Distribution (B8 Use class, with ancillary offices); and/or plumbers/builders/tiling/flooring wholesale merchants (sui generis with ancillary trade counter, showroom, offices). With associated car parking and cycle store.	Yes	B	**SG**	**B8**	B2	429		
	PF/19/2041	Hornbeam Business Park, Land off Hornbeam Road, Hornbeam Road, NORTH WALSHAM, NR28 0FX	Erection of a sheet panelled building for storage of equipment to be used in site maintenance (B8 Use Class)	Yes	B	**SG**	**B8**		8		
	PF/20/0039	Unit 4 (JD Trading), Midland Road, North Walsham, NR28 9JR	Siting of two storage containers	Yes	G	**SG**	**B8**		51		
Runton	**PF/19/2085**	Woodhill Park, Cromer Road, East Runton, Cromer, NR27 9PX	Demolition of existing storage and maintenance buildings and temporary siting of 4no. prefabricated storage/maintenance units (Net loss. 92m2 to new 76m2)	No	B	**B8**	**B8**				16
Sea Palling	**PF/19/0519**	Land opposite Golden Beach Caravan Park, Beach Road, Sea Palling, NR12 0AL	Change of use of land to a storage area for caravans (Class B8)	No	G	**SG**	**B8**		833		
Wood Norton	**PF/19/1244**	The Old Fire Station, Foulsham Airfield Site, Foulsham Road, Wood Norton, Dereham, NR20 5BG	Erection of a workshop	No	B	SG	**B2**		286		

Table 3.4 Employment permissions in North Norfolk 2018-19 **(Source: North Norfolk District Council, 2019)**


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 a working age population of 55,600 (53%), compared to 60.7% for the East and 62.5% for Great. 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.

Economically active All people	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people working age (16-64)	**55,600**	53.1	60.7	62.5
Economically active	**46,000**	80.4	81.2	79.0
In employment	**42,300**	73.3	78.1	75.7
Employees†	**27,800**	52.6	67.1	65.1
Self employed	**14,500**	20.7	10.8	10.3
Unemployed	**1,000**	2.2	3.6	4.2

Employment and unemployment (Oct 2019-Sep 2020) (Source: Nomis)

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 reduced from 57,600 in 2011 to its lowest level of 55,600 in 2019, 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
2018	55,700	53.3	61.0	62.7
2019	55,600	53.1	60.7	62.5

ONS Crown Copyright Reserved (Nomis 2019)
ONS Mid-year population estimates

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

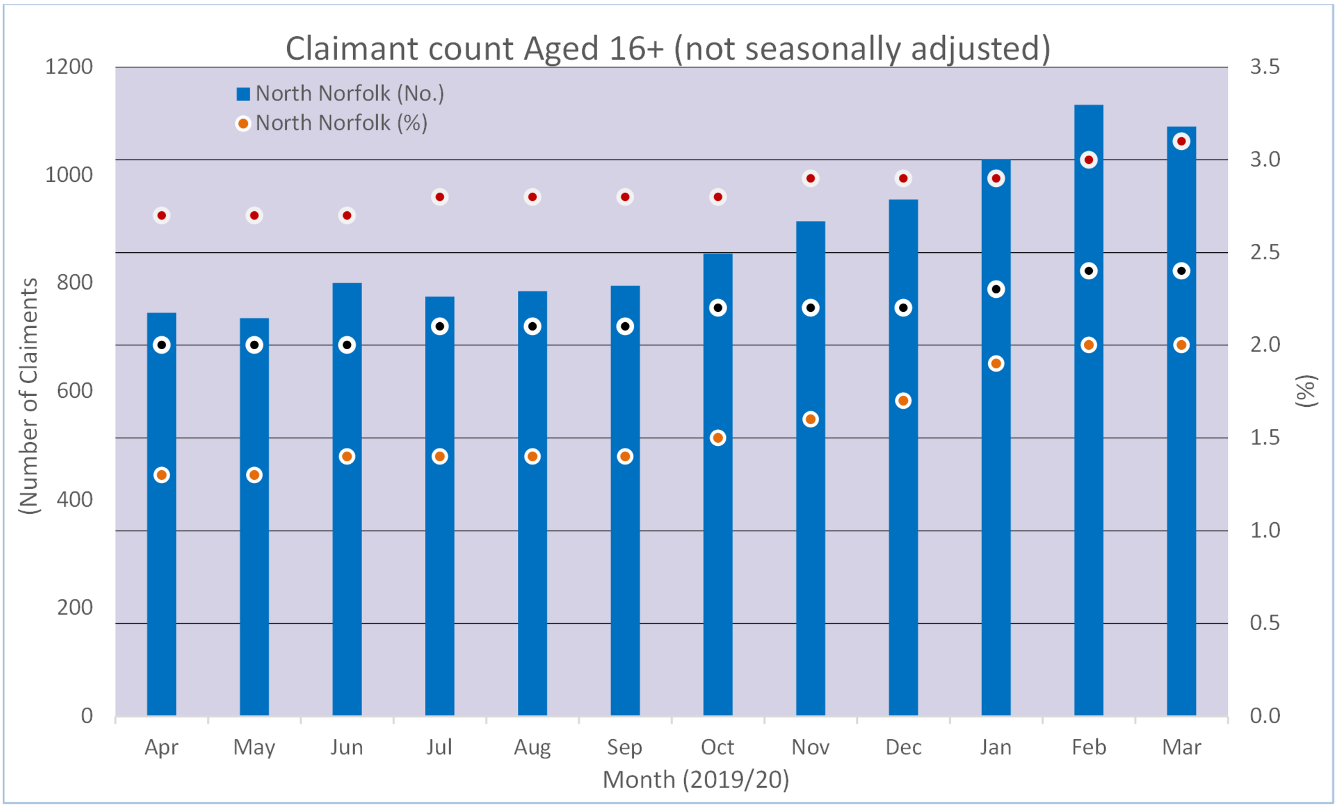
Employee Jobs	**North Norfolk (employee jobs)**	**North Norfolk (%)**	**Eastern (%)**	**Great Britain (%)**
Total employee jobs	**31,000**	**-**	-	-
Full-time	**19,000**	**61.3**	65.9	67.8
Part-time	**13,000**	**41.9**	34.4	32.2
Employee Jobs by Industry	**North Norfolk (employee jobs)**	**North Norfolk (%)**	**Eastern (%)**	**Great Britain (%)**
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	**6,000**	**19.4**	16.1	15.0
I : Accommodation and food service activities	**4,500**	**14.5**	6.9	7.7
Q : Human health and social work activities	**4,000**	**12.9**	12	13.1
C : Manufacturing	**3,500**	**11.3**	7.7	8.0
P : Education	**3,000**	**9.7**	9.3	8.7
M : Professional, scientific and technical activities	**1,750**	**5.6**	9.6	8.8
F : Construction	**1,750**	**5.6**	6.0	4.9
R : Arts, entertainment and recreation	**1,250**	**4.0**	2.6	2.5
H : Transportation and storage	**1,000**	**3.2**	5.0	4.9
N : Administrative and support service activities	**1,250**	**4.0**	10.3	8.9
O : Public administration and defence; compulsory social security	**1,000**	**3.2**	3.3	4.4
S : Other service activities	**800**	**2.6**	1.9	2.0
E : Water supply; sewerage, waste management and remediation activities	**200**	**0.6**	0.8	0.7
L : Real estate activities	**500**	**1.6**	1.7	1.7
J : Information and communication	**400**	**1.3**	3.9	4.3
K : Financial and insurance activities	**250**	**0.8**	2.5	3.5
B : Mining and quarrying	**175**	**0.6**	0.1	0.2
D : Electricity, gas, steam and air conditioning supply	**40**	**0.1**	0.2	0.4

Table 3.8 Business Register and Employment Survey: open access (Source: ONS, Nomis, 2019)

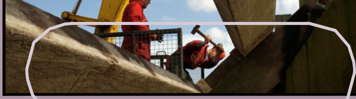
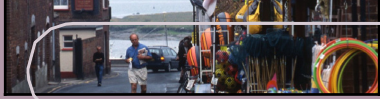
3.9 In North Norfolk 1090 people were claiming benefit (March 2020), principally for the reason of being unemployed. Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise. 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: Claimant count by age - not seasonally adjusted	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Aged 16+	1090	2.0	2.4	3.1
Aged 16 to 17	0	0	0.2	0.3
Aged 18 to 24	205	3.5	3.6	4.2
Aged 18 to 21	135	4.5	4	4.5
Aged 25 to 49	575	2.4	2.6	3.3
Aged 50+	310	1.3	1.9	2.4

Table 3.9 Numbers of Benefits claimants March 2020 (Source: Nomis)



Graph 3.9 Numbers of Benefits claimants (Apr 2019 - Mar 2020) (Source: Nomis)


3.10 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 (2019) was 0.78, more residents aged 16-64 then there are jobs.

Jobs density (2019)	Jobs	North Norfolk (Density)
North Norfolk	**43,000**	**0.78**
Breckland	56,000	0.69
Broadland	59,000	0.78
Great Yarmouth	43,000	0.76
King's Lynn & West Norfolk	66,000	0.78
Norwich	106,000	1.11
South Norfolk	63,000	0.78
Eastern	3,268,000	0.87
Great Britain	35,356,000	0.87

Table 3.10 Jobs Density (Source: Nomis, 2020)

Jobs density is defined as the number of jobs in an area divided by the resident population aged 16-64 in that area. For example, a jobs density of 1.0 would mean that there is one job for every resident aged 16-64.

3.11 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 figure are median earnings for full time workers.

Earnings by place of residence (2019) Gross weekly pay	North Norfolk (Pounds)	East (Pounds)	Great Britain (Pounds)
Full-time workers	485.30	581.0	587.00
Male full-time workers	522.3	623.7	632.30
Female full-time workers	385.1	515.4	528.40

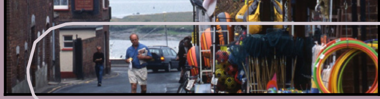
Table 3.11 Average gross full time weekly pay (2019) (Source: Nomis)

3.12 The number of residents with qualifications to NVQ4 and above has increased from 23% in 2015 to 32.7% in 2018, and remains below the percentage for the eastern region as the table below shows.

Qualifications (Jan 2018-Dec 2018)	North Norfolk (Numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	18,000	34.2	36.8	40.3
NVQ3 and above	30.900	58.6	55.0	58.5
NVQ2 and above	42,000	79.8	74.2	75.6
NVQ1 and above	50,300	95.5	86.4	85.6
Other qualifications	!	!	6.3	6.7
No qualifications	#	#	7.2	7.7

Table 3.12 Qualifications Jan 2019 - Dec 2019 (Source: Nomis)

Source: ONS annual population survey. # Sample size too small for reliable estimate. ! Estimate is not available since sample size is disclosive. Notes: Numbers and % are for those of aged 16-64

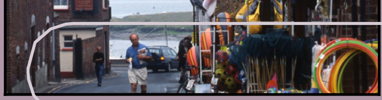




Tourism update

3.13 In 2019 North Norfolk attracted nearly 9.9m day and overnight trips, with a total visitor spend of £435.1m, up from £403.5m in 2016 (see table below). The total value of tourism in North Norfolk was an estimated £528m, supporting an estimated 8,581 tourism related jobs, an increase of 4% compared to 2016.

Tourism	2013	2014	2015	2016	2017	2018	2019
Number of Day Trips	6,733,000	7,451,000	7,392,000	7,755,000	8,207,000	9,008,000	9,317,000
Number of Overnight Trips	569,000	545,600	558,700	553,500	620,700	584,700	602,200
Total Number of Visitor Trips	7,302,000	7,996,600	7,950,700	8,308,500	8,827,700	9,592,700	9,919,200
Adjusted Direct and Associated Visitor Spend	£357,685,550	£386,736,033	£399,284,033	£403,569,250	£415,686,250	£421,429,378	£435,191,378
Indirect/induced spend	£77,178,000	£83,281,000	£85,472,000	£86,788,000	£89,423,000	£89,647,000	£93,740,000
Total Tourism Value	£434,863,550	£470,017,033	£484,756,033	£490,357,250	£505,109,250	£511,076,378	£528,931,378
Total Number of Nights Stayed by Overnight Visitors	2,934,000	2,614,000	2,383,000	2,415,000	2,644,000	2,468,000	2,474,000
Direct Full Time Equivalent Jobs	5,599	6,058	6,249	6,337	6,528	6,607	6,845
Indirect and Induced Full Time Equivalent Jobs	1,403	1,542	1,583	1,607	1,656	1,660	1,736
Total Full time equivalent jobs	7,002	7,600	7,832	7,944	8,184	8,268	8,581
Total actual tourism related employment (No. of jobs)	9,709	10,543	10,868	11,020	11,352	11,461	11,898
Percentage of all employment	24.0%	26.4%	27.2%	27.5%	28.4%	28.7%	30.0%

Table 3.13 Economic Impact of Tourism North Norfolk – 2019. (Source: Destination Research Ltd.)


3.14 The trips by accommodation by staying visitors, increased by 3%, in 2019 compared to 2018, to 603,200. The largest proportion of visitors to North Norfolk come from the UK 95.5%.

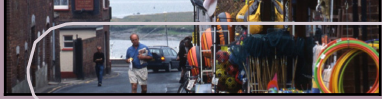
Trips by Accommodation Staying Visitors - Accommodation Type	UK	Overseas	Total
Serviced	87,000	1,700	88,700
Self-catering	110,000	3,900	113,900
Camping	73,000	1,400	74,400
Static caravans	110,000	600	110,600
Group/campus	40,000	4,200	44,200
Paying guest	0	0	0
Second homes	29,000	1,400	30,400
Boat moorings	15,000	0	15,000
Other	19,000	1,200	20,200
Friends & relatives	93,000	12,800	105,800
Total (2019)	576,000	27,200	603,200
Comparison (2018)	558,000	27,000	585,000
Difference	3%	1%	3%

3.15 Spend by Accommodation Type:

Spend by Accommodation Type (2019)	UK	Overseas	Total
Serviced	24,154,000	604,000	24,758,000
Self-catering	24,871,000	4,980,000	29,851,000
Camping	24,478,000	296,000	24,774,000
Static caravans	26,529,000	170,000	26,699,000
Group/campus	6,796,000	4,051,000	10,847,000
Paying guest	0	0	0
Second homes	2,953,000	729,000	3,682,000
Boat moorings	3,402,000	0	3,402,000
Other	6,330,000	157,000	6,487,000
Friends & relatives	8,492,000	3,965,000	12,457,000
Total 2019	128,005,000	14,952,000	142,957,000
Comparison 2018	123,283,000	14,952,000	138,233,000
Comparison 2017	128,362,000	17,161,000	145,523,000
Difference 2018-19	4%	0%	3%

Table 3.15 Staying visits by accommodation type (Source: Destination Research: 2019)

Headline Figures 2019	No. / £ / %
Total number of trips (day & staying)	9,919,200
Total staying trips	602,200
Total day trips	9,317,000
Total staying nights	2,474,000
Total staying spend	£142,955,000
Total day trip spend	£292356,000
Associated spend	£30,468,378
Total visitor spend	£435,191,378
Indirect / induced spend	£93,740,000
Total Tourism Value	£528,931,378
Full time equivalent jobs	8,581
Total actual tourism related employment	11,898
Percentage of all employment	29.7%


3.16 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.

3.17 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.

3.18 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

3.19 The Settlement Hierarchy identifies a hierarchy for the District;

- **Large Growth town:** *Cromer, Fakenham, North Walsham*
- **Small Growth town:** *Hoveton, Holt, Sheringham, Stalham and Wells-next-the-sea*

3.20 The Large and Small Growth Towns all have town centres, which attract a significant amount of economic activity. Historically Norfolk County Council monitored the number of units in each market town, ceased to do so after 2010. Previous AMR's show details of number of units in all the towns. The new Local Plan suggests High streets and town centres face considerable challenges, not least with the growth in online retail as well as the traditional larger regional centres. The change to the national planning legislation to allow for buildings, under Permitted Development rights, in town centres uses to be changed from one use to another without the need for planning permission, could potentially assist in revitalising and enhancing town centres. Monitoring of Town Centres will therefore take on a new approach in following years, in line with the new Local Plan

Town	Convenience Goods (Sq.M Gross)	Comparison Goods (Sq.M Gross)	Food and Beverage (Sq.M Gross)
Cromer	0	1,182	253
Fakenham	0	1,042	228
Holt	0	297	196
North Walsham	1,124	559	161
Sheringham	588	457	268
Hoveton/Wroxham	0	342	88
Stalham	323	137	53
Wells-next-the-Sea	11	84	96
Other North Norfolk	0	268	433

Table 3.20 Projections & suggested distribution 2016 - 2026. (Retail & town Centre Uses Study NNDC 2017)

3.21 In previous years the County Council have also monitored vacancy rates, which also ceased after 2010. The same principle for monitoring will be applied as stated in 3.22.

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3.22 The North Norfolk Retail and Main Town Centres Uses Study (Mar 2017) makes reference to the economic downturn which has had a significant impact on the retail and leisure sectors. A summary of existing retail provision is shown in Table 3.22

Centre	Retail Hierarchy	Town Centre Class A1-A5 Units	Convenience Sq.M Net Sales Floorspace *	Comparison Sq.M Net Sales Floorspace *
Fakenham	Large town centre	130	6,651	12,540
Cromer	Large town centre	181	5,539	10,270
North Walsham	Large town centre	110	5,088	3,491
Holt	Small town centre	164	1,510	6,739
Sheringham	Small town centre	162	2,310	4,350
Hoveton/Wroxham	Small town centre	58	1,692	4,000
Stalham	Small town centre	73	1,910	2,030
Wells-next-the-Sea	Small town centre	82	933	1,650
Total		**960**	**25,633**	**45,070**

Table 3.22 Existing retail provision. (Retail & town Centre Uses Study NNDC 2017)
*** includes out of centre food stores and retail warehouses**

3.23 The report goes on to say: “All centres have a reasonable proportion of comparison goods shops when compared with the national average. Holt has a particularly strong comparison goods offer due to the large number of independent specialists. Conversely Holt has a relatively low provision of convenience retail facilities and A1 non-retail services.” And : “The vacancy rate is lower than the national average in all centres with the exception of North Walsham. The provision of Class A3/A5 is particularly strong in Hoveton/ Wroxham, Wells-next-the-Sea and Sheringham, reflecting the role of the centres as tourist destinations.”

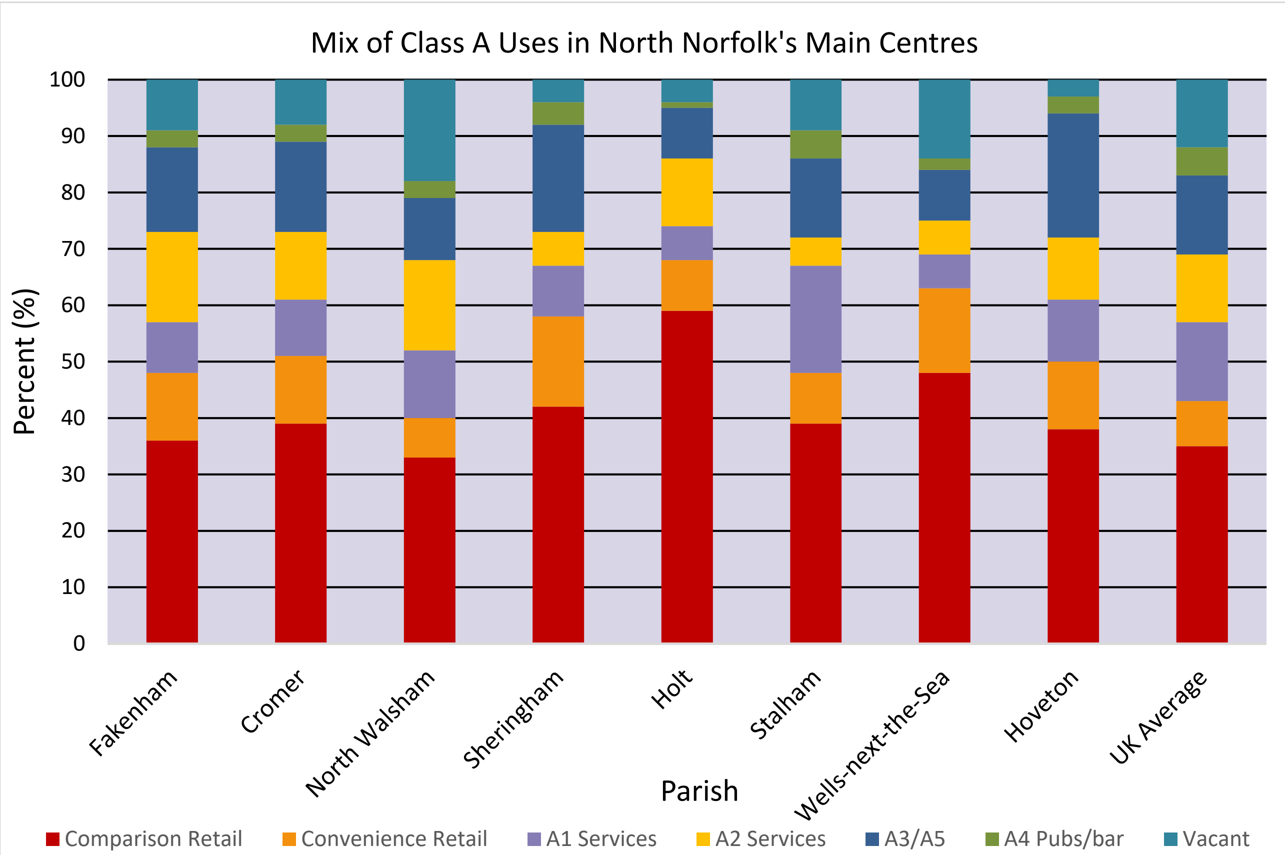
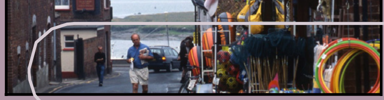


Table 3.23 Source: Lichfields’ Survey (September 2016) and Goad National averages for town centres


3.24 Convenience shopping – *Source: North Norfolk Retail & Main Town Centre Uses Study: Appendix 5*

i. Fakenham - Large Tesco (2,033 sq.m net) and an Aldi (1,051 sq.m net) and a number of small convenience outlets which serve basket/top-up food shopping trips. In addition to these town centre facilities Fakenham has out of centre Morrison's (2,656 sq.m net) and Lidl (970 sq.m net) stores.

ii. Cromer - Cromer town centre includes a Bugden's (746 sq.m net) and an Iceland (446 sq.m net) and a number of small convenience outlets which serve basket/top-up food shopping trips. There is a large edge of centre Morrison's (2,526 sq.m net), and out of centre Co-op (1,087 sq.m net) and a Lidl (1,030 sq.m net) stores

iii. North Walsham - Lidl (1,373 sq.m net) store is located within the town centre which is supported by 6 additional convenience shops that serve basket/top-up food shopping trips. There is a large Sainsbury's (3,006 sq.m net) and a Lidl (1,373 sq.m net) within the town centre boundary. There is a medium sized Waitrose (1,507 sq.m net) beyond the town centre boundary.

iv. Sheringham - The main food stores in Sheringham is a mid -sized Tesco (1,355 sq.m net). The Tesco is supplemented by a Sainsbury's Local (222 sq.m net) and 23 additional convenience stores.

v. Holt - The main food store in Holt is a mid-sized Bugden's (1,033 sq.m net) which is supplemented by 13 small convenience shops. A new Aldi store is proposed and will improve food store provision in the town.

vi. Stalham - The main food store in Stalham is a mid-sized Tesco food store (1,689 sq.m net), supported by 6 small convenience units within the centre.

vii. Wells-Next-the sea - the main food stores in Wells-next-the-Sea is a small Co-op (614 sq.m net) which is supported by 12 small convenience shop.

viii. Hoveton and Wroxham - the main food store in Hoveton and Wroxham is the Roys of Wroxham (4,708 sq.m net) which is supplemented by the Broads Centre Supermarket, a newsagent and 4 additional convenience units.

3.25 Comparison shopping – *Source: North Norfolk Retail & Main Town Centre Uses Study: Appendix 5.*

i. Fakenham - Good range of independent shops and a small range of multiples (chain stores) selling a range of comparison goods.

ii. Cromer - reasonable range of independent shops selling a range of comparison goods. There is a limited range of multiples (chain stores) include a Boots, Mountain Warehouse, M&Co and a Superdrug.

iii. North walsham - reasonable range of comparison goods retailers within the centre, comprising independent retailers and a couple of national multiples including a QD and a Boots Pharmacy.

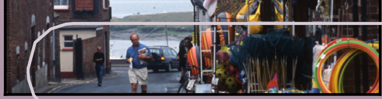
iv. Sheringham - The main food stores in Sheringham is a mid -sized Tesco (1,355 sq.m net). The Tesco is supplemented by a Sainsbury's Local (222 sq.m net) and 23 additional convenience stores.

v. Holt - A good range of independent comparison goods retailers, comprising a high number of specialist/gift shops and galleries. There is also a small number of good quality multiple retailers including a Fat Face, Mountain Warehouse and a Joules. The Bakers & Larners department store acts as an important anchor store.

vi. Stalham - a limited range of independent retailers. There is a Boots Pharmacy.

vii. Wells - a reasonable range of independent retailers comparison within the centre.

viii. Hoveton & Wroxham - Roys of Wroxham plus a limited range of independent retailers.


3.26 Services

i. Fakenham - A post office, a good range of high street national banks, and a reasonable selection of cafés, restaurants, takeaways, travel agents and hairdressers/beauty parlours.

ii. Cromer - A post office, a good range of high street national banks, and a reasonable selection of cafés, restaurants, takeaways, travel agents and hairdressers/beauty parlours.

iii. North Walsham - A Post Office, a good range of high street national bank, travel agency, a reasonable selection of cafés, restaurants, takeaways and hairdressers/beauty parlours.

iv. Sheringham - A Post Office, a reasonable range of high street national bank, dry cleaners, shoe repairs, hairdressers/beauty parlours and a good selection of cafés, restaurants, takeaways.

v. Holt - Tourist information centre, dry cleaners, shoe repairs, a number of hairdressers/beauty parlours and a good selection of cafés, restaurants and takeaways.

vi. Stalham - reasonable range of service units including hairdressers and a beauty salon, funeral directors, a dog groomer and a limited selection of cafés and takeaways.

vii. Wells - A limited range of service units including a post office, tourist information centre, a hairdresser and a good selection of cafés, restaurants, takeaways.

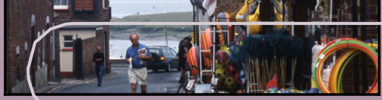
viii. Hoveton & Wroxham - a limited range of service units including a tourist information centre, hairdressers and a good selection of cafés, restaurants, takeaways.

Parish	Type of Unit	Units within Primary Shopping Area (PSA)	Total Town Centre Units	% of Total Units	% of Total Units - UK Average
Fakenham	Comparison Retail[5]	39	47	36.2	35.8
	Convenience Retail[6]	13	16	12.3	8.4
	A1 Services (2)	8	11	8.5	12.3
	A2 Services (3)	18	21	16.2	12.3
	A3/A5	13	20	15.4	14.9
	A4 Pubs/bar	0	3	2.3	4.5
	Vacant	7	12	9.2	11.8
	Total	98	130	100	100

Parish	Type of Unit	Units within Primary Shopping Area (PSA)	Total Town Centre Units	% of Total Units	% of Total Units - UK Average
Cromer	Comparison Retail	51	72	39.8	35.8
	Convenience Retail	18	20	11	8.4
	A1 Services (2)	11	18	9.9	12.3
	A2 Services (3)	13	21	11.6	12.3
	A3/A5	19	30	16.6	14.9
	A4 Pubs/bar	3	6	3.3	4.5
	Vacant	5	14	7.7	11.8
	Total	120	181	100	100

[5] Products clustered together, which consumers purchase relatively infrequently and evaluated on prices, features and quality levels before purchasing. Examples of **comparison** goods include cars, televisions and major appliances

[6] A **convenience** shop, **retail** business that stocks a range of everyday items such as coffee, groceries, snack foods, confectionery, soft drinks, tobacco products, over-the-counter drugs, toiletries, newspapers, and magazines.


Parish	Type of Unit	Units within Primary Shopping Area (PSA)	Total Town Centre Units	% of Total Units	% of Total Units - UK Average
North Walsham	Comparison Retail	30	37	33.6	35.8
	Convenience Retail	7	7	6.4	8.4
	A1 Services (2)	9	14	12.7	12.3
	A2 Services (3)	15	16	14.5	12.3
	A3/A5	9	13	11.8	14.9
	A4 Pubs/bar	4	4	3.6	4.5
	Vacant	17	19	17.3	11.8
	Total	91	110	100	100

Parish	Type of Unit	Units within Primary Shopping Area (PSA)	Total Town Centre Units	% of Total Units	% of Total Units - UK Average
Sheringham	Comparison Retail	59	68	42	35.8
	Convenience Retail	24	27	16.7	8.4
	A1 Services (2)	9	13	8	12.3
	A2 Services (3)	9	10	6.2	12.3
	A3/A5	28	32	19.8	14.9
	A4 Pubs/bar	1	6	3.7	4.5
	Vacant	3	6	3.7	11.8
	Total	133	162	100	100

Parish	Type of Unit	Units within Primary Shopping Area (PSA)/ Town Centre	% of Total Units	% of Total Units - UK Average
Holt	Comparison Retail	98	59.8	35.8
	Convenience Retail	14	8.5	8.4
	A1 Services (2)	10	6.1	12.3
	A2 Services (3)	19	11.6	12.3
	A3/A5	15	9.1	14.9
	A4 Pubs/bar	1	0.6	4.5
	Vacant	7	4.3	11.8
	Total	164	100	100

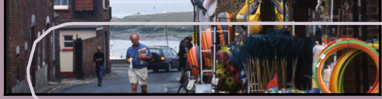
Parish	Type of Unit	Units within Primary Shopping Area (PSA)	Total Town Centre Units	% of Total Units	% of Total Units - UK Average
Stalham	Comparison Retail	18	29	39.7	35.8
	Convenience Retail	6	6	8.2	8.4
	A1 Services (2)	9	14	19.2	12.3
	A2 Services (3)	1	4	5.5	12.3
	A3/A5	6	10	13.7	14.9
	A4 Pubs/bar	3	3	4.1	4.5
	Vacant	4	7	9.6	11.8
	Total	47	73	100	100

Table 3.26 Percentage of A1 and vacant units within retail frontages (Source: North Norfolk District Council: 2015)

4 Plan Making

4.1 The Council undertook a major consultation exercise on its emerging First Draft Local Plan and a range of supporting documents between 7 May and 28 June 2019. The feedback from this consultation is currently being considered with the aim to consult on the plan in the summer of 2021

4.2 The consultation document and supporting evidence can be found on the Council's web site.


5 Duty to Cooperate

5.1 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.

5.2 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

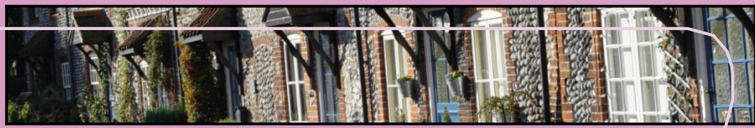
Table 5.2 Duty to Co-operate Purposes and Key Outcomes

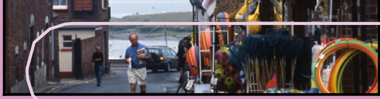
The Norfolk Author
The Norfolk Authorities formally cooperate on a range of strategic cross-boundary planning issues through the Norfolk Strategic Planning Framework. For the most up-to-date information visit Norfolk County Council website https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/norfolk-strategic-planning-member-forum

Annual Monitoring Report 2019 - 2020

Appendices






Appendix A: Neighbourhood Development Plans

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

Made Plans

Document	Geographical Area	Area Designation	Pre submission Consultation	Submission	Adoption
Corpusty & Saxthorpe	Parish area	02 December 2013	5 Jul 2017 - 24 July 2017	01 June 2018	01 April 2019

Emerging Plans

Document	Geographical Area	Area Designation	Pre submission Consultation	Submission	Adoption
Holt	Parish area	02 December 2013	11 Jan – 23 Feb 2018	NA	NA
Happisburgh	Parish area	01 February 2016	N/A	N/A	NA
Overstrand	Parish area	01 October 2016	N/A	N/A	NA
Ryburgh	Parish area	01 April 2017	12 Aug – 23 Sept 2018	16 March 2020	NA
Blakeney	Parish area	01 November 2017	03 Oct – 15 Nov 2019	N/A	NA
Wells-next-the-Sea	Parish area	11 February 2019	N/A	NA	NA

More information on up to date Neighbourhood plans can be found at https://www.north-norfolk.gov.uk/info/planning-policy/neighbourhood-plans/