
Four & Five-Year Supply of Housing Land 2024-2029

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NORTH
NORFOLK
DISTRICT
COUNCIL

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1. Introduction

- 1.1 This Statement sets out North Norfolk District Council's (the Council) housing land supply position as of 31 March 2024. It compares the **requirement** for new homes in the District, with the deliverable **supply** to establish the number of years of supply that are available.
- 1.2 The Council can demonstrate **3.67 years** of deliverable housing land supply **over the four-year period** set against the five-year housing land supply requirement.
- 1.3 Furthermore, the Council can demonstrate **4.28 years** of deliverable housing land supply **over the five-year period** set against the five-year housing land supply requirement.

2. Policy Background

- 2.1 Previously the National Planning Policy Framework (NPPF) required all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. On 19 December 2023 a revised version of the NPPF was published and this includes new provisions in respect of the housing land supply. Paragraph 76 sets out the following circumstances when an LPA does not need to demonstrate a five-year housing land supply:
 - it has an adopted plan which is less than five years old; and
 - the adopted plan identifies at least a five-year supply of specific, deliverable sites at the time the examination is concluded.
- 2.2 In addition, paragraph 77 of the revised NPPF now allows LPAs to demonstrate a minimum **of four-years' supply** against their housing requirement if an emerging local plan:
 - has been submitted for independent examination; or
 - has reached Regulation 18 or Regulation 19 stage, including both a policies map and proposed allocations towards meeting housing needs.
- 2.3 This is supported by paragraph 226 of the revised NPPF which confirms that LPAs with a plan submitted for examination will only need to demonstrate a four-year housing land supply, with effect from 19 December 2023.
- 2.4 The national Planning Practice Guidance (PPG) was updated on 5 February 2024 and confirms that the four-year housing land supply that LPAs should demonstrate, for decision making, should consist of deliverable housing sites demonstrated against the Council's five-year housing land supply requirement, including the appropriate buffer (PPG, Paragraph: 055 Reference ID: 69- 055-20240205).
- 2.5 The Council's new Local Plan was submitted to the Secretary of State on 11 May 2023 for independent examination. It therefore meets the criteria to identify and update annually a four-year housing land supply demonstrated against its five-year housing land supply requirement, including any buffer, with effect from 19 December 2023 for decision making.

- 2.6 Paragraph 76 only applies to applications made on or after 19 December 2023. The provisions of paragraphs 76 and 77 apply for a two-year period from the publication date of the revised NPPF. Therefore, for planning applications made prior to 19 December 2023, the Council would need to demonstrate a five-year housing land supply against a five-year housing land supply requirement, including the appropriate buffer.
- 2.7 If the Council is unable to demonstrate a four-year housing land supply, the presumption in favour of sustainable development may apply, as set out under paragraph 11.d) of the NPPF and the corresponding footnotes 7 and 8. This requirement remains unchanged in the revised NPPF.

3. North Norfolk District Council's Approach

- 3.1 To establish how many new homes are likely to be required in the future, the NPPF requires the use of a national standard methodology. National advice is clear that departures from this standard approach should only occur if there are exceptional circumstances which are justified by robust evidence.
- 3.2 In preparing this, and previous statements, the Council resolved to use an alternative approach to the standard methodology, having identified exceptional circumstances for doing so. The full reasoning for this is outlined in a Housing Background Paper¹. In short, the Council considers that the 2014-based Household Projections, which form the foundation of the standard methodology, project forward a rate of growth which has been shown not to have occurred. These flawed projections are therefore considered by the Council to be an unreliable basis on which to establish future requirements. Instead, the Council's alternative approach uses the 2016 based Household Projections as the starting point for applying the remainder of the standard methodology. The Council considers these projections to be a more reliable basis for establishing future needs. Nevertheless, for information and comparative purposes, **Appendix A** is provided to illustrate the four and five-year housing land supply positions using the 2014 base Household Projections.
- 3.3 This Statement provides details of all the sites where it is considered there is a realistic prospect of development over the next four and five-year periods (**Appendix B**). It answers the following questions:
- What is the five-year housing land requirement and how has this been calculated?
 - How much deliverable housing land is there in North Norfolk including details of individual sites?
 - How many years of deliverable housing land supply exist?
- 3.4 The rate of future new homes delivery is influenced by many factors, some of which lie outside of the influence of LPAs. In preparing this Statement the Council has carefully considered future delivery rates but acknowledges that such matters are subject to periodic change. For example, in last year's Statement the Council took account of the likely impacts

¹ <https://www.north-norfolk.gov.uk/media/8937/c1-paper-1-approach-to-setting-the-housing-requirement-updated.pdf>

of the new nutrient neutrality requirements on the pace of homes delivery; this continues to be reflected in this year's numbers.

- 3.5 Since production of the last Statement, the Council's Local Plan has been subject to Examination in Public. The most up-to-date housing trajectory that informs this Statement is based on that established during the examination hearing sessions in February /March 2024 [EX013L], and which has been updated to reflect the previous year's completions and permissions.

4. Context

- 4.1 The District attracts high levels of in-migration particularly for retirement. This is the principal driver of the need for new homes, although dwelling affordability, age longevity, second and holiday home rates and household sizes are also contributing factors.
- 4.2 A new Local Plan covering the period 2016-2036 is currently undergoing independent examination following its submission to the Secretary of State on 11 May 2023. The currently adopted Local Plan aims to deliver a minimum of 400 dwellings per year whilst the emerging new Local Plan, when adopted, proposes to increase this to around 480 dwellings per year (subject to examination).
- 4.3 On March 16th, 2022, a Written Ministerial Statement (WMS) on Nutrient Levels in River Basin Catchments was issued. It signalled changes in the approach to the assessment of development proposals in catchments where water bodies, that are protected sites under the Habitats Regulations, are in unfavourable condition due to nutrient pollution. The WMS stated that *'Local Planning Authorities can only approve a project if they are certain, it will have no negative effect on the protected site'*.
- 4.4 At the same time, the Chief Planner sent a letter to the affected LPAs on nutrient pollution issues.
- 4.5 Natural England also published advice and a nutrient neutral methodology on how to evidence that nutrient neutrality can be achieved for relevant new development to mitigate impacts on the protected habitats. Supporting documentation (catchment maps) identified that relevant development in large parts of Norfolk would result in impacts on protected water bodies of the River Wensum and The Broads Special Areas of Conservation (SACs) and in the Broadland Ramsar.
- 4.6 As a result of new Nutrient Neutrality requirements, the Norfolk Authorities including North Norfolk have been unable to grant new planning permissions, in the affected areas, pending the identification of measures (mitigations) to ensure new housing development does not add additional nutrients to designated water courses. Not all the District is impacted by Nutrient Neutrality and the initial surface water drainage catchment maps for the River Wensum and the Norfolk and Suffolk Broads have since been refined by Royal Haskoning, so that the impacted water courses exclude those which drained (foul drainage) outside of the surface water catchment. The most notable modification in North Norfolk was the removal of North Walsham from the impacted catchment, in terms of foul water discharge, as the

foul drainage for the town now discharges to the North Sea via an outfall at Mundesley, having previously discharged to the River Ant.

- 4.7 The impacted catchments cover much of the east and central areas of the District but importantly exclude many of the Growth Towns proposed in the Local Plan including North Walsham, Cromer, Sheringham, Holt, and Wells-next-the-Sea. A large part of the rural coastal area and the villages within it are also excluded.
- 4.8 In North Norfolk alone this has resulted in permissions for around 1,400 new dwellings currently being held, notwithstanding that the issue only impacts part of the District. As a result, the last two last years saw a slowing down in both planning applications and the granting of planning permission for housing, to levels well below what would be required to keep pace with the housing requirement. The Council has therefore adjusted its expectations in relation to housing delivery, to take account of the inevitable delays, and this was tested through the March 2024 Hearing sessions of the Local Plan examination.
- 4.9 The position on Nutrient Neutrality, and particularly the need for mitigation, is continually evolving. A number of individual sites are developing their own mitigation solutions and other solutions are now being brought forward through the Royal Haskoning work, the £9.6 million secured across the Norfolk authorities from the Government's Nutrient Neutrality Mitigation Fund, Natural England's own accreditation scheme, and investment by Anglian Water by 2030 to ensure those water recycling centres (WRCs) affected are upgraded to Nutrient Pollution standards and align with Technical Achievable Limits (TAL) (10mg per litre for nitrogen and 0.25 mg per litre for phosphorus). Anglian Water's investment programmed for Fakenham, Stalham, Belaugh and Briston WRCs for the next AMP² (2025-2030) is linked to the reduction in nutrients and is a legal requirement under the Water Industry Act 1991 as amended by LURA 2023³. Under the accelerator programme, Anglian Water has committed to upgrading Fakenham WRC to the required TAL standard by the end of March 2025. This will substantially reduce the need for mitigation in the Wensum Catchment. Similar upgrades must be completed by 2030 at Stalham, Belaugh (Hoveton) and Briston.

5. The Meaning of 'Deliverable'

- 5.1 The meaning of 'deliverable' is set out in the Glossary of the NPPF. This states:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

² Asset Management Period

³ Levelling Up and Regeneration Act 2023

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

- 5.2 For any sites with full planning permission, and small sites with outline planning permission, the Government guidance is clear that these should be assessed as being deliverable unless there is specific evidence to the contrary.
- 5.3 For those sites that fall under point (b) in the glossary definition, specific evidence is required. The PPG provides additional guidance (PPG, Paragraph 007, Reference ID: 68-007-20190722) on deliverability and what such evidence may include.
- 5.4 Therefore, deliverable means that there should be a realistic prospect of housing being delivered on a site within the four or five-year period. However, it does not mean certainty of delivery.
- 5.5 In this assessment the Council has included homes from three main sources of supply in the next four and five years. Each source, and in the case of larger sites - each site, has been tested to ensure that there is a realistic prospect of delivery. The Council considers that sites with planning permission, those which are allocated in the Local Plan and those identified on the brownfield register are suitable and available for development. In preparing the Statement care is taken to ensure that the same site does not appear in two separate categories as this would amount to double counting.
- 5.6 The three potential sources of deliverable housing supply in the District over the next four and five years are:
 - **Large sites** - These include all sites which can deliver ten or more dwellings including those with planning permission, pending applications, those allocated in the adopted Local Plan, and other potential sources where there is a realistic prospect of delivery. Full details of each site and the conclusions that the Council has reached in relation to delivery are provided in **Appendix B**.
 - **Small sites with planning permission** - On small sites it is not practicable to appraise the delivery of each site individually, due in part to the number of small-scale sites which have the benefit of planning permission. The evidence shows that more than 90% of small site planning permissions are completed within five years of planning permission being granted. The Council therefore applies a 10% lapse rate to this source of future housing.
 - **Windfall development** - This is an allowance for sites which do not yet have planning permission and are not specifically identified for development in the Local Plan but nevertheless have a realistic prospect of providing new homes over the four and five-year periods. The approach taken in relation to windfall is explained further below.

6. Specific Approach to Windfall

- 6.1 Windfall sites are those which are not allocated for development in the Local Plan and do not yet have planning permission. The Council may make an allowance for development coming forward as windfall within the four and five-year periods. The NPPF states that a windfall allowance may be justified in the housing land supply calculation if an LPA has compelling evidence to justify its inclusion. Any windfall allowance should be realistic having regard to the Housing Land Availability Assessments, historic windfall delivery rates and expected future trends.
- 6.2 Windfall development has been a consistent and substantial contributor towards housing supply in North Norfolk for many years. In fact, before 2013 all development in the District took place on windfall sites as the adopted Local Plan at that time included no allocated development sites. Since the adoption of the Site Allocation Development Plan Document in 2011, windfall has continued to form a consistent part of development coming forward. There has been some fluctuation in windfall delivery rates, reflective of specific circumstances such as the pandemic lockdown and the impacts of nutrient neutrality. Nevertheless, the average annual windfall delivery rates typically exceed 250 dwellings per annum, and between 2016 and 2024 averaged 277 dwellings per annum.
- 6.3 In general, it is widely assumed that it is likely to be the case that windfall represents a diminishing source of future housing supply. This is because once a site has been developed it is unlikely to come forward again and there is argued to be a limited supply of suitable, policy compliant, windfall sites. In practice there is little evidence that this is the case in North Norfolk. In considering if it is appropriate to include a windfall allowance and the size of such allowance the Council has adopted the following approach.
- **Stage 1:** Considering previous delivery rates for windfall developments
 - **Stage 2:** Identifying the potential future sources of windfall supply and quantifying their realistic contribution.
 - **Stage 3:** Applying a cautious discount to ensure potential contributions are not over estimated.
- 6.4 **Stage 4:** Deducting the allowance for year one of the four and five-year periods to allow for potential delays in delivery.
- 6.5 **This equates to an allowance of 135 dwellings per annum.** In comparison, the average historical position between 2016-2024 was 277 dwellings per annum (dpa). The allowance is only applied to the last four years of the five-year period and the last three years of the four-year period to allow for potential lags in implementation and is considered to be a cautious and conservative approach. The result is a windfall allowance in the 5 year housing land supply calculation of 540 dwellings (average 108 dpa) and in the 4-year housing land supply calculation of 405 dwellings (average 101 dpa). This figure is well below historical average and during the hearing sessions of the emerging Local Plan it was considered that due to the numerous settlements and extensive countryside there is enough scope for windfall to come

forward at a revised rate and to increase this allowance to 180 dwellings per annum in future years from 2029/2030.

6.6 This statement considers five key sources of windfall developments in the District:

- **Infill developments, redevelopment of previously developed sites, changes of use**

In 2008 the Council adopted the North Norfolk Core Strategy. This identified those settlements in the District where infill development would be permitted. Whilst it reduced the number of such settlements from 77 settlements (as identified in the Local Plan 1998) to 26, these 26 retained settlements included all of the larger villages and all 7 of the market towns in the District which had collectively been delivering around 80% of new housing supply. In essence the 'removed' settlements had been making very little contribution to windfall totals. Since this date infill and redevelopment has continued to provide a significant source of new homes in the District. In the proposed new Local Plan, the policies will continue to be supportive of these types of development and will increase the opportunities for this type of growth.

- **Rural exceptions proposals**

The Council is committed to delivering affordable housing on rural exception sites. Policy HO3 of the Core Strategy supports such development and adopts a flexible and permissive approach across the District. Adopted and proposed policies place no upper limit on the delivery of rural exceptions developments but, accepting that these sites do not have planning permission and there is no guarantee that they will be developed, a very conservative allowance is made of just 10 dwellings per annum from this source.

- **Rural building conversions**

This source includes planning permission for conversion of rural buildings, removal of holiday occupancy only conditions on holiday lets and the ever-growing number of permitted development rights such as those that allow agricultural buildings to be converted to dwelling houses⁴. The conversion of rural buildings to alternative uses has been a consistent feature of adopted planning policies for many years. The adopted Core Strategy includes a permissive approach to residential conversion. Following publication of the NPPF the Council amended this adopted approach to allow for residential conversion throughout the District, irrespective of location and to allow for the removal of holiday only restrictions in some circumstances. Alongside this, changes to national policy for agricultural conversions have been in place since April 2014, the numbers of applications for prior approval of these types of development have increased in recent years and the emerging Local plan continues to set a flexible and supportive approach.

⁴ The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, *Class Q - buildings on agricultural units and former agricultural buildings to dwellinghouses*.

7. The Housing Requirement

Housing Need

- 7.1 The first stage in the assessment of the housing land supply is the identification of the level of housing provision required. The housing requirement is that sufficient to provide a minimum of five-years' worth of housing, or a minimum of four-years' worth of housing if LPAs that have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.
- 7.2 As previously stated, the Council's Local Plan is at a stage that meets the criteria to identify and update annually a four-year housing land supply position according to Paragraph 226 of the revised NPPF.
- 7.3 Paragraph 77 of the NPPF states that the housing supply position should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need (LHN) where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to need updating).
- 7.4 The North Norfolk Core Strategy was adopted in 2008 and the housing requirement is being reviewed through the Local Plan. The housing requirement, for the four and five-year periods, is therefore based on the LHN calculated by an alternative methodology which, for the reasons explained earlier in this Statement, the Council is using the 2016 based Household Projections as the starting point before applying the remainder of the standard methodology steps.
- 7.5 **The Council's assessment of the housing land supply position against LHN does not indicate that the strategic policies established by the Core Strategy are out of date. It simply reflects the requirements in the NPPF.**
- 7.6 The Government first introduced the standard method for calculating the LHN alongside the publication of the revised NPPF in July 2018. This uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The LHN is derived in a number of steps, firstly setting the baseline using the average annual household growth projections (2014-based) for the area of the LPA over a 10-year period. Secondly an adjustment is made based on the affordability of the area, using the most recent median workplace-based affordability ratios. A cap can then be applied which limits the increases an individual LPA can face. Under this methodology it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in the PPG - Housing and economic needs assessment, which states:
- 7.7 *'The affordability adjustment is applied to take account of past under- delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.'* (PPG, Paragraph 011, Reference ID: 2a-011-20190220).

- 7.8 As the Council’s alternative methodology utilises the standard methodology other than in relation to the 2014 base date, it is considered that any previous levels of under delivery will be reflected in the affordability adjustment.
- 7.9 In the submitted Local Plan, the Council uses projected growth in the period 2021 -2031 derived from the 2016 Household Projections, together with the 2020 published affordability ratios to calculate the requirement. **For the purposes of this Statement the Council uses projected growth in the period 2024 - 2034 derived from the 2016 Household Projections together with the 2023 published affordability ratios to calculate the requirement.**

Table 1: Calculation of Local Housing Need for North Norfolk

Step 1 - Setting the Baseline	
2016-based Household Growth (yearly average 2024-2034 from 3367)	337
Step 2 - Affordability Adjustment	
Median Workplace-Based Affordability Ratio (2023, published March 2024)	10.8
Adjustment Factor = $((\text{Local Affordability Ratio} - 4)/4) \times 0.25 + 1$ = $((10.8 - 4)/4) \times 0.25 + 1$	1.425
Step 2 Minimum annual local housing need figure = (adjustment factor) x projected household growth	480
Step 3 - Applying the Cap	
Date of plan adoption	September 2008
Is the Plan more than 5 years old?	Yes
Housing requirement in the adopted plan	400
Cap @ 40% above Step 1 LHN (337 x 1.4)	471
Cap @ 40% above adopted plan (400 x 1.4)	560
Higher capped figure	560
Housing need subject to cap	No
Step 4 - Minimum Annual Local Housing Need	
	480

Buffer

- 7.10 A minimum of 5% buffer in addition to the housing requirement is no longer required by the NPPF. Paragraphs 77 and 79 of the NPPF require a buffer of 20% where the Housing Delivery Test (HDT) indicates that delivery has fallen below 85% of the local authorities housing requirement over the previous three years.
- 7.11 The HDT is an annual measurement of housing delivery in each LPA area, looking back over the previous three financial years – 2019/20, 2020/21 and 2021/22. Paragraph 80 of the NPPF makes it clear that the HDT consequences, including the 20% buffer, will apply the day following the annual publication of the HDT result, at which point they supersede the previously published results. Until new HDT results are published, the previously published result should be used.
- 7.12 The Government published the HDT 2022 measurement on 19 December 2023. As shown in Table 2 below, the HDT measurement for North Norfolk for the period April 2019 to March

2022 is 95%. Therefore, under the HDT, the Council is not currently required to apply any buffer to the LHN.

Table 2: Housing Delivery Test 2022

Year	Number of net dwelling completions	Housing Delivery Test Requirement
2019/20	412	506
2020/21	469	367
2021/22	456	531
<i>Total</i>	<i>1,337</i>	<i>1,404</i>
Average per year	446	468
Percentage delivery		95%

7.13 It should be noted that due to Covid-19 and the subsequent disruption to Council services and the construction sector, the Government has reduced the 2019/20 housing requirement in the HDT by a month (i.e. 31 days) to reflect this disruption. For the 2020/21 housing requirement, the Government has applied a four-month adjustment (i.e. 122 days) to account for the most disrupted period of April to July 2021 due to the pandemic.

Requirement

Table 3: Calculating Five-Year Requirement 2024-2029

Ref	Calculation	Dwellings
A	Annual household growth using annual average growth projected between 2024-2034 from 2016 based National Household Projections published by ONS	337
B	Projected household growth plus affordability uplift using the 2023 published affordability ratio	480
C	Five Year Requirement (B x 5 years)	2,400

Calculating the years of supply

7.14 The tables below show how the overall land supply position in the District is calculated for the four-year and the five-year periods.

Table 4: Four-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement

	Four-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement	
A	5-year baseline requirement 2024 - 2029 (<i>480 dpa x 5years</i>)	2400
B	Additions required under duty to co-operate	0
C	Any additional buffer required by Housing Delivery Test	0
D	Total Five-Year Requirement 2024 - 2029	2400
E	Annual Requirement over next five years (d/5)	480
F	Total deliverable supply over four years (see Appendix B)	1759
G	Supply in years (f/e)	3.67

Table 5: Five-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement

	Five-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement	
A	5-year baseline requirement 2024 - 2029 (<i>480 dpa x 5years</i>)	2400

B	Additions required under duty to co-operate	0
C	Any additional buffer required by Housing Delivery Test	0
D	Total Five-Year Requirement 2024 - 2029	2400
E	Annual Requirement over next five years (d/5)	480
F	Total deliverable supply over five years (see Appendix B)	2054
G	Supply in years (f/e)	4.28

8. Conclusion

- 8.1 The Council considers that there is a current annual requirement of **480 dwellings per year**. This is based on the most up-to-date evidence available. There are **1,759 dwellings** that the Council considers have a realistic prospect of being built **over the next four years**. This equates to **3.67 years** of deliverable housing land supply **over the four-year period** set against the five-year housing land supply requirement.
- 8.2 Furthermore, there are **2,054 dwellings** that the Council considers have a realistic prospect of being built **over the next five years**. This equates to **4.28 years** of deliverable housing land supply **over the five-year period** set against the five-year housing land supply requirement.
- 8.3 The Council expects to adopt a new Local Plan within the five-year period covered by this Statement. As the Local Plan is currently being examined, these emerging sites (proposed allocations, which have not already been granted planning permission) have not currently been included in the deliverable supply. The new Local Plan will be required to demonstrate a minimum five-year housing land supply upon adoption.

9. Monitoring the Four & Five-Year Supply

- 9.1 The Council monitors the supply of deliverable sites on a regular basis and publishes an updated position statement at least once a year. New planning permissions and completions are recorded on a continuous basis. Dwelling completions are recorded annually. The Annual Monitoring Report also includes a housing trajectory, illustrating expected future delivery rates.

Appendix A - Four & Five-Year Housing Land Supply Position (Standard Methodology)

Table 6: Standard Methodology Calculation of Local Housing Need for North Norfolk (2014 Base)

Step 1 - Setting the Baseline	
2014-based Household Growth (yearly average 2024-2034 from 3908)	391
Step 2 - Affordability Adjustment	
Median Workplace-Based Affordability Ratio (2023, published March 2024)	10.8
Adjustment Factor = $((\text{Local Affordability Ratio} - 4)/4) \times 0.25 + 1$ = $((10.8 - 4)/4) \times 0.25 + 1$	1.425
Step 2 Minimum annual local housing need figure = (adjustment factor) x projected household growth	557
Step 3 - Applying the Cap	
Date of plan adoption	September 2008
Is the Plan more than 5 years old?	Yes
Housing requirement in the adopted plan	400
Cap @ 40% above Step 1 LHN (391 x 1.4)	547
Cap @ 40% above adopted plan (400 x 1.4)	560
Higher capped figure	560
Housing need subject to cap	No
Step 4 - Minimum Local Annual Housing Need	557

Table 7: Calculating Five Year requirement 2024-2029 (2014 Base)

Ref	Calculation	Dwellings
A	Annual household growth using annual average growth projected between 2024-2034 from 2014 based National Household Projections published by ONS	391
B	Projected household growth plus affordability uplift as required by standard national methodology using the 2023 published affordability ratio	557
C	Five Year Requirement (B x 5 years)	2,785

Calculating the years of supply (2014 Base)

The tables below show how the overall land supply position in the District is calculated for the four-year and the five-year periods.

Table 8: Four-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement (2014 Base)

	Four-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement	
A	5-year baseline requirement 2024 - 2029 (557 <i>dpa</i> x 5years)	2785
B	Additions required under duty to co-operate	0
C	Any additional buffer required by Housing Delivery Test	0
D	Total Five-Year Requirement 2024 - 2029	2785
E	Annual Requirement over next five years (d/5)	557
F	Total deliverable supply over four years (see Appendix B)	1759

G	Supply in years (f/e)	3.16
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Table 9: Five-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement (2014 Base)

	Five-Year Housing Land Supply against a Five-Year Housing Land Supply Requirement	
A	5-year baseline requirement 2024 - 2029 (<i>480 dpa x 5years</i>)	2785
B	Additions required under duty to co-operate	0
C	Any additional buffer required by Housing Delivery Test	0
D	Total Five-Year Requirement 2024 - 2029	2785
E	Annual Requirement over next five years (d/5)	557
F	Total deliverable supply over five years (see Appendix B)	2054
G	Supply in years (f/e)	3.69

Appendix B - Schedule of Sites & Projected Delivery of Sites (2024-2029)

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

It includes the three main sources of supply identified in the land supply statement, namely, large sites which are either allocated or have planning permission for development, sites of less than 10 dwellings which already have planning permission and an allowance for windfall developments in accordance with the methodology set out in the Council's Statement. The site reference numbers are either those given to the site in the North Norfolk Site Allocations Plan or are the planning application reference. Both the Allocations Plan and details of each planning application, including location plans, are available on the Council's web site. Many of the sites included within this schedule are already under construction and some of the approved dwellings have been completed. Precise delivery rates of development will vary year on year and will be kept under review via production of annual statements of land supply. Data correct as at 31/03/2024.

Appendix B - Schedule of Sites & Projected Delivery Rates (2024-2029)																													
Site Reference	Parish	Location	Planning Status					Build Information			Trajectory 2024-2029						Trajectory from 2029/2040						Comments 2023/24						
			New Local Plan Allocations	New Local Plan Allocation Target (inclusive of elderly accommodation dwellings equivalent)	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Completed before April 2024	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	Total dwellings in 4yr supply	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
ALD01 PF/19/1154	Aldborough	Garage site / Pিপits Meadow Aldborough		8				2	1	7		1	1	1														6	Allocated site with full Permission for two dwellings. Remaining 6 dwellings considered highly unlikely to be delivered as this would require demolition of established business premises. No contact with owners, existing businesses on site appear likely to be retained.
BACT03	Bacton	Land adjacent to Beach Road, Bacton		20						20		0	0															20	Allocated site in adopted Local Plan. Some early discussions with Housing Association concerning allocation and adjacent land being brought forward for affordable homes. Application anticipated during 2023 but too early to include in five year supply. Likely to propose significantly more than 20 units due to inclusion of adjacent land as 'rural exception' proposal.
PF/88/1996 PF/17/1265	Briston	Land at Hall Street, Briston						64	60	4		0	0																Longstanding full planning permission which has been under construction for a number of years and is now nearing completion. Completion expected in 23/24.
BRI24 PF/15/1746 PF/19/1648	Briston	Land at rear of Holly House, Briston		10				9		9		9	9	2	2	4	1												Has full planning permission for nine units, pre commencement conditions discharged, site clearance works commenced.
PF/21/2942	Beeston Regis	Beeston Hall Farm, Cromer Road						11				11	11	1	2	4	4												Has full planning permission for eleven units.
CAT01	Catfield	Land off Lea Road, Catfield		15	15					15		0	0															15	Planning application stalled due to drainage concerns . Currently considered unlikely to deliver.
COR01 PF/21/1990	Corpusty	Land between Norwich Road & Adams Lane, Corpusty		18	18			38		38		38	38			18	20												Full application by Housing Association pending determination. Nutrient Neutrality mitigation measures being developed. Applicant indicates commencement soon after grant of pp.
C16 elp allocation PO/23/0596 Resolution to Approve	Cromer	Land Off Overstrand Road. Former Golf Practice Ground, Overstrand Road.		190		151				151		80	30				30	50	53	18									Outline application for up to 118 dwellings and up to 60 units of specialist elderly care accommodation (equivalent to 33 dwellings) with resolution to approve.
09/0826	Cromer	Burnt Hills, Cromer						13		13		12	9		3	3	3	3	1										Small site owned by local house builder. Building out slowly depending on market conditions.
22.002 19741952 PF/17/0626	Cromer	Cromwell Road, Cromer						20	13	7		6	6	1	2	2	1												Small site owned by local house builder. Building out at slow rate of 1-2 per year
NMA/22/1470 19901666	Cromer	Highview, Cromer						20		20		20	20	10	10														Site dormant for a number of years but now under construction. Developer expects approx two/three year build out to completion.
C01	Cromer	Land adjacent to East Coast Motors, Beach Road, Cromer		40						40		0	0															40	Owner indicates existing use to be retained in the short term but site likely to become available in future years. Not included in the 5 year supply.
C04 PM/17/0751	Cromer	Land at rear of Sutherland House, Overstrand Road, Cromer		60	68		68		14	54		54	54	22	10	22													Site has full planning permission and is under construction. Developer seeking to vary permission with view to early completion
F01 PO/17/0680	Fakenham	Land North of Rudham Stile Lane, Fakenham. Remaining Allocation. Fakenham		768						950		40	10				10	30	80	80	100	100	100	100	100	100	100	50	Site Allocated (800-900 dwellings) in the current plan. Issues around Nutrient Neutrality mitigation and infrastructure . Applicants expect delivery at 50 p.a. at two areas on site, starting in 2/3 years subject to nutrient issues being addressed.

HAP07	Happisburgh	Land West of Whimpwell Street, Happisburgh		14			14	0	0												14	Small site in private (mixed) ownership which may delay delivery, no current developer interest. No exceptional development costs or infrastructure constraints but no evidence of likely delivery within five year period.	
PF/20/1345	Hindringham	Land South Of Wells Road, Hindringham				11		11	11	4	7											Under Construction	
H01 PM/15/0804	Holt	Land West of Woodfield Road, Holt		100			83	83	83		15	30	38									Development currently stalled but developer indicates recommencement in Spring 2025 with sales in late 2025 early 2026	
PM/22/2985	Holt	Land Off Beresford Road, Holt				108		108	108	30	40	38										Reserved Matters Approved 21.06.2023. Lovell homes indicate commencement 2023/24 and approx three year build out.	
H12 PF/17/1803	Holt	Land off Hempstead Road, Holt		70			52	45	7	7	7											Development is on-going with completion expected 2024/25	
HOR06 PO/11/1505 - Pending	Horning	Land East of Abbot Road, Horning		26		26			26	0	0											26	Drainage concerns delaying development. Currently unlikely to be developed in next five years
PO/15/0539 PM/20/1641 - Pending	Hoveton	Land to the north of Tilia Business Park, Tunstead Road, Hoveton				28			28	28		14	14									Reserved Matters pending. Applicant has agreed Nutrient Neutrality proposals with LPA and NE.	
SN05	Little Snoring	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring		10					10	0	0											10	Allocated site but no evidence of likely application so not included in five year supply
LUD01 elp allocation PF/19/0991	Ludham	Land South of School Road, Ludham	Y	15			12		12	12		12										Site has full planning permission. Owner has applied to vary details with view to commencement.	
LUD06	Ludham	Land at Eastern end of Grange Close, Ludham		15					15	0	0								10	5		Site is allocated but no indication of likely application in short term so not included in five year supply.	
PF/20/1781	Northrepps	Land North Of Broadgate Close, Northrepps				19			19	19	11	8										Housing Association scheme. Development has commenced	
NW01/B elp allocation PF/22/1596 Resolution to Approve	North Walsham	Land at Norwich Road & Nursery Drive, North Walsham	Y	417		387			120	80			40	40	40	43	73	70	40	41			
PM/14/0854	Overstrand	Hillingdon Park, Overstrand					10	4	6	6	6	2	4									Six plots remaining from old permission. Work recommenced on site in 2018. Little recent activity so may not deliver within five years	
ROU03/10 PO/14/0986 PF/19/1028 - Pending (Replacing Application RM/19/0359)	Roughton	Land at Back Lane, Roughton		30		30			30	30			15	15								Application pending resolution Nutrient Neutrality issues so development considered unlikely before 2026/27 but could be earlier if NN issues addressed.	
PM/10/0295 PF/18/2053 PF/19/0191	West Runton	39 - 52 Renwick Park, West Runton					10	3	7	5	4	1	1	1	1	1	1	1				Long standing permission with plots built out at 1-2 per year	
SH06 PM/18/1502 PF/22/1928 - Pending	Sheringham	Land rear of Sheringham House, Sheringham		70			62		62	62	60		30	30	2							Full planning permission has been granted but owner is seeking to vary permission. Surface water drainage issues delaying issue of revised permission. Developer indicates completion within three years of approval	
PF/14/0644	Sheringham	Land at Seaview Crescent, Sheringham					11	6	5	5	5	5										Site Under construction.	
PF/77/0968	Sheringham	The Esplanade, Sheringham					55	24	31	0	0											31	Long standing permission but no activity so not included in five year supply
SH07 elp allocation under construction PF/21/3141	Sheringham	Land South Of Weybourne Road, Sheringham	Y	40			24			24	24	24										Site under construction and scheduled for completion 2025/26	
PF/17/1434 PF/10/0869 PF/07/1919	Stalham	Old Bakers Yard, High Street, Stalham					14	5	9	9	9	2	4	3								Site under construction and scheduled for completion 2027/28	
SOU07	Southrepps	Land North of Thorpe Road, Southrepps		12					12	0	0											No activity. Not considered likely to deliver	
PF/20/1582	Walcott	Land off Ostend Road, Walcott					18			18	18	2	8	8								A mix of Open Market and Affordable housing. The site is expected to be completed within the next five years.	
WAL01	Walsingham	Land East of Wells Road, Walsingham		24					24	0	0											24	No activity. Not considered likely to deliver

W01/01 PF/23/1113 ELP site allocation	Wells	Land South of Ashburton Close, Wells-next-the-sea					23			23		23	15			5	10	8														Moved from New Local Plan Allocation entry to here as permission granted March 24. Completion expected in next 5 years.	
PF/17/0729 - Pending	WestRaynham	RAF West Raynham, Massingham Road, West Raynham					94			94		94	70			35	35	24														Resolution to grant full permission but site impacted by Nutrient Neutrality so permission held. Applicant pursuing mitigation options	
PF/19/0989	Warham	Development Land east of Stiffkey Road, Warham					12			12		12	12			6	6															Development commenced.	
WEY09	Weybourne	Land South of Beck Close, Weybourne					4			4		0	0																		4	No current likelihood of development.	
NLP		Small Growth village	Y									400																				Average delivery rates for settlements identified as small growth villages in new Local Plan. Not included in five year land supply pending Local Plan adoption. Rate of delivery agreed during Examination.	
BLA04/A	Blakeney	Land East of Langham Road, Blakeney	Y									30	30			10	20																
BRI01	Briston.	Land East of Astley School, Briston.	Y									25	25			10	15															All sites in this section are proposed allocations in the emerging North Norfolk Local Plan which is currently under examination. Where proposed allocations have already been granted permission or resolution to approve has been granted the site will apply is this table twice but numbers will be counted once as can be seen in the 'permitted/committed' section above - where indicated these are therefore counted in the five year supply. It is anticipated that a number of the proposed allocations will deliver homes within the next five year period subject to the Plan being adopted. However, as these sites are subject to examination they are not at this stage included in the five year supply.	
BRI02	Briston	Land West of Astley School, Briston	Y								40	40			10	30																	
C07/2	NorwichRoad	Land at Cromer High Station, Norwich Road	Y								22	0	0																				
C16 PO/23/0596 Resolution to Approve	Cromer	Former Golf Practice Ground, Overstrand Road, Cromer	Y								190	0	0																				
C22/2	Cromer	Land West of Pine Tree Farm, Cromer	Y								467	40	10			10	30	50	83	84	80	50	50	30									
F01/B(Part)	Fakenham	Land North of Rudham Stile Lane, Fakenham	Y								627	0	0													10	30	50	77	160	100		100
F10	Fakenham	Land South of Barons Close, Fakenham	Y								55	40	10			10	30	15															
F03	Fakenham	Land at Junction of A148 and B1146, Fakenham	Y								65	25	0				25	40															
F02	WellsRoad	Land Adjacent to Petrol Filling Station, Wells Road	Y								70	10	0				10	30	30														
H17	Holt	Land North of Valley Lane, Holt	Y								27	27	27	13	14																		
H20	Holt	Land at Heath Farm, Holt	Y								220	90	30			30	60	60	60	10													
HV01/B	Hoveton	Land East of Tunstead Road, Hoveton	Y								190	40	0				40	50	30	40	30												
LUD01/A	Ludham	Land South of School Road, Ludham	Y								20	0	0																				
LUD06/A	Ludham	Land at Eastern End of Grange Road	Y								N/A	0	0																				
NW01/B	NorthWalsham	Land at Norwich Road & Nursery Drive, North Walsham	Y								417	0	0																				
NW62	NorthWalsham	Land West of North Walsham	Y								2000	177	83			83	94	134	121	141	126	86	110	147	141	114	173	126	411				
MUN03	Mundesley	Land off Cromer Road & Church Lane, Mundesley	Y								30	30	10			10	20																
SH04	Sheringham	Land adjoining Seaview Crescent, Sheringham	Y								45	10	0			10	10	15	10														
SH18/1B	Sheringham	Land South of Butts Lane, Sheringham	Y								48	48	48	10	30	8																	
ST19/A	Stalham	Land Adjacent Ingham Road, Stalham	Y								70	0	0				10	30	30														
ST23/2	Stalham	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	Y								80	101	70			30	40	31	40														
W01/1	Wells-next-the-sea	Land South of Ashburton Close, Wells-next-the-sea	Y								20	0	0																				
W07/1	Wells-next-the-sea	Land Adjacent Holkham Road, Wells-next-the-sea	Y								50	50	50	10	20	20																	
Total from small sites (under 10 dwellings which already have planning permission)											644	567	565	200	204	132	29	2	5	9	3											64	
Future unidentified sites (Windfall)											N/a	540	405		135	135	135	135	180	180	180	180	180	180	180	180	180	180	180	180	180	180	Delivery rates not adjusted for Nutrient Neutrality impact.
Total supply without ELP allocations (Large sites either allocated in Core Strategy or with planning permission (PP) + small sites with PP + windfall)											2054	1759																					