

Annual Monitoring Report 2006 - 2007

LOCAL DEVELOPMENT FRAMEWORK



1st April 2006 to 31st March 2007



December 2007

North Norfolk District Council |

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1 Summary

- 1.1** This report presents key facts and figures relevant to the North Norfolk District Area and includes a description of the district (Spatial Portrait). It identifies the types and quantities of development which took place between 1 April 2006 and the 31 March 2007 and compares this to previous years. It also presents information on the progress towards preparing new planning documents for the area (Local Development Framework) which will replace the current Local Plan. The content allows the Planning Authority and others to monitor the progress that is being made in meeting a range of national, regional and local targets.
- 1.2** The regulations require that Authorities monitor the effectiveness of the Development Plan. For North Norfolk this currently comprises the North Norfolk Local Plan and the Norfolk Structure Plan. Given that significant progress has now been made on replacement development plan documents (see section 8), particularly the North Norfolk Core Strategy, this document includes monitoring information in respect of both the existing and emerging development plan documents.
- 1.3** As with previous years, increasing the supply of affordable housing remains a key priority for the Council. During the year A Strategic Housing Market Assessment and Housing Needs Assessment have been completed. Average house prices continued to rise in the District and the lack of affordable housing remained a key concern with the average terraced house costing £152,719. This is beyond the reach of many local wages, and as a result identified housing need in the District has doubled in the last few years from a need for approximately 500 affordable dwellings per year over a five year period in 2003 to 921 in 2006.
- 1.4** In the twelve months ending on the 31 March 2007 a total of 341 new dwellings were recorded as completed with a further 500 (approx) being recorded as under construction. Of the completed dwellings 108 were affordable. The total number of dwellings either built, under construction or with planning permission in the District since 1993 reached 7,327. This exceeds the requirement in the Structure Plan that 7,300 dwellings should be provided for by 2011.
- 1.5** Development in food retailing saw an increase of 3644m² floor space. Tesco completed a new store at Fakenham (open August 2006). Morrisons in Cromer commenced an extension in February 2007, whilst an existing planning permission to extend the Morrisons supermarket at Fakenham has not yet been implemented. Development commenced on the construction of a Homebase Store at Cromer (2787 m²). At Holt development commenced on a permission to provide a further three units (200m²) (at Appleyard).
- 1.6** The protection of the environment continues to receive high priority. Flood risk is a major issue and the Authority continues to support the Environment Agency in the application of National Flood Risk advice. Work on a Strategic Flood Risk Assessment has commenced and is expected to be completed by the end of the year.
- 1.7** The programme of work for the preparation of the new Local Development Framework remains, to date, on course but there are anticipated delays with preparation of the Site Specific Proposals DPD. Key milestones met during 2006 / 2007 include the Preferred Options consultation (Reg 26) for both the Core Strategy and Site Specific Proposals elements of the LDF. Milestones from April 2007 to date include Core Strategy (incorporating Development Control Policies) Submission and, following the Council's decision to withdraw the Coastal Issues DPD, additional Reg 25, issues and options consultation with representatives of the Coastal Service Villages.

2 Introduction

Purpose of the monitoring report

2.1 Monitoring of progress on the production of policy documents and the performance of policies is critical to the cyclical process of “plan, monitor, review” which underpins the preparation of the Local Development Framework. It ensures the early identification of issues, establishing a clear vision and objectives and provides a clear mechanism for checking that targets have been met. The main purposes are:

- To establish what is happening,
- To anticipate what might happen,
- To assess how the plan policies are performing. Are they having any unintended consequences?
- To establish whether the plan needs to be changed.

Legal requirements and guidance

2.2 This report has been prepared in accordance with The Planning and Compensation Act and follows the guidance and advice of the following:

- PPS12: Local Development Frameworks (Sept 2004)
- Local Development Framework Monitoring: A Good Practice Guide (March 2005)
- Monitoring the provision of housing through the Planning System: Towards Better Practice (Oct 2000)
- Sustainability Appraisal Guidance (Nov 2005)
- Best Value Performance Indicators

Period covered

2.3 This report covers the year 1 April 2006 - 31 March 2007.

Structure of report

2.4 The report measures various indicators to assess performance;

2.5 **Contextual Indicators** - providing baseline data on the district’s demographic structure, socio-cultural issues, the performance of the local economy, environment, housing and transport. These long term indicators draw mainly on existing published sources of information such as the Census.

2.6 **Output Indicators** -

- **Core Output Indicators** - as required by Government. (indicated by square brackets []). Appendix A ‘Core Indicators’ lists all Core Indicators. (Appendix A summarises the Core Output Indicator results for 2006/07 that are relevant to North Norfolk.)
- **Local Indicators** illustrating how the Authority’s Development Plan objectives are being met.

2.7 **Process Indicators** – Highlighting the progress that has been made on the preparation of the agreed programme of Development Plan Documents.

2.8 This document provides information in six main topic based sections structured to reflect the Submission Core Strategy Aims:

- | | |
|-------------------------------------|---------------|
| • Spatial Portrait of North Norfolk | • Environment |
| • Housing | • Economy |
| • Sustainable Development | • Plan Making |

What needs to be monitored?

2.9 The Local Plan includes 153 policies and in September 2007 the Government confirmed that 84 of these policies would be 'saved' under paragraph 1 (3) of



schedule 8 to the Planning and Compulsory Purchase Act 2004. It would be inappropriate and inefficient to monitor all of these, so the approach taken in this report is to monitor the Local Plan objectives and the submission Core Strategy Aims. (Appendix C shows the saved policies in the Local Plan and the policies in the Core Strategy which will replace them.)

2.10 Whilst the report's primary purpose is to monitor the effectiveness of the approved Development Plan (The North Norfolk Local Plan) the preparation of the consultation draft of the Core Strategy has resulted in the identification of new targets in respect of a number of policy areas. (See Appendix B which provides the proposed monitoring regime for the Submission Core Strategy aims.) These are identified throughout the document and where information is available indicators have been included in this years report.

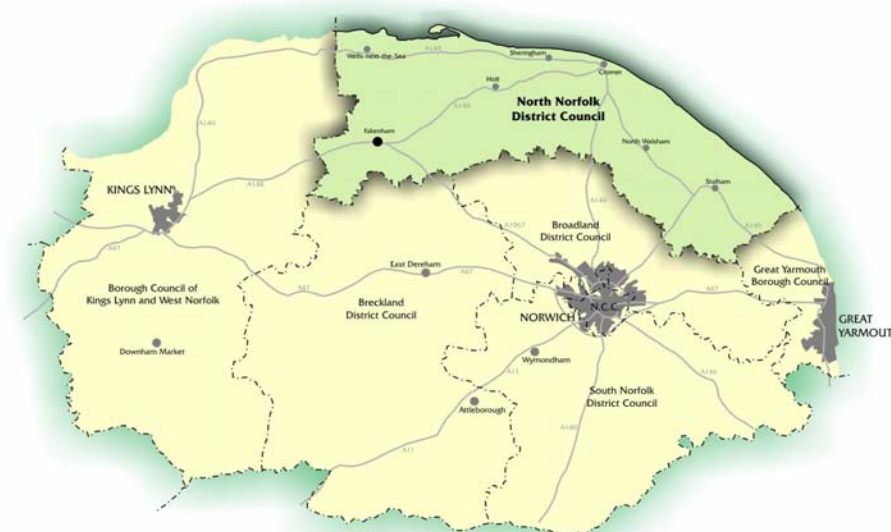
2.11 Where published and measurable targets are available these are referred to in the text. Targets which have been achieved or are on track to be achieved are indicated with a 😊 and those which have not been achieved with a ☹.

2.12 The preparation of the LDF Development Plan documents has also highlighted a need to develop and extend the Council's monitoring system particularly in respect of new policy performance targets.

3 Portrait of North Norfolk

- 3.1** North Norfolk is a large rural area of some 87,040 hectares (340 square miles) (excluding Broads Authority Area) situated on the northern periphery of the East of England Region. The nearby urban area and major economic, social and cultural centre of Norwich (approximate population nearly 280,000), situated some 35 km (22 miles) to the south of Cromer, exerts a significant influence over parts of the district. The towns of Kings Lynn (pop. 33,730), situated 34 km (20 miles) to the west of Fakenham and Great Yarmouth (pop. 46,780), situated 25 km (16 miles) to the south-east of Stalham, are the other principal neighbouring settlements, but their impact on the district is more limited. Despite the relationship with Norwich, there is a high degree of live/work self-containment in the district with 73% of residents employed within the district.
- 3.2** The district has 73 km (45 miles) of North Sea coastline between Holkham in the west and Horsey in the south-east. The vast majority of this is very attractive and parts of the coast and surrounding rural landscapes are nationally recognised in the designation of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the North Norfolk Heritage Coast. The east of the district surrounds and provides a gateway to the Norfolk Broads, a unique area of internationally recognised wetlands. North Norfolk is also important for its biodiversity and areas of nature conservation interest. In particular the north coast stretching from Weybourne in the east, westwards along to the boundary with the Borough Council of Kings Lynn and West Norfolk in the west is of international importance for wildlife habitats.
- 3.3** Whilst the coastal area plays a major role in creating North Norfolk's distinctive environment and is important to the economy through tourism, it also presents two significant challenges. The first emanates from the fact that North Norfolk's cliffed coastline between Kelling Hard (near Weybourne) and Cart Gap (near Happisburgh), which is made of soft glacial deposits, has been eroding since the last Ice Age. The second concerns the low-lying coastline either side of the cliffs, which is at risk from tidal flooding.
- 3.4** The varied landscape and geology of North Norfolk has led to the development of local architectural styles and traditions such as flint, pantiles and thatch roofs which are still prevalent today. The quality and distinctive character of the built environment derived from these architectural styles and traditions is particularly apparent in the areas' town centres, small villages and older farm buildings; and has been recognised in the large number of Listed Buildings (2250)⁽ⁱ⁾ and Conservation Area designations (82).

Picture 3.1 Norfolk Councils



ⁱ The listings are as follows: Grade I Listed (95), Grade II Listed (1,956), Grade II* Listed (199)



3.5 North Norfolk District had an estimated resident population of 100,600 in mid 2006⁽ⁱⁱ⁾. The main settlements in the District are its seven towns and three large villages (i.e. villages with populations greater than 1,500), distributed more or less evenly across it, and which accommodate half its population. The other half lives in the large number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area. The District is the most rural in the East of England and one of the most rural Districts in lowland England.

3.6 As well as underpinning a strong and diverse tourism industry, North Norfolk's attractive and distinctive coastal and rural environments have proved popular retirement locations. This was reflected in the findings of the Mid 2003 population estimates which show that 55% of the population of North Norfolk was over 45 compared with 40% in England and Wales. Indeed, retirement has been a major cause of the net inward migration which has fuelled population growth in the area over the last thirty years or so (in spite of the fact that deaths have exceeded births in the area during this period).

3.7 The 2001 Census found that overall 8% of homes in North Norfolk are second homes. However this is not uniform across the district and in some settlements it is far higher, for example 44% in Cley next the Sea and 31% in Weybourne⁽ⁱⁱⁱ⁾. House prices have more than doubled since 2001, rising from £91,560 to £202,557 for an average house, creating acute housing shortage for local people, most of whom are not able to access the private housing market^(iv) based upon the relatively low average incomes in the District.

3.8 Although overall the area appears affluent, there are pockets of social deprivation, especially in the east of the district. Unemployment within the



ii This figure is for North Norfolk District as a whole; i.e. including that part of the Broads LDF area lying within its administrative boundary. Office for National Statistics (ONS).

iii Norfolk Coast AONB Housing Market and Affordable Housing Study, 3 Dragons 2005.

iv Rural East Anglia Partnership Strategic Housing Market Assessment, Fordhams 2007 (SMHA 2007)

area is low, as are rates of economic activity, due to the high numbers of retired residents. Rates of pay / household income in the District are only 70% of regional and national averages (£20,766 compared with £28,988 in England), reflecting the dependence of employment on low value-added sectors – i.e. agriculture, tourism and social care. Rural poverty is often exacerbated by lack of transport to access jobs and local services.

- 3.9** The economy of North Norfolk remains fairly narrow with a relatively high dependence upon employment in the agriculture, manufacturing and tourism sectors – all of which face significant structural change and operate in a global context. The local economy is particularly characterised by the fact that the majority of employees (84%) work in small businesses. Whilst there has been a change in the business base of the manufacturing sector with business closures / rationalisations in the food processing and engineering sectors in recent years, there has been a growth in employment in the manufacture of plastic and timber products and marine engineering / boat-building which continue to perform strongly.
- 3.10** Today, significant numbers of employees in the District are engaged in the provision of education, health and social care, public administration, retailing and tourism. In recent years the tourism sector has enjoyed growth through investment in quality accommodation and attractions, and a move to year-round operations capturing short breaks and specialist markets in addition to the traditional summer holiday.
- 3.11** Whilst most of North Norfolk's towns have small industrial estates, the main concentration of manufacturing employment is in Fakenham and North Walsham. Cromer, Mundesley, Sheringham and Wells-next-the-Sea are traditional seaside resorts, and Hoveton acts as an important centre for Broads-based tourism.
- 3.12** Over the last fifteen years or so, the traditional role of North Norfolk's seven resort or market towns as local employment and service centres have been subject to increasing competition from Norwich. The Council has for some years recognised that additional measures are necessary to sustain the viability and secure the revitalisation of the District's towns thereby forming the basis for a more sustainable area-wide community. Accordingly, Cromer, Fakenham, and North Walsham have experienced regeneration initiatives, including town

centre environmental enhancement schemes financed by the District and County Councils with support from the Regional Development Agency, the Heritage Lottery Fund and the European Union. Each town also now has an Area Partnership working to foster wider community involvement in decisions on regeneration initiatives in the towns.

- 3.13** The district can usefully be divided into three smaller sub-areas. The west of the district is very rural, with problems of rural transport poverty, high property prices and a high level of second homes. The main centre is Fakenham (population 7,300), an historic market town on the upper reaches of the River Wensum, which has an attractive central market place and square, medieval church, and weekly market. The racecourse to the south of the town lies in the wildlife rich Wensum valley. Fakenham acts as a local centre for employment, particularly in food-manufacturing, and for retailing and services. Wells-next-the-Sea (population 2,500) with its working harbour, salt-marshes and wide beaches is an attractive town and important tourist destination. The town also acts as a local service centre, but its remote location, in addition to the high price of housing, pushed up by second-home ownership, has created problems in terms of retaining local services (there is no petrol filling station in the town and school rolls are falling) and in providing for affordable housing for local people including key workers.



- 3.14** The central area represented by the cluster of Cromer, Holt and Sheringham has a strong tourist and retirement character. Cromer (population 7,900) is an attractive Victorian resort town, dominated by its medieval church tower and pier. Cromer's popularity as a holiday resort began in the Georgian era, and expanded greatly as a result of the coming of the railway in 1877. As well



as its tourist role, it acts as a local centre for retail, local government and health services, and the town's hospital is planned to be redeveloped to provide better facilities for residents of the town and wider district. Holt (population 3,600) is a charming small Georgian town with a good range of specialist gift shops and galleries and a Country Park to the south. It is home to Gresham's independent school and provides a significant level of employment opportunities in the Central North Norfolk area. Sheringham (population 7,200) is an attractive resort town nestling between the sea and the Cromer ridge and is a popular location for retirement. The Victorian town developed from a small fishing village as a result of the railway arriving in 1887 (now a private steam railway) and quickly attracted a number of fine hotels and a golf course. As well as its continuing tourist role, it acts as a local centre for retail, leisure and other services.

3.15 The east of the district forms part of the Norwich travel to work area, with pockets of social deprivation and the coastal area suffering potential blight due to coastal erosion. North Walsham (population 12,100) which is the largest settlement in the district, is an historic market town which was once rich from the medieval wealth of the wool trade. The town has a solid manufacturing base, but this has been in decline in recent years suffering from poor road transport links to Norwich in addition to the constraints of the railway bridges in the town making HGV access to employment areas difficult. North Walsham's location has increasingly meant that it acts partly as a dormitory town to Norwich, with large numbers of commuters travelling to the Norwich area. Hoveton (population 2,000) and Wroxham sit astride the River Bure and together are the main gateway to the Norfolk Broads. Although Hoveton is a village, rather than a town, its size, particularly taken with Wroxham (in Broadland district), means that it acts as a local retail and service centre. Stalham (population 3,000) is an attractive market town lying on the northern edge of the Norfolk Broads and has the largest boat hire business on the Broads. It is a tight linear settlement on the Yarmouth to Cromer Road and on the Weavers Way long-distance path. It is in need of regeneration and has high levels of commuting into the Norwich area, owing to the limited employment opportunities available locally.

3.16 North Norfolk's peripheral location is reflected in the fact that it has no trunk roads or motorways. Only the A140 (Cromer to Norwich), the A148 (Cromer to King's Lynn - via Holt and Fakenham but also serving Sheringham) and

the A1065 (Fakenham to Mildenhall) are regarded as part of the national 'primary route network'. Other important routes are the A1067 (Fakenham to Norwich), the A149 (Cromer to Great Yarmouth - via North Walsham and Stalham) and the A1151 (linking the A149 at Smallburgh to Norwich via Hoveton). The only public rail service is the 'Bittern Line', operated by One, linking Sheringham with Norwich. This is part of the regional rail network and includes stations at Cromer, North Walsham and Hoveton as well as several rural halts. The 'Poppyline' provides a tourist attraction rail link from Sheringham to Holt. There is also the Bure Valley Railway in Broadland which provides a tourist / leisure link between Aylsham and Hoveton/Wroxham. Most of North Norfolk's villages are served only by very limited public bus services and two of the seven towns, Holt and Stalham, are deemed by the County Council not to benefit from the desired level of service for their respective populations. The 'Coast Hopper' bus service runs from Hunstanton to Cromer providing an increasingly popular regular service for locals and visitors along the coast. Related to the modest level of public transport services across the area is the finding from the 2001 Census that 82% of households in North Norfolk owned at least one car and 33% owned two or more.



4 Housing

Housing: objectives and targets

Local Plan Objectives




- To minimise the provision for housing in excess of the Structure Plan requirement for about 8,700 new dwellings in North Norfolk in the period 1988 to 2006; (note - now 7300 dwellings between 1993 and 2011)
- To accommodate housing development that helps meet local needs for 'affordable housing'.





Submission Core Strategy Aim

Core Aim 1: 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

		2006 /07
	To provide for the erection of 7,300 dwellings in the District between 1993 and 2011. (Structure Plan)	achieved
	To ensure that over a period of 5 years an average of 420 dwellings are provided each year. (Submission Core Strategy)	341
	To ensure 70% of all new dwellings are located in either a Principal or Secondary centre. (Submission Core Strategy)	55%

	Strategy)	
	To ensure 60% of new dwellings are built on previously developed land. (Central Government, RSS and Submission Core Strategy)	80%
	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. (Submission Core Strategy). Current monitoring: % of all dwellings over 30 / ha.	61%
Future Monitoring	To ensure that at least 40% of new dwellings built have two bedrooms or less. (Submission Core Strategy)	-
Future Monitoring	To ensure that each development of ten or more dwellings in towns includes at least 40% affordable units. (Submission Core Strategy)	-
Future Monitoring	To ensure that on each development of two or more dwellings in villages at least 50% comprise affordable dwellings. (Submission Core Strategy)	-
	To complete four affordable housing schemes each year under the 'Rural Exceptions Scheme'. (Submission Core Strategy).	4
	To provide for the construction of 90 affordable dwellings each year until 2009. (NNDC Corporate Plan)	108
Future Monitoring	To provide two short stay stopping places for Gypsies and Travellers by 2009 (Submission Core Strategy)	planning applications in progress



House building rates

4.1 This section outlines the position in respect of the delivery of new housing in the district. It includes information on dwelling completions from 1993 until the 31 March 2007. Information is provided on the number of commitments (sites with planning permission), development densities, types of development, property values and expected future rates of building.

4.2 Figure 4.1 'Housing Completions (Source: NNDC Residential Land Availability Study 2007)' shows that there were **341** net dwelling completions during the year which compares to **446** in the previous year. The annual average number of dwellings built in the last 10 years was **381** net dwelling completions. The low figures recorded in 2003/04 and 2004/05 are likely to reflect changes in the method of recording completions rather than low completion rates.

4.3 Table 4.1 'New Dwelling Completions 1998/99 to 2006/07 (Source: NNDC Residential land availability study 2007)' shows completion by ward which indicates the general location of development and Figure 4.2 'Location of housing completions' shows the distribution between Service Villages, Principal Settlements, Secondary Settlements and other settlements.

Figure 4.1 Housing Completions (Source: NNDC Residential Land Availability Study 2007)

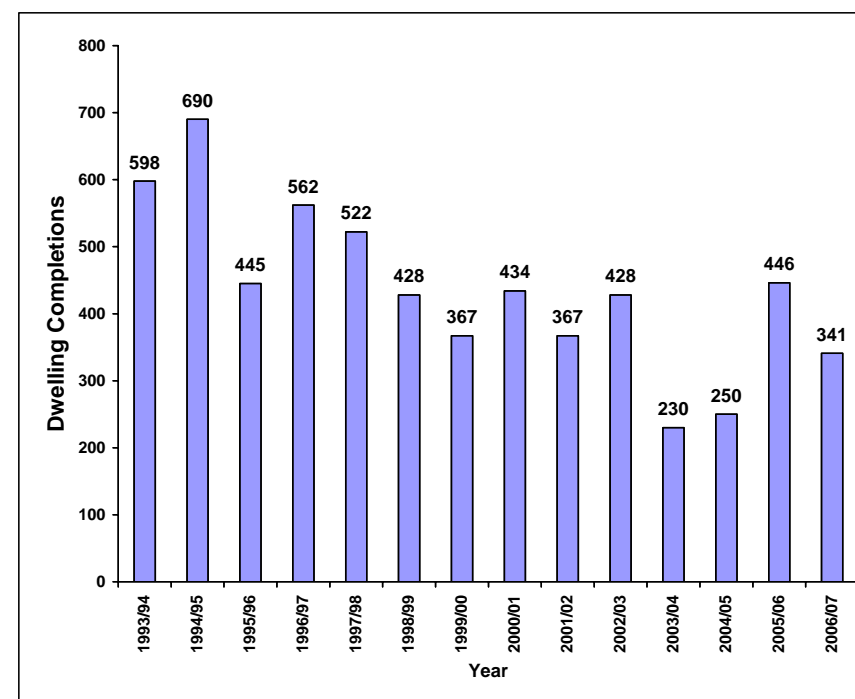


Table 4.1 New Dwelling Completions 1998/99 to 2006/07 (Source: NNDC Residential land availability study 2007)

Dwellings completed by Ward									
WARD	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07
Astley	15	4	2	3	13	2	3	19	7
Briston	14	17	22	19	30	6	7	37	12
Chaucer	2	5	1	12	5	3	0	0	2
Corpusty	3	1	1	5	0	8	4	7	1
Cromer	37	57	56	33	53	30	11	57	50
Erpingham	6	7	7	10	0	0	5	21	2
Gaunt	5	7	6	8	3	2	3	2	12
Glaven Valley	14	3	5	2	11	2	4	3	1
Happisburgh	17	19	11	16	13	0	0	14	2
High Heath	7	2	41	22	3	2	2	5	0
Holt	22	15	19	12	33	22	31	43	16
Hoveton	0	3	8	3	2	3	2	19	0
Lancaster	63	39	37	29	37	13	56	27	11
Mundesley	5	18	24	17	20	5	4	19	31
North Walsham	89	42	86	34	22	23	24	40	73
Poppyland	0	4	5	11	13	4	1	20	14
Priory	18	21	27	19	33	4	1	9	14
Roughton	2	2	3	9	3	1	2	9	20
Scottow	2	1	1	4	3	1	0	3	0

Dwellings completed by Ward									
WARD	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07
Sheringham	25	13	24	21	56	62	21	44	10
St. Benet	1	2	7	6	2	1	3	4	5
Stalham & Sutton	26	38	6	6	5	1	19	14	29
The Raynhams	3	2	3	10	6	5	7	2	0
The Runtons	1	6	3	14	5	6	2	2	0
Walsingham	9	2	1	6	7	3	1	2	4
Waterside	15	22	3	16	25	13	27	12	3
Waxham	14	5	2	5	4	8	2	3	4
Wensum	7	5	22	17	14	0	6	6	12
Worstead	6	5	1	1	7	0	2	3	6
Total	428	367	434	367	428	230	250	446	341



Figure 4.2 Location of housing completions

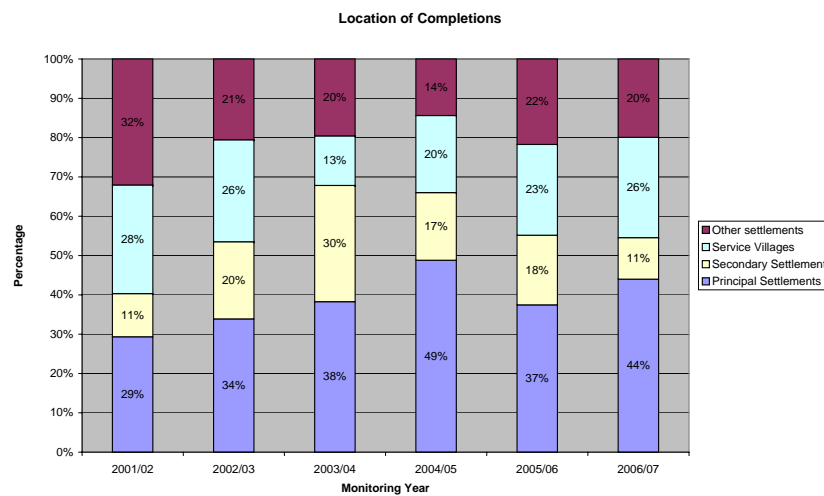


Table 4.2 Location of dwelling completions 2001 - 2007

Completions 2001 -2007	Average	CS Target
Principal Settlements	39%	50%
Secondary Settlements	18%	20%
Service Villages	22%	30%
Other	21%	

Housing trajectory

4.4 The Norfolk Structure Plan requires that the District Council provide for the erection of **7,300** dwellings between 1993 and 2011. As of March 2007 a total of **5,999** dwellings had been built, a further **473** were recorded as under

construction and an additional **1,193** had been granted planning permission. In total some **7,665** dwellings had been provided for, hence the Structure Plan requirement was exceeded.

4.5 Table 4.3 shows the dwelling completions and projections for the Structure Plan period 1993-2011.

Table 4.3 Dwelling completions for Norfolk Structure Plan period 1993-2011

Norfolk Structure Plan Period 1993 - 2011	COMPLETIONS														PROJECTIONS			
	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Completed Dwellings (note 1)	598	690	445	562	522	428	367	434	258	428	230	250	446	341				
Projected Completions															414	414	614	614
Total Cumulative Completions (note 2)	598	1288	1733	2295	2817	3245	3612	4046	4413	4841	5071	5321	5767	6108	6522	6936	7550	8164
Structure Plan Cumulative requirement (note 3)	405	810	1215	1620	2025	2430	2835	3240	3645	4050	4455	4860	5265	5670	6075	6480	6885	7300
Cumulative excess above Structure Plan requirement (note 4)	193	478	518	675	792	815	777	806	768	791	616	461	502	438	447	456	665	864

Notes

1. Number of dwellings recorded as completed in the annual Residential Land Availability Study published by North Norfolk District Council
2. Total housing completions for the year added to the previous years completions in the plan period
3. Cumulative annualised average number of dwellings required to achieve Structure Plan requirements
4. Cumulative excess of dwellings above the number required to achieve Structure Plan requirement



4.6 The North Norfolk Local Development Framework will plan for the period 2001 until 2021. The Planning Authority will need to provide for the erection of a minimum of **8,000** additional dwellings within this period. (as identified in the Regional Spatial Strategy). Given that the period commenced in 2001 account needs to be taken of the development which has already taken place and that which has secured planning permission. Between March 2001 and April 2007 a total of **2,062** dwellings were recorded as completed, which equates to a 344 per annum average over the plan period to date.

2007 and published on its website. (http://www.northnorfolk.org/planning/5446_6246.asp) This shows that there is a 4.7 year supply of land available.

Table 4.4 Total Housing Provision within Plan Period

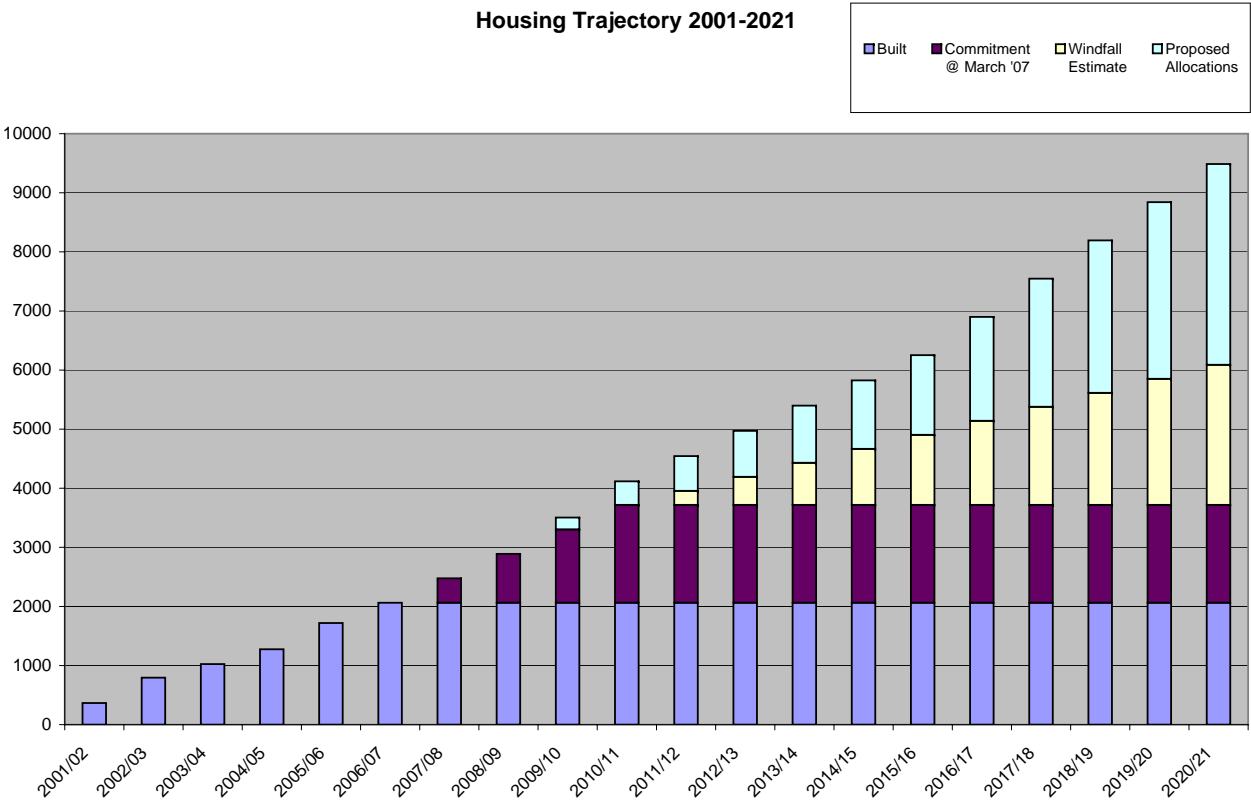
Sources of Housing Supply 2001 -2021	Nos
Dwellings built 2001-2007	2,062
Commitment (planning permission and under constructions) ⁽ⁱ⁾	1,512
Estimated 'windfall' development including rural building conversions and 'exception' development schemes.	2,514
Proposed LDF allocations	3,400
Total dwellings within plan period	9,488

4.7 PPS3 Housing, requires Local Authorities to prepare a housing trajectory illustrating how various sources of housing supply will contribute to provision and when it is expected that development will occur. Annual review allows the Council to monitor progress and identify any need to intervene. The trajectory below illustrates the position as of March 2007 and is based on assumptions in the Submitted Core Strategy.

4.8 PPS3 also requires Local Authorities to demonstrate that there is a 5 year land supply for housing development. The Council's Five Year Land Supply of Housing Statement was considered by the LDF Working Party in September

i Figure assumes that 10% of planning permissions will not be built.

Figure 4.3 Housing Trajectory





Housing Density

PPS3 encourages local planning authorities to make efficient use of land and 30 dwellings to the hectare is suggested as a National indicative minimum.

In North Norfolk **36%** of all dwelling completions took place at densities in excess of 50 dwellings per hectare and **25%** of all dwelling completion took place at densities between 30-50 dwellings per hectare. Therefore **39%** of all dwellings were completed at densities below the government target. **[Core indicator 2c]** This was primarily a result of the high number of small developments on garden sites, particularly in some of the small villages in the District where the Authority operates a policy which allows infill development where it 'enhances' the character of the village and only allows higher density schemes where these are consistent with 'form and character'. As approximately half of all new development in recent years has been on low density 'garden' sites this has a substantial impact on average density calculations. This is likely to continue to be the case until such time as new allocations of residential development land are made in the LDF.

Affordable housing

4.9 The provision of a greater number of affordable dwellings is a key priority for the Council. Local Plan policies seek to secure a proportion (40%) of all new developments which are over 25 units in size as affordable housing. The Authority has no residential land allocations in the adopted Local Plan and the number of development schemes of 25 dwellings or more which therefore should contribute towards affordable housing, is limited.

4.10 The Council commissioned a Housing Market Assessment joined with Breckland and Kings Lynn & West Norfolk Councils (the Rural East Anglia Housing Submarket) in 2006. The study identifies the housing market in North Norfolk as being characterised by high demand and high house prices, relative to local income. The Housing Needs Study identifies a district-wide need for some 921 affordable dwellings per year for the next five years - a figure which is more than double the total housing requirement for the district as identified in the East of England Plan.

4.11 In 2004 the Council set a target to build **375** new affordable dwellings by 2009 (75 per annum). In light of the high levels of identified need this has been increased to **90** dwellings per year from 2006-2009. A total of **108** affordable dwellings were built during the year. **[Core indicator 2d]**.

Table 4.5 Affordable Housing Completions (Source: NNDC Strategic Housing Team)

No. of Completions by Funding Source	01/02	02/03	03/04	04/05	05/06	06/07
Wholly funded by Registered Social Landlords and/or Local Authority	69	23	16	114	79	95
Wholly funded through Developer Contributions	4	0	0	12	0	13
Funded through mix of Public Subsidy and Developer Contributions	0	0	0	0	2	0
Total	73	23	16	126	81	108

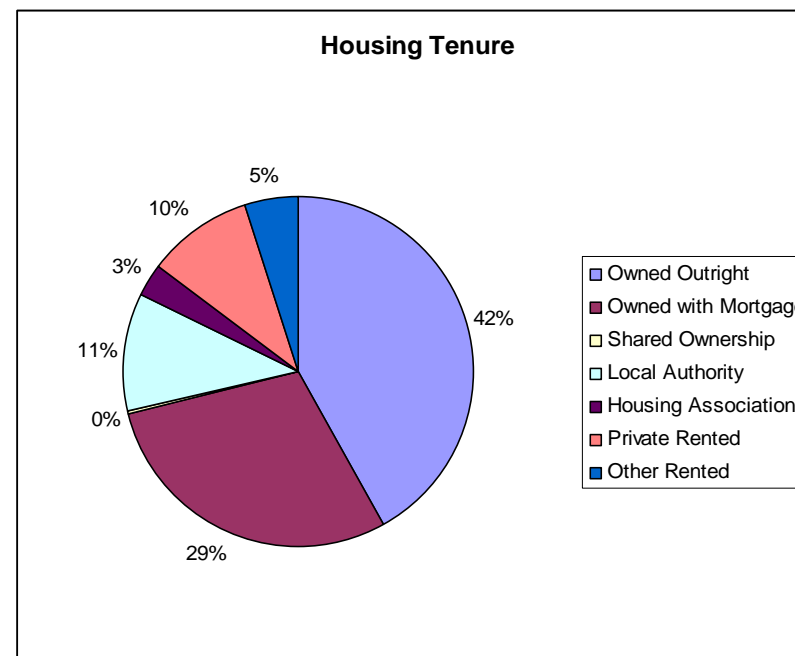
House Prices

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. The average value for all property types in North Norfolk between April and June 2007 was £202,557 compared to £186,607 for the same period in 2006.

Table 4.6 House Prices: (Source: Land Registry Office)

Type	Apr-June 2006	Apr-June 2007	% increase since 2006
Average:	£186,607	£202,557	8.5%
Detached:	£237,120	£258,036	8.8%
Semi-detached:	£158,390	£183,810	16%
Terraced Housing:	£148,348	£152,719	2.9%
Flat/Maisonette:	£116,201	£125,359	7.9%

Figure 4.4 Housing Tenure

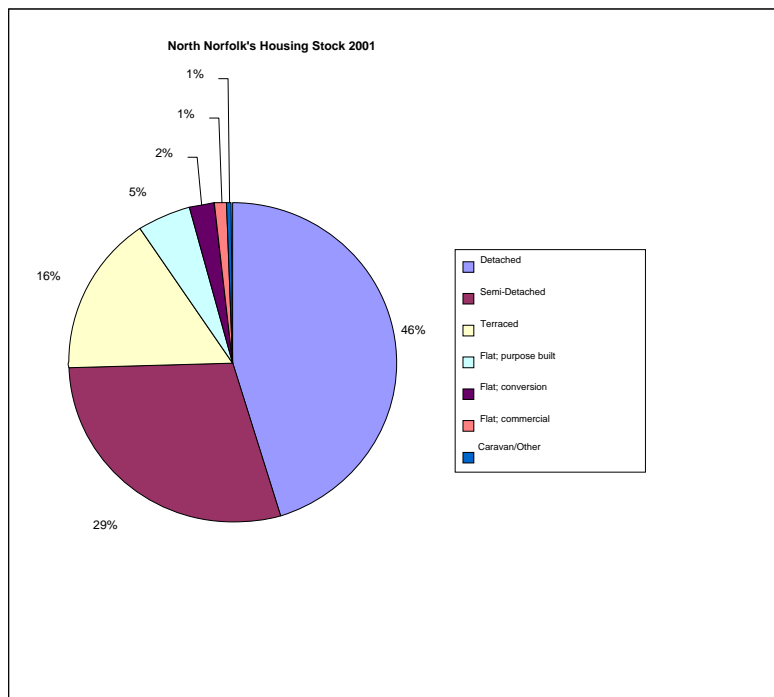


Housing Stock (Source: 2001 Census)

- Housing Stock: 43,502
- Percentage of detached dwellings: 45.41%
- Percentage of semi-detached dwellings: 29.18%
- Percentage of terraced housing: 15.86%
- Percentage of flats / maisonettes: 5.47%
- Number of second homes / holiday accommodation: 3,467
- Number of vacant dwellings: 1,385



Figure 4.5 Housing stock



Special housing needs

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

Table 4.7 Table showing results for additional Gypsy and Traveller caravan pitches (Source: The East of England Regional Assembly Jan 2006)

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

North Norfolk has traditionally experienced low levels of gypsy and traveller activity compared with other Districts in Norfolk. However gypsies do visit the area either for short periods of time as they are passing through, visiting religious festivals, looking for work or for recreational purposes in the summer period. Typically these activities have occurred in the Fakenham, Walsingham and Cromer / Sheringham

areas. There is considered to be no need for a permanent site, however there is a need to identify short stay stopping places to assist in the management of unauthorised encampments. The Council is intending to submit planning applications in late 2007 to address this need.

Table 4.8 Gypsy and Traveller Monitoring Information: January 2007 (Source: NNDC Annual Survey)

Category	Number of sites	Number of vans
Authorised sites: Council	0	0
Authorised sites: Private	1	1
Unauthorised encampments: roadside source: caravan count	Unknown	9
Unauthorised encampments: land owned and occupied without permission	0	0
Planning permission granted during monitoring period	0	0



5 Sustainable Development

Sustainable Development: objectives and targets

Local Plan Objectives

- To seek to reduce emissions of greenhouse gases that lead to global warming by:
 - guiding new development to locations that reduce the need for car journeys and the distances driven, or which permit the choice of more energy-efficient public transport - without encouraging more or longer journeys - as well as cycling and walking, as alternatives to the private car;
 - where appropriate, encouraging the development of renewable energy systems; and
 - optimising energy efficiency through the design and layout of new development;
- To make provision for adequate community, leisure and shopping facilities;
- To make provision for an effective transport system;
- To ensure the economic, efficient and environmentally-compatible location of new development.

Submission Core Strategy Aims

Core Aim 2: To provide for sustainable development and mitigate and adapt to climate change

- To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services.
- In the rural area:
 - to retain and reinforce the role of selected villages that act as local centres for the surrounding areas

- to provide for housing in selected villages and to provide for affordable housing in other locations; and
- to promote economic activity which maintains and enhances the character and viability of the rural area
- To mitigate and adapt to the effects of climate change and minimise demand for resources by:
 - promoting sustainable design and construction in all new development
 - ensuring new development is designed and located so as to be resilient to future climate change
 - encouraging renewable energy production; and
 - ensuring new development has access to a choice of sustainable travel modes

Core Aim 6: To improve access for all to jobs, services, leisure and cultural activities

- Protect and improve existing infrastructure, services and facilities
- To improve access to key services by public transport and facilitate increased walking and cycling
- Ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible greenspaces.

Targets

		2006 /07
Future Monitoring	To ensure that 90% of new industrial developments comply with approved car parking standards (Submission Core Strategy)	-
Monitored by County Council	To maximise the % of additional dwellings completed in locations within 30 minutes public transport time of a GP, a hospital, a major food store and in wards with a first, infant or primary school.	See table 5.4 for 2004/05 figures
Monitored by County Council	To maximise the number of completed new or improved transport facilities.	-

5.1 The County Council is the Highway Authority for Norfolk. Detailed transport objectives and targets are available in the Local Transport Plan and its Annual Monitoring Reports published by Norfolk County Council. Further Information: www.norfolk.gov.uk

Sustainable buildings

5.2 In order to advise and guide developers as to how to comply with the LDF Core Strategy policies that support Core Aim 2, a supplementary planning document will be produced in 2008 entitled 'The North Norfolk Design Guide'. It will set out in more detail the expectations of the Council with regard to sustainable construction, energy efficiency and good quality, appropriate design. As part of this document a developer checklist and monitoring system will be produced to assess future compliance. This should provide useful data regarding the environmental credentials of new development for future reports, for example, reporting on the number of developments achieving certain ratings under the Code for Sustainable Homes.

Renewable energy

5.3 The East of England now has some 419MW of installed renewable energy capacity. Renewables East estimates that currently 8% of the region's electricity consumption figure is being generated from renewables in the East of England.

Table 5.1 Latest figures for installed generating capacity (MW) from renewables (Source: Renewables East Statistics, April 2007)

	Norfolk
Offshore Wind	-
Onshore Wind	21.45
Biomass	41.5
Others - Landfill gas	15.306
Others - sewage gas	1.000

5.4 The following table provides details of complete and planned projects.

Table 5.2 Renewable energy (Source: Renewables East Statistics, April 2007)

Project	Location	MW	Developer	Current Status
Off-shore wind projects				
Cromer	Off Cromer	108	EDF Energy	Consented October 03. Lease handed back to Crown Estate - Project not viable Feb 2007



Project	Location	MW	Developer	Current Status
Sheringham Shoal	11 miles off Sheringham	315	Scira Offshore Energy Ltd (Ecoventures / Norsk Hydro)	Section 36 application made May 06. Target start 2009 and commissioning 2010.
Dudgeon East	Off Cromer	300	Warwick Energy	
Landfill Gas				
Edgefield	Hall Farm	1.990	Buyinfo Ltd	Operating (Date station commissioned - 06 / 02)

Transport and Accessibility

5.5 North Norfolk District Council commissioned a study to examine the travel-to-work patterns for its market towns based on the Census data of 2001. This study provides information regarding the “self-containment” of settlements. The following table shows the level of containment in relation to jobs and workers in North Norfolk’s towns. It illustrates that a number of the Districts towns achieve high levels of containment. For example 61% of trips to work in Fakenham, start and finish in the town.

Table 5.3 Levels of containment (Source: LUC Study)

Area	Trips originating at study Area	Trips terminating at study Area	% of trips from Area that are contained within the Area	% of employees in the Area who live in the area	Net flow of employees	Net flow of employees as proportion of working residents
Cromer	3473	3557	53.50%	52.24%	84	0.02%
Fakenham	3498	4844	61.66%	44.53%	1346	38.5%
Holt	1055	1998	55.45%	29.28%	943	89.4%
North Walsham	5079	4882	50.52%	52.56%	-197	-3.9%
Sheringham	2596	2250	51.89%	59.87%	-346	-13.3%
Stalham	1706	1182	35.76%	51.61%	-524	-30.7%
Wells next the Sea	980	759	71.67%	71.67%	-221	-22.6%

Levels of Accessibility [Core Indicator 3b]

5.6 The following table illustrates the percentage of new dwelling completions which took place during 2004/05 which have access to a range of services. The equivalent data was not monitored this year but will be included in future reports.

Table 5.4 Access to work and services (Source Norfolk County Council)

Service / opportunity / facility	% dwelling completions in accessible locations 2004-2005 ⁱ
GP	60%
Hospital	4%
Major Food Store	58%
Primary School	98%
Secondary School	53%
Further Education	40%
Workplace	71%

5.7 **Criteria used to complete** Table 5.4 'Access to work and services (Source Norfolk County Council)'

- Levels of accessibility to GP (where at least 90% of households are able to access GP within 30 minutes by public transport or in exceptional circumstances on a case-by-case basis)

- GP - % of dwelling completions taking place in wards identified as having high
- Hospital - % of dwelling completions taking place in wards identified as having high levels of accessibility to Hospital (where at least 90% of households are able to access hospital within 30 minutes by public transport).
- Major Food Store - % of dwelling completions taking place in wards identified as having high levels of accessibility to a major food store (where at least 90% of households are able to access store within 30 minutes by public transport).
- Primary School - % of dwelling completions taking place in wards with at least one primary school.
- Secondary School - % of dwelling completions taking place in wards with at least one secondary school.
- Further Education - % of dwelling completions taking place in wards with a Further Education establishment.
- Workplace - % of dwelling completions taking place in Super Output Areas (SOAs) with a workplace population of at least 500.

Modes of Transport

5.8 The 2001 census provides data on mode of travel to work. Overall the district has high levels of car ownership and car use, with public transport being very limited. However, within market towns the level of walking and cycling to work is high. It is also significant that the average distance travelled to work is highest in Wells, where many work locally but those who do commute travel long distances, and Stalham, where those who commute generally travel to Norwich by car. The low average distance in Fakenham is a reflection of the high level of people who live in the town who also work within the town itself.

ⁱ Where between 80% and 90% of population can access service by public transport, and where the vast majority of population are concentrated within walking or cycling distance of a specifically identified service



Table 5.5 Modes of Transport (Source: Census 2001)

Town	All people aged 16 – 74 in employment	Work mainly at or from home %	Percentage of people aged 16 -74 in employment who usually travel to work by					Ave. distance (km) travelled to fixed place of work
			Train %	Bus, minibus or coach %	Car (driver / passenger) %	Bicycle / on foot %	Other %	
Cromer	3416	11.91	0.94	6.29	55.5	22.57	1.20	15.73
Fakenham	3508	8.81	0.11	2.32	63.6	23.83	1.33	13.73
Holt	1064	10.34	0.47	2.26	54.6	30.07	0.85	15.27
North Walsham	5076	8.83	1.42	3.07	62.21	21.94	0.77	15.17
Sheringham	2625	13.10	1.10	3.24	58.97	21.53	1.03	15.86
Stalham	1752	7.76	0.74	2.34	69.41	16.89	0.57	18.40
Wells next the Sea	992	13.71	0.30	2.12	52.22	29.84	0.71	25.88
District TOTAL	18433	10.64	0.73	3.09	59.5	23.81	0.92	17.15

Railways

5.9 Rail patronage on the Sheringham to Norwich Bittern Line rail link is monitored and the results of the past three years are shown in Table 5.6 'Annual Patronage of the Sheringham – Norwich Railway (Source: Bittern Line Community Rail Partnership)' below. This shows a significant increase in rail patronage, although it should be noted that these trips represent a very small proportion of total trips in North Norfolk (for example this is used by less than 1% of resident commuters to travel to work [2001 census]).

Table 5.6 Annual Patronage of the Sheringham – Norwich Railway (Source: Bittern Line Community Rail Partnership)

Year	Total Patronage	% increase since previous
2003/04	462,983	
2004/05	491,768	6.2%
2005/06	537,618	9.3%
2006/07	574,972	6.9%

Car Parking

[Core Indicator 3a]

- 5.10** No detailed information is collected on the number of Car Parking Spaces provided on individual developments. The Authority has adopted its own car parking standards which are applied to all new development proposals. These have been reviewed as part of the preparation of the LDF Core Strategy.

Local services and facilities

Green Flag Standards

- 5.11** The Government Core Indicator 4c requires the amount and percentage of total open space managed to Green Flag Award Standards.
- 5.12** From January 2005 Holt Country Park is the only open space in North Norfolk managed to Green Flag Award Standards. The Green Flag has been awarded to Holt Country Park in August 2005, 2006 and 2007.
- 5.13** North Norfolk has 2,744 ha of open space (North Norfolk Open Space and Recreation Study July 2006). Holt Country Park covers an area of 42.43 ha, therefore 2% of the total open space in North Norfolk is managed to Green Flag Award Standards.
- 5.14** Holt Country Park is only a short walk from the historic market town of Holt on the edge of the Norfolk Coast AONB. It has had a chequered history, from a horse racing course, heath, farmland, forestry, and woodland garden. It has now become a tranquil woodland dominated with Scots Pine and native broadleaves. Its rich ground flora supports an abundance of wildlife. The Park contains a Visitor Centre and waymarked walks, which lead to a viewing tower, pond, sculptures, totem pole and play area. Activities are organised for local school groups and families can join in events throughout the year.



Other Standards

- 5.15** At Cromer, Mundesley, Sea Palling and Sheringham the beaches were awarded Blue Flags which means criteria for good practices regarding water quality, environmental management, safety & services and environmental education are met.



6 Environment

Environment: objectives and targets

Local Plan Objectives

- To protect North Norfolk's countryside for its own sake;
- To conserve and enhance North Norfolk's landscape and wildlife heritage, especially as recognised in the Area of Outstanding Natural Beauty, Historic Parks and Gardens, and Sites of Special Scientific Interest;
- To conserve and enhance North Norfolk's architectural heritage, especially as recognised in Conservation Areas and Listed Buildings;
- To conserve and enhance North Norfolk's archaeological heritage;
- To seek to reduce emissions of greenhouse gases that lead to global warming by:
 - guiding new development to locations that reduce the need for car journeys and the
 - distances driven, or which permit the choice of more energy-efficient public transport - without encouraging more or longer journeys - as well as cycling and walking, as alternatives to the private car;
 - where appropriate, encouraging the development of renewable energy systems; and
 - optimising energy efficiency through the design and layout of new development;
- To reduce conflicts between conservation and development by the reuse of existing urban land, and rural and urban buildings;
- To minimise the exposure of people and property to the risks of flooding, subsidence and accidents relating to hazardous installations and substances; and
- To protect the water environment from pollution and inland waters and groundwater sources from over-abstraction arising from development.

Submission Core Strategy Aims



Core Aim 3: To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of this resource

- To provide for the most efficient use of land without detriment to local character and distinctiveness
- To ensure high quality design that reflects local distinctiveness
- To protect and enhance the built environment
- To protect, restore and enhance North Norfolk's landscape and biodiversity and improve ecological connectivity
- To improve river water quality and minimise air, land and water pollution

Core Aim 4: To mitigate and adapt to impacts of coastal erosion and flooding

- To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding
- To establish a sustainable shoreline which takes account of the consequences of the changing coast on the environment, communities, the economy and infrastructure
- To enable adaptation to future changes

Targets

		2006 /07
Not Monitored	To reduce carbon emissions by 60% by 2050 (Government)	-
Not Monitored	To produce 10% of the nations energy requirements from renewable resources by 2010 and 20% by 2020. (Government)	-
Not Monitored	To produce 44% of the regions electricity consumption from wind (including off-shore) by 2020. (RSS target)	-
Future Monitoring	To ensure that proposals of over 1000 m ² or 10 dwellings secure at least 10% of their energy requirements through renewable energy. (Submission Core Strategy)	-
Future Monitoring	To ensure that proposals conserve or enhance landscape character. (Submission Core Strategy)	-
	To ensure that 95% of SSSI's are in 'favourable' or 'unfavourable recovering' condition by 2010 and 100% by 2021. (Submission Core Strategy)	82%
	To reduce the number of Listed Buildings and Scheduled Ancient Monuments on the 'at risk' register. (Submission Core Strategy)	61 -2006 53 -2007
Future Monitoring	To prevent the development of new dwellings within the 100 year 'coastal erosion zone'. (Submission Core Strategy)	-

Future Monitoring	To ensure that proposals for development in Flood Zones 2 and 3 are not permitted against the recommendation of the Environment Agency. (Submission Core Strategy)	-
Future Monitoring	To ensure that the annual average concentration of selected air pollutants does not exceed the following levels by 2010 (Submission Core Strategy): nitrogen dioxide (NO ₂) 12.3 ug/m ³ particulate matter levels (PM10) 16.7 ug/m ³	-

Efficient use of land (brownfield development)

80% of dwelling completions which took place were on previously developed land. This compares to a Government target of **60%** and last years figure of **74%** [**Core indicator 2b, BVPI 106**].

'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.' A detailed definition is included in Annex B of PPS3.

Table 6.1 Percentage of new and converted dwellings on previously developed land 2006/7

Completed developments on previously developed land		
Performance Indicator	Target	Actual
Percentage of new homes on previously developed land 2004/05	60%	77%
Percentage of new homes on previously developed land 2005/06	60%	74%
Percentage of new homes on previously developed land 2006/07	60%	80%



Built environment and design

6.1 The Norfolk Historic Environment Record is a comprehensive record of historic data and it contains information and documents relating to historic landscapes, buildings, archaeological sites and ancient monuments. At Sept 2007 North Norfolk had the following:

- 2254 Listed Buildings, comprising:
 - 95 Grade I
 - 201 Grade II Star
 - 1958 Grade II
- 53 Listed Buildings are recorded on the 'Buildings at Risk Register.'
- 81 Conservation Areas covering 10,423 hectares in total
- 87 Scheduled Ancient Monuments
- 33 Historic Parks and Gardens

Source: Conservation and Design NNDC 2007

Biodiversity

The Norfolk Biodiversity Action Plan (BAP) published in 1999 contained 29 species action plans and 9 Habitat action plans. To date the Norfolk Biodiversity Partnership have published 34 species action plans and 19 Habitat action plans on their website www.norfolkbiodiversity.org. A new list of UK priority BAP habitats has recently been released and so it is likely that the number of Norfolk action plans will increase in the future.

Progress against the targets set in the action plans is now reported on using the online Biodiversity Action Reporting System (BARS www.ukbap-reporting.org.uk). At present most of the information entered to date has been at the County level, although in the future it is anticipated the system will be capable of providing progress reports at a District level.

The Council received a 'North Norfolk District Ecological Network Mapping Report' by Norfolk Wildlife Trust on behalf of the Biodiversity Partnership in 2006 which described BAP habitats present in the district that are county priorities and recommendations regarding incorporating an Ecological Network approach into Local Development Framework documents. Monitoring the contribution of new developments to the Eco-net approach will be undertaken, and included in future monitoring reports.

Table 6.2 Condition of Environmental designations in North Norfolk - November 2006 (Source: GIS ENSIS database of Natural England)

Designation	Favourable		Unfavourable recovering		Unfavourable No change		Unfavourable declining		Total Area ha
	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	
SSSI	5714.75	70	993.59	12	942.78	11	551.17	7	8202.29
Ramsar	4380.72	96	148.9	3	43.62	1	0	0	4573.24
Sac Site	4964.24	70	744.04	10	897.01	13	485.86	7	7091.15
SPA	5007	73	538.76	8	892.41	13	440.19	6	6878.36

Table 6.3 Designated Areas 2006

Designated Area	Area (Hectares)
Area of Outstanding Natural Beauty (AONB)	22,550 ha
Ramsar Sites and Special Protection Areas	6,908 ha
National Nature Reserves	3,767 ha
Local Nature Reserves	55 ha
Sites of Special Scientific Interest (SSSIs)	7,091 ha
County Wildlife Sites	2,952 ha
Special Areas of Conservation (SACs)	Being updated with the new sites designated in 2005

Pollution

Air quality is not generally a major issue in North Norfolk, although there are pockets of air quality problems relating to traffic emissions. Under the Environment Act of 1995 the Government requires all local authorities to assess air quality. In areas not likely to achieve Government targets by 2010 local authorities are required to designate Air Quality Management Areas and introduce Air Quality Management Plans containing measures to improve air quality. Of the seven pollutants required to be monitored, all were expected to meet the target values under the Air Quality Regulations. Assessment has found that 2 pollutants, Nitrogen Dioxide, (NO₂) and Particulates (PM₁₀), (all traffic related pollutants), will require further monitoring. In relation to NO₂, Hoveton village centre is a 'hot spot' which lies just within the 2010 target objective. Further monitoring of this site and other town centres is being undertaken and kept under review.

Coastal change and flooding

6.2 During 2006/07 the District Council consulted the Environment Agency in respect of **57** planning applications. The Agency raised objections on **19** of these proposals of which **7** were subsequently approved for the reasons identified in table below.

Table 6.4 Environment Agency objections/subsequent approvals

Number of Applications	Reasons for approval
3	Objection related to lack of a flood risk assessment which was subsequently submitted.
1	Flood risk regarded as minimal and insufficient to justify refusal.
2	Objection raised unless condition imposed requiring raised floor levels. Raised floor levels required by Planning Permission.
0	Other material considerations considered sufficient to justify a departure from EA advice.
1	Objection raised unless condition imposed relating to pollution control. Condition imposed by Planning Permission



7 Economy

Economy: objectives and targets

Local Plan Objectives

- To ensure the economic, efficient and environmentally-compatible location of new development;
- Developing the local economy to provide better job, career and training opportunities for local residents and those who want to come and live in North Norfolk.

Submission 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.

Targets

		2006/07
	To provide and retain an adequate supply of employment land.	52.5 ha
Future Monitoring	To increase the amount of new floor space built in the B1, B2 and B8 use classes of industrial development. (Submission Core Strategy)	-
Future Monitoring	To ensure that 90% of new industrial developments comply with approved car parking standards (Submission Core Strategy)	-
Future Monitoring	To meet the needs for additional comparison goods floor space identified in the Retail and Commercial Leisure Study by 2016. (Submission Core Strategy)	-
Future Monitoring	To ensure that within Primary Shopping frontages the proportion of non A1 uses does not increase beyond 30%. (Submission Core Strategy)	-
Future Monitoring	To prevent the loss of serviced holiday accommodation. (Submission Core Strategy)	-

Employment land

[see Appendix B for Core Indicators.]

During the year the Authority undertook a review of employment land in the District. This considered the supply of land in the main towns in the District. This identified **170** hectares of land designated for employment use of which **116** hectares was developed. Approximately **53** hectares was judged to be suitable and available for

development. (Employment Land in North Norfolk - LDF background report). Although across the District there is a good supply of employment land its distribution is uneven. For example at North Walsham there are **27** hectares of allocated land

which has yet to be developed whilst in Cromer there is less than **3** hectares.

Table 7.1 'New Floorspace by Use Class 2006/2007' shows the amount of new floorspace permitted by Use Class during the monitoring year 2006/07.

Table 7.1 New Floorspace by Use Class 2006/2007

Use Class	Number of permissions	Increase in floorspace (m2)	Decrease in floorspace (m2)	Net floorspace (m2)	Floorspace in town centres*	Percentage in town centres*	Percentage on brownfield land	Percentage on employment allocations*
A1 Shops	17	6,329	509	5,820	821	14%	n/a	n/a
A2 Financial & Professional Services	4	336	0	336	336	100%	n/a	n/a
B1a Office	14	1,371	0	1,371	665	49%	100%	2%
B1b Research and Development	0	0	0	0	n/a	n/a	0	0
B1c Light Industry	8	1,365	0	1,365	n/a	n/a	92%	18%
B2 General Industry	13	6,274	764	5,510	n/a	n/a	100%	72%
B8 Storage and Distribution	7	2,426	0	2,426	n/a	n/a	92%	97%
D2 Assembly and Leisure	6	898	0	898	355	40%	n/a	n/a
Total	69	18,999	1,273	17,726	2,177			

* As defined in the North Norfolk Local Plan

From the above figures the following permissions have created new floorspace over 500 m² (shown in Table 7.2 'New large commercial development in North Norfolk 2006/2007')



Table 7.2 New large commercial development in North Norfolk 2006/2007

Location	Type of development	Use Class	Increase in Floorspace m ²
Cromer	Erection of DIY store and garden centre	A1	2,787
Hempton	Extension to sales area	A1	678
North Walsham	Erection of warehouse	B8	1,947
Lower Bodham	Change of use from agricultural building to light industrial	B1c	550
Catfield	Erection of industrial units	B2	2,850
Testerton	Change of use from agricultural building to engineering workshop	B2	600
Total			9,412

Employment and training

7.1 The Economic Development Strategy (2003-2007) notes that North Norfolk has a broad agricultural base, seaside towns, declining manufacturing industry, pockets of affluence and non-affluence, and a potential for economic growth. Across many areas of North Norfolk recreation and tourism have become the mainstay of the economy.

Table 7.3 Working age population 2006 (Source: ONS mid-year population estimates)

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
All people - working age	54,400	54.0	61.2	62.2

Table 7.4 Economically active Jan 2006-Dec 2006 (Source: ONS annual population survey)

All People	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Economically active*	45,700	76.9	80.7	78.6
In employment*	44,700	75.0	76.9	74.3
Employees*	36,200	62.7	65.8	64.6
Self employed*	8,200	12.3	10.9	9.3
Model-based unemployed~	2,100	4.4	4.6	5.3

* numbers are for those aged 16 and over, % are for those of working age (16-59/64)

~ numbers and % are for those aged 16 and over. % is a proportion of economically active

Table 7.5 Employee jobs (2005)(Source: ONS annual business inquiry employee analysis)

	North Norfolk (employee jobs)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Total employee jobs	31,100	-	-	-
Full-time	19,200	61.9	66.3	67.9
Part-time	11,800	38.1	33.7	32.1
Employee jobs by industry				
Manufacturing	4,000	12.8	11.5	11.1
Construction	1,600	5.2	5.2	4.6
Services	24,000	77.2	81.6	82.9
Distribution, hotels and restaurants	9,200	29.7	25.2	24.1
Transport & communications	1,100	3.7	6.6	6.0
Finance, IT, other business activities	3,100	10.0	20.1	20.7
Public admin, education & health	8,700	28.2	24.8	26.9
Other services	1,800	5.7	4.9	5.2
Tourism related ⁽ⁱ⁾	4,100	13.2	7.3	8.1

- i Tourism consists of industries that are also part of the services industry
ii ONS annual survey of hours and earnings - residential analysis. www.nomisweb.co.uk

- Data unavailable

Note: % is a proportion of total employee jobs, Employee jobs excludes self-employed, government-supported trainees and HM Forces

7.2 Average Gross Weekly Earnings (2006)⁽ⁱⁱ⁾

- North Norfolk: £336.9
- Norfolk: £397.6
- Eastern £470
- Great Britain £449.60

Table 7.6 Qualifications Jan 2006 - Dec 2006 (Source : ONS annual population survey)

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
NVQ4 and above	11,200	20.2	25.0	27.4
NVQ3 and above	20,100	36.3	41.8	45.3
NVQ2 and above	29,200	52.8	61.9	63.8
NVQ1 and above	41,300	74.5	77.7	77.7
Other qualifications	5,200	9.3	8.2	8.5
No qualifications	9,000	16.2	14.0	13.8

Note: Numbers and % are for those of working age, % is a proportion of total working age population



Table 7.7 VAT registered business 2005 (Source: DTI Small Business Service - vat registrations / de-registrations by industry)

	North Norfolk (numbers)	North Norfolk (%)	Eastern (%)	Great Britain (%)
Registrations	235	6.5	9.5	9.7
De-registrations	240	6.6	7.8	8.3
Stock (at end of year)	3,610	-	-	-

Note: % is a proportion of stock (at end of year)

Tourism

7.3 Tourism is an important part of North Norfolk's economy. According to the 2003 economic impact study, the overall annual tourism spend is some £390 million which supports approximately 7,000 full time jobs. Of these 7,000 jobs, 84%, are employed directly as a result of visitor spend. It is estimated that the largest employment sectors supported are food and beverage facilities (40% of full time jobs) and accommodation (26% of full time jobs).

Tourist Accommodation Stock

7.4 North Norfolk is well represented by all of the main types of accommodation. The North Norfolk Tourism Sector Study 2005 estimated that the District has;

- 336 serviced accommodation establishments providing 3,496 bedspaces;
- 939 self-catering units, providing 4,320 bedspaces;

- 4,997 static caravans; and
- 4,100 touring pitches.

7.5 The current accommodation occupancy levels suggest the sector is in good health within North Norfolk, with the levels of both serviced establishments and self-catering units generally comparable to Norfolk and the East of England.

- Serviced accommodation - At present, the bedspace occupancy level of North Norfolk's serviced provision (40%) is roughly equivalent to both Norfolk (43%) and the East of England (43%). However, the seasonality of the occupancy in the District is much more pronounced, with levels peaking in August but falling sharply between September and November.
- Self catering - The average level of occupancy per self-catering unit is estimated to be 58% (EETB), re-enforced by the business survey results (57.2%). This equated to roughly 30 weeks occupancy per unit. This level is comparable to Norfolk as a whole, and is actually above the levels achieved by neighbouring districts and other districts in the region (King's Lynn & West Norfolk = 53%; Suffolk Coastal = 49%).

Source: North Norfolk Tourism Sector Study Nov 2005

Town centres

7.6 The Core Strategy identifies a retail heirarchy for the District;

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

7.7 The County Council monitor the number of units in each market town and the table below shows changes since 1999 in total number of units and in convenience store units.

Table 7.8 Total units in North Norfolk Towns (Source: Norfolk County Council)

	1999	2000	2001	2002	2003	2004	2005	2006	Change in no. of units	Change in no. of convenience units	Contribution of District total
Cromer	219	223	222	224	233	231	231	237	18	-1	21%
Fakenham	157	158	159	159	160	156	156	158	1	-9	14%
North Walsham	136	138	154	154	158	157	159	161	25	-7	14%
Holt	188	193	193	193	197	197	194	192	4	3	17%
Sheringham	162	163	163	164	169	171	174	170	8	3	15%
Stalham	93	95	97	98	102	105	106	105	12	-5	9%
Wells	94	94	95	92	96	95	94	95	1	-2	8%
All Towns	1049	1064	1083	1084	1115	1112	1114	1118	69	-18	100%



8 Plan Making

Monitoring the Local Development Scheme

- 8.1** This chapter reviews progress on the North Norfolk LDF and indicates whether the timetable and milestones in the Local Development Scheme are being achieved. The requirement is to monitor progress for April 2006 to March 2007, but progress to November 2007 is also included.
- 8.2** The North Norfolk Local Development Scheme has undergone a series of amendments since the initial LDS was submitted to the Secretary of State on 9 March 2005, and formally adopted by the Council on 13 April 2005. A first revision was submitted to the Secretary of State in December 2005 and adopted by the Council on 26 April 2006 to reflect a the need to delay Preferred Options consultation (Regulation 26) on the Core Strategy and the Site Specific Proposals until the Panel Report of the Examination in Public of the East of England Plan had been published. This was in order to give certainty around the district's housing figures. This version of the LDS also included reference to the preparation of a Area Action Plan for the Coast aimed at addressing the long-term implications of coastal erosion on the North Norfolk Coast.
- 8.3** A second revision was submitted to the Secretary of State in September 2006 and adopted by Full Council on 13 December 2006. This revision was caused by the Council's decision to undertake additional Regulation 25 consultation on identifying sites for Gypsies and Travellers to be included in the Site Specific Proposals document. However, a delay to the adoption of the SSP would have occurred in any case, owing to the fact that the Planning Inspectorate stated that they will not examine a Site Specific Proposals Allocations DPD until the Inspector had reported on the Core Strategy. This therefore negates any benefit in submitting both documents at the same time as originally planned.
- 8.4** Following Government guidance about re-assessing timetables contained in LDS's a third revision was submitted in March 2007 and was adopted by the Council in June 2007.

8.5 Table 8.2 'Local Development Document Production Timetable indicating slippage' shows progress in 2006/7 against the LDS third revision (submitted March 2007 subsequently adopted June 2007) but other versions of the LDS are also shown for clarity.

8.6 The following milestones were achieved between April 2006 and March 2007:

- SCI adopted (April 2006)
- Public Participation on Preferred Options for the Core Strategy DPD (Sep - Nov 2006)
- Public Participation on Preferred Options for the Site Specific Proposals (Sep - Nov 2006)
- Submitted Annual Monitoring Report (Dec 2006)

8.7 Since April 2007 further milestones have been achieved or anticipated:

- Core Strategy submitted (Jun 2007)
- Public Consultation on Submission Core Strategy (Jun - Jul 2007)
- Public Consultation on proposed changes to designations or new allocations during above consultation (Aug - Oct 2007)
- Core Strategy examination hearings (scheduled for Dec 2007)

8.8 As shown in Table 8.2 'Local Development Document Production Timetable indicating slippage', progress on the preparation of the Core Strategy (incorporating Development Control policies) has been good. However, progress on Site Specific Proposals DPD has slipped owing to work load pressure for the Core Strategy, limited staff resources as well as additional Regulation 25 work on the SSP as a result of the decision not to proceed with an Area Action Plan for the Coast. As a consequence the Local Development Scheme will be revised and resubmitted to Government following the outcome of the Core Strategy examination.

Timetable slippage

Table 8.1 LDF Document Production Status Key










	Target achieved on time or early		Target achieved within 3 months		Target not achieved within 6 months
	Anticipated achievement on time or early		Anticipated achievement within 3 months		Anticipated slippage beyond 6 months

Table 8.2 Local Development Document Production Timetable indicating slippage

Progress on LDD	A: LDS ADOPTED APR 2005	B: LDS First Revision ADOPTED APR 2006	C: LDS Second Revision ADOPTED DEC 2006	D: LDS Third Revision ADOPTED JUN 2007	Date(s) target achieved	Status ⁱ
Statement of Community Involvement						
Reg 26	Jun 2005	Jun 2005	-	-	Jun 2005	
Submission	Sep 2005	Sep 2005	-	-	Sep 2005	
Examination	Jan 2006	Jan 2006	-	-	Jan 2006	
Adoption	May 2006	May 2006	-	-	Apr 2006	
Core Strategy						
Reg 25	May to Sep 2005	Jun 2005 to Jul 2006	-	-	Jun 2005 to Jul 2006	
Reg 26	Mar 2006	Sep / Oct 2006	Sept / Oct 2006	-	Sep to Nov 2006	
Submission	Sep 2006	Mar 2007	Apr 2007	-	Jun 2007	

ⁱ (against relevant LDS as indicated by blue shading)



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Progress on LDD	A: LDS ADOPTED APR 2005	B: LDS First Revision ADOPTED APR 2006	C: LDS Second Revision ADOPTED DEC 2006	D: LDS Third Revision ADOPTED JUN 2007	Date(s) target achieved	Status
Binding Report	Sep 2007	Mar 2008	Mar 2008	May 2008	-	😊
Adoption	Nov 2007	May 2008	May 2008	Jul 2008	-	😊
Site Specific Proposals						
Reg 25	Jul to Dec 2005	Jun 2005 to Jun 2006	-	-	Jan 2005 to Jul 2006	😊
Reg 26	Mar 2006	Sep / Oct 2006	Sep / Oct 2006		Sep to Nov 2006	😊
Reg 26 (phase 2)	-	-	-	Jan 2008	-	😞
Submission	Sep 2006	Mar 2007	Sep 2007	Aug 2008	-	😞
Binding Report	Mar 2008	Sept 2008	Dec 2008	Nov 2009	-	😞
Adoption	May 2008	Nov 2008	Mar 2009	Feb 2010	-	😞
North Norfolk Design Guide SPD						
Reg 26	-	-	-	Jan 2008		😞
Adoption	-	-	-	Jul 2008		😞

i (against relevant LDS as indicated by blue shading)

Consultation feedback

8.9 As part of the preparation of LDS documents the Council has undertaken a range of consultation exercises as part of the preparation of the Statement of Community Involvement, Core Strategy and Site Specific Proposals DPDs. Details of this consultation and the feedback we have received are provided in the table below.

Table 8.3 Consultation responses

Consultation on...	When	How	With whom	Response / Feedback
Preparing the STATEMENT OF COMMUNITY INVOLVEMENT—how we should consult	April 05	QUESTIONNAIRE and PRESENTATIONS	Stakeholders*	<ul style="list-style-type: none"> 250 sent out 31% response rate 99% of above requested to be involved in planning process
The Draft STATEMENT OF COMMUNITY INVOLVEMENT Document	16 June / July 2005	Draft SCI sent out with QUESTIONNAIRE	Public Consultation	<ul style="list-style-type: none"> 250 sent out 27% response rate 94% of above supported principles outlined in Draft SCI
The submission STATEMENT OF COMMUNITY INVOLVEMENT Document	26 September to 4 November 2005	Submission SCI sent out with QUESTIONNAIRE	Public Consultation	<ul style="list-style-type: none"> 264 sent out 10 representations received of which 4 objected
CORE STRATEGY & SITE SPECIFIC PROPOSALS (Reg 25) Identifying local issues	June & July 2005	7 Area WORKSHOPS	Stakeholders*	<ul style="list-style-type: none"> 500 consultees invited, 198 consultees attended Over 800 issues raised 99% of attendees were pleased or very pleased with the workshop content and delivery of objectives.
CORE STRATEGY Identifying thematic issues	July 2005	MEETINGS	Stakeholders from Specific Interest Groups	Well attended by invitees. General thematic issues raised and recorded.
CORE STRATEGY (Reg 25) Reviewing options	4 November to 20 December 2005	Scenario based paper and on-line QUESTIONNAIRE conducted by independent community researchers	Stakeholders*	<ul style="list-style-type: none"> 500 sent out 31% response rate (including 43% of Parish Councils and 88% of Town Councils) <p>Helped to inform the preparation of the Core Strategy options.</p>



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Consultation on...	When	How	With whom	Response / Feedback
CORE STRATEGY (Reg 26) Preferred Options SITE SPECIFIC PROPOSALS (Reg 26) Preferred Options	25 September to 6 November 2006	PUBLIC CONSULTATION through exhibitions and targeted document distribution	General Public including Statutory Consultees	Over 2700 attendees at public exhibitions 1382 CORE STRATEGY representations received (624 Objections, 342 Supports, 385 Observations 31 other) 2080 SITE SPECIFIC representations received (1069 Objections, 372 Supports, 323 Observations, 316 Other)
CORE STRATEGY (Reg 29) Submission	18 June 2007 to 30 July 2007	PUBLIC CONSULTATION through exhibitions and targeted document distribution	General Public including Statutory Consultees	807 representations received from 258 people / organisations (590 Objections (unsound), 139 Supports (Sound), 79 Other (soundness not specified))
CORE STRATEGY (Reg 32)	20 August to 1 October 2007	PUBLIC CONSULTATION through advertising and targeted document distribution	General Public including Statutory Consultees	24 representations received. (9 Supported changes to designations made by third parties, 7 Objected, 8 made observations / other)

8.10 *Stakeholders: At each stage a specified selection of representatives are selected from our database which consists of; Community representatives, Area Partnerships, District and County Councillors, National and Local Interest and Voluntary Groups, Developers, Agents, Local Businesses, Advisory groups, Statutory consultees, Parish and Town Councils, neighbouring Local Authorities, Schools and educational establishments.

Appendix A Core Indicators

Information on Core Output Indicators that are relevant to North Norfolk 2006-07

Indicator	1a	1b	1c	1d	1e	1f
Use Class B1(a) (Non A2 Offices)	1,371	0	1,371 (100%)	0.0033	0	0
Use Class B1(b) (Research and Dev)	0	0	0	0	0	0
Use Class B1(c) (Light Industrial)	1,365	0	1,255 (92%)	0.0244	0	0
Use Class B2 (General Industrial)	6,274	0	6,274 (100%)	0.3960	0	0
Use Class B8 (Storage and Distribution)	2,426	0	2,243 (92%)	0.2172	0	0
Total	11,436	0	11,143 (97%)	0.6409	0	0

1a. Amount of new floor space permitted. (m²) within each use class.

1b. Amount of new floor space developed in employment or regeneration areas. (m²) - Not Monitored

1c. Amount and percentage of new floor space permitted on previously developed land. (m²)

1d. Land (in hectares) which is available for employment use (as allocated in the LDF) use for which planning permission has been granted.

1e. Losses of employment land. (Hectares)

1f. Amount of employment land lost to residential development. (Hectares)

NOTE: Core Indicators 1a, 1c and 1d have been monitored using permissions and not completions.



For Structure Plan Period 1993 – 2011 requiring provision for 7,300 dwellings

Indicator		Result ⁽ⁱ⁾
2a	Net additional dwellings (1993 – March 2007)	5,999
	Net additional dwellings in current year	327
	Projected additional dwellings to end of plan period (2011)	2,056
	Annual net dwelling requirement over total plan period. (7300 divided by 18 year plan period)	405
	Annual average requirement to fulfil plan provision by 2011	325 ⁽ⁱⁱ⁾
2b	Percentage on previously developed land	80%
2c	Percentage at less than 30 dwellings per hectare	39%
	Percentage at between 30 and 50 dwellings per hectare	25%
	Percentage above 50 dwellings per hectare	36%
2d	Number of affordable dwelling completions.	108

Indicator		Result
3a	Percentage of non residential development complying with parking standards	Not available
3b	Accessibility of new dev. (proximity to key facilities and services)	Not available for 2006/07

Indicator		4a ⁽ⁱⁱⁱ⁾	4b ^(iv)	Comment
	Use Class A1 (shops)	6329	821 (14%)	
	Use Class A2 (Financial and Professional Services)	336	336 (100%)	
	Use Class D2 (Assembly and Leisure)	898	355 (40%)	
4c	Percentage of eligible open spaces managed to green flag award standards	-	-	One site

NOTE: Category B1a is captured under the Business Development Indicators

Indicator		Result
7	Number of planning permissions granted contrary to EA advice.	7
8	Biodiversity	See Section 6
9	Renewable energy capacity installed by type	No Capacity

i Figures quoted are for the monitoring year 1 April 2006 to 31 March 2007 unless otherwise stated.

ii Calculated by taking the Structure Plan requirement (7300), deducting the actual number of completions to-date and dividing by the number of years left in the plan period.

iv 4b. Amount and percentage of permitted retail office and leisure in town centres (m²)

iii 4a. Amount of permitted new retail, leisure and office development (m²)

Appendix B Monitoring of Core Strategy Aims

Table B.1 Monitoring of Core Aims

Objectives	CS Policy	Indicator	Target	Indicator source
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	SS3, H01, H02, H03, H09	Number of empty homes brought back into use	25 per year	NNDC Corporate Plan target
		Number of houses built over the plan period	at least 8,000 420 per year	CS and East of England Plan. National Core Indicator
		Number of affordable housing units completed	90 per year	National Core Indicator NNDC Corporate Plan Target
		Amount of affordable housing comprising social rented accommodation	80%	CS
		Number of applications for 10 or more dwellings not securing at least 45% affordable housing in towns and at least 50% on schemes of 2 or more dwellings in Service Villages.	0	CS
		Number of people on Housing Needs Waiting List	Minimise	CS, Housing
		Number of households re-housed from the housing register	350 per year	NNDC Corporate plan target
		% additional dwellings completed containing 2 or less bedrooms.	at least 40% of completions on schemes of 5 or more dwellings during 2009-2021	CS
		Number of homes meeting the Decent Homes Standards	See LAA targets	LAA



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Objectives	CS Policy	Indicator	Target	Indicator source
To meet the needs of specific people including the elderly, disabled and the Gypsy and Traveller community.	SS3, H01, H04, H05, H06	Amount of provision for Gypsies and Travellers	To provide a short-stay site for gypsies and travellers in both the Cromer/ Sheringham and Fakenham areas.	CS
		Number of older people (aged 65+) supported in residential care (Norfolk wide)	3,742 by March 2007	LAA
		% of additional dwellings on schemes of 5 or more meeting Lifetime Homes standards or equivalent	20%	CS
To provide for sustainable development and to mitigate and adapt to climate change				
To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services	SS1, SS3, SS4, SS5, SS7-14, H07, H09, EC1, EC6-10, CT3	% of additional dwellings provided in the Principal and Secondary Settlements	at least 65% of annual completions during 2009-2021	CS
		Amount of non-affordable new build dwellings permitted in the Countryside (except for relocation of those at risk from coastal erosion)	0	CS
		Amount of dwellings granted permission contrary to the Spatial strategy	0	CS
		Amount of completed retail, office and leisure development in town centres	Maximise %	National Core Indicator
In the rural area: To retain and reinforce the role of selected villages that act as local centres for the surrounding areas.	SS1, SS2, SS3, H02, H08, H09, EC10, CT3	Level of services in the selected villages	Maintain or improve upon level as surveyed in March 2006	CS
To provide for housing in selected villages and to provide for affordable housing in other locations; and	SS1, SS2, SS3, H02, H03, H09	Number of exceptions schemes granted	Maximise	CS

Objectives	CS Policy	Indicator	Target	Indicator source
To promote economic activity which maintains and enhances the character and viability of the rural area	SS1, SS2, SS5, EN1, EC2-5, EC10, EC13, CT3	Amount of floorspace developed for employment for B1a, B1b, B1c, B2 and B8 uses in the Countryside	No fixed target	CS
To mitigate and adapt to the effects of climate change and minimise demand for resources by: promoting sustainable design and construction in all new development	SS4, EN4, EN6	Number of applications for proposals over 1,000m ² or 10 dwellings not securing 10% of their energy requirements through renewable energy, rising to 20% by 2013.	0	CS
		Code for Sustainable Homes ratings	All new dwellings to achieve at least 2 star. All new dwellings to achieve at least 3 star by 2010 and by 2013 new dwellings will achieve at least 4 star	CS
		Number of carbon neutral homes built	maximise	CS
		Amount of domestic waste recycled	Increased to 50% by 2009	NNDC Corporate Plan target
Ensuring new development is designed and located so as to be resilient to future climate change	SS1, SS4, EN6, EN10, EN11, EC13	Permissions granted in areas at risk of flooding or coastal erosion contrary to Environment Agency or coastal protection advice	0	National Core Indicator / CS
Encouraging renewable energy production; and	SS2, SS4, EN6, EN7, EC1	Renewable energy capacity installed by type (MW).	Maximise	National Core Indicator
		The % of energy useage provided by renewable sources on proposals for over 100 dwellings	at least 30% by 2030	CS
Ensuring new development has access to a choice of sustainable travel modes	SS1, SS2, SS4, SS6, EC10, CT3, CT5	Number of additional dwellings completed in locations within 30 min PT time of GP, hospital, primary school, secondary school, areas of employment and a major major retail centre	Maximise %	National Core Indicator

Protect the built and natural environment and local distinctive identity of North Norfolk and enable people's enjoyment of this resource



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Objectives	CS Policy	Indicator	Target	Indicator source
		Number of countryside events at Council-managed outdoor facilities	30 per year	NNDC Corporate Plan
To provide for the most efficient use of land without detriment to local character and distinctiveness.	SS3, SS4, H07, H08, EN2, EN4, EC3, EC5, EC10	% of additional dwellings completed in the <i>towns</i> at a net density of at least 40 dwellings per hectare (dph) and of at least 30 dph in the Service Villages and Hoveton	100%	CS and PPS3 and National Core Indicator
		% of new and converted dwellings on previously developed land	at least 60% of annual completions during 2006-2021	CS and East of England Plan and National Core Indicator
		Amount of floorspace by employment type on previously developed land	no fixed target	National Core Indicator
		Amount of completed non-residential development complying with CS car parking standards.	100%	CS and National Core Indicator
To ensure high quality design that reflects local distinctiveness.	SS4, SS7-10, SS12, SS14, H08, EN2, EN4, EN8	Number of appeals allowed following refusal on design grounds.	0	CS
To protect and enhance the built environment.	SS2, SS4, EN2, EN4, EN5, EN8, CT4	Number of Listed Buildings and Scheduled Ancient Monuments on the "at risk" register.	Decrease the number at risk	CS
		Number of buildings on a local list	No fixed target	CS
		Amount of Conservation Areas covered by CA appraisals and management plans	25% by 2009	NNDC Corporate Plan
To protect, restore and enhance North Norfolk's landscape and biodiversity and improve ecological connectivity	SS4, SS8, EN1, EN2, EN4, EN9, EC10, CT1, CT4	Change in areas and populations of biodiversity importance including: change in priority habitats and species by type and change in areas designated for their environmental value	Maximise beneficial change	National Core Indicator
		% of SSSIs in 'favourable' or 'unfavourable recovering' condition	95% by 2010	CS

Objectives	CS Policy	Indicator	Target	Indicator source
			100% by 2021	
		Type of development permitted granted in the Undeveloped Coast	minimise those not requiring a coastal locations	CS
To improve river water quality and minimise air, land and water pollution	SS4, SS8, SS9, SS12, EN13	concentrations of selected air pollutants (ug/m3)	a. 12.3 by 2010	SA
		a. annual average concentration of nitrogen dioxide	b. 16.7 by 2010	
		b. annual average particulate mater levels		
		Number of Air Quality management Areas	0	CS, SA
		% main rivers and watercourses rated 'Very Good' to 'Fair': Biologically; and Chemically % with 'very low' to 'moderate' levels of: Nitrates; and Phosphates	Improvement over time	SA
Mitigate and adapt to impacts of coastal erosion and flooding				
To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding	SS1, SS4, EN10, EN11, EC13	Number of planning permissions granted contrary to the Environment Agency recommendation.	0	National Core Indicator
		Number of permissions incorporating SUDS schemes	Maximise	CS
Enable adaptation to future changes	SS1, SS2, SS4, EN3, EN6, EN11-12, EC13	No. of dwellings permitted in the 100 year coastal erosion zone	0	CS
To establish a sustainable shoreline which takes account of the consequences of the	SS1, SS2, SS4, EN3, EN11, EN12, EC13	Number of permission for relocation of property that is at risk from coastal erosion	No fixed target	CS



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Objectives	CS Policy	Indicator	Target	Indicator source
changing coast on the environment, communities, the economy and infrastructure.				
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	SS2, SS5, SS7-14, EC1-5, CT4	Amount of floorspace developed for employment for B1a, B2b, B1c, B2 and B8 uses.	Increase	National Core Indicator
		% change in VAT-registered businesses.	Maximise a % increase (Norfolk wide target of net increase of 250 per annum in 2008/09)	CS LAA
		Employment land available by type	No fixed target	National Core Indicator
		Number of Enterprise Hubs developed in Norfolk	1 per year Norfolk wide (feasibility study underway for one in North Walsham)	LAA
		Net number of new jobs created.	4,000 net job growth 2001-2021	East of England Plan, CS
		Earnings: a. mean per hour b. gross weekly pay for full time employees	Increase in line with regional averages	CS
To improve education and training opportunities building on existing initiatives and institutions	SS5, SS10	Number of businesses or individuals receiving advice, guidance and /or training each year	300	NNDC Corporate Plan
		Number of people improving their employment or skills from participating in training	100	NNDC Corporate Plan

Objectives	CS Policy	Indicator	Target	Indicator source
		Number of completed new or improved educational or training facilities	Maximise	CS
		% of 15 year old pupils in schools maintained by the local education authority achieving 5 or more GCSEs at grades A to C (Norfolk wide)	58% by Summer 2007	LAA
		% of 16 year olds staying on in learning (Norfolk wide)	85.47% by March 2009	LAA
To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities	SS2, SS5, EN1-3, EN5, EN7, EC2-3, EC10-13	Number of new tourism - related permissions with no significant adverse effects on the environment.	Maximise	CS
		Number of applications for change of use from tourist accommodation	Minimise, unless comply with criteria	CS
		% of new tourism related permissions occurring within the Principal and Secondary Settlements and re-use of existing buildings	Maximise	CS
		Number of blue flags at resort beaches	at least 4	NNDC Corporate Plan
		Number of on-line bookings for accommodation via the Bookability facility	Increase to at least 500 per annum by 2009	NNDC Corporate Plan
		Number of people using Tourist information Centres	Increase to 350,000 per annum	NNDC Corporate Plan
To improve the commercial health of town centres and enhance their vitality and viability to be consistent with character	SS1, SS5, SS7-14, EN5, EC6-10, CT3	Amount of completed retail, office and leisure development in town centres	Maximise %	National Core Indicator
		Number of car parking spaces in towns	No fixed target	CS
		Retail occupancy figures		
		% of non-retail uses in primary shopping frontages	no more than 30%	CS
To improve access for all to jobs and services, leisure and cultural activities				
Protect and improve	SS2, SS7, EC11, CT2, CT3	Number of important facilities lost per annum.	Minimise	CS



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Objectives	CS Policy	Indicator	Target	Indicator source
existing infrastructure, services and facilities		Number of completed new or improved community facilities or transport facilities	Maximise	CS
Improve access to key services by public transport and facilitate increased walking and cycling	SS1, SS3, SS5-14, EC10, CT3-6	Number of additional dwellings completed in locations within 30 min PT time of GP, hospital, primary school, secondary school, areas of employment and a major major retail centre	Maximise %	National Core Indicator
		% of rural households (in parishes with >3000 population) within 13 minutes walk of an hourly or better bus service	35.5% by 31 March 2007 (Norfolk wide target)	LAA
		% commuter travel by sustainable modes	Maximise	CS, SA
		Number of improvements to walking and cycling routes	Maximise	CS
		Number of visits to museums, theatres and sport and leisure facilities	Increase visits to museums to 170 per 1,000 population and other visits by 5%	NNDC Corporate Plan
Ensure adequate provision to meet the open space and recreation needs of existing and proposed residential development	SS2, SS4, SS6-8, EN4, CT1, CT2	Number of new play and leisure facilities for young people provided by the Council	7	NNDC Corporate Plan
		Number of proposals for non-recreational uses on Open Land Areas or Formal Recreation Areas or other open space.	0, unless alternative provision made	CS
		% of eligible open spaces managed to Green Flag Standard (by ha).	60% by 2021	Core Indicator

Appendix C Saved Policies

C.1 The North Norfolk Local Plan was saved in its entirety until September 2007. After that date only a limited number of selected policies were saved for a further period until adoption of the Core Strategy. Upon adoption all saved Local Plan policies are being replaced and the table below shows which new policies they are being replaced by. Where a policy is saved, any guidance to which the policy is linked ie relevant annexes, schedules and Supplementary Planning Guidance (eg. The Design Guide) will also be saved.

Local Plan Policy no	Local Plan Policy	Replacement Core Strategy or Development Control Policy (upon adoption)
Development Strategy		
1	Growth Towns	SS1 Spatial Strategy for North Norfolk, SS8 Fakenham, SS10 North Walsham
2	Small Towns	SS1 Spatial Strategy for North Norfolk, SS7 Cromer, SS9 Holt, SS12 Sheringham, SS13 Stalham, SS14 Wells next the Sea
3	Large Villages	SS1 Spatial Strategy for North Norfolk, SS11 Hoveton
4	Selected Small Villages	SS1 Spatial Strategy for North Norfolk, SS2 Development in the Countryside
5	The Countryside	SS2 Development in the Countryside
Settlement Structure		
6	Residential Areas	SS3 Housing
7	Town and Large Village Centres	SS5 Economy
8	Open Land Areas	CT1 Open space designations
9	General Employment Areas	SS5 Economy
10	Village Employment Areas	
Determining Applications for Planning Permission		

Local Plan Policy no	Local Plan Policy	Replacement Core Strategy or Development Control Policy (upon adoption)
13	Design and Setting of Development	SS4 Environment, EN2 Protection and enhancement of landscape and settlement character, EN4 Design
16	Pollution Control	EN13 Pollution and hazard prevention and minimisation
17	Control of Noise	
18	Light Pollution	
19	Special Considerations	
Environment		
21	Area of High Landscape Value	EN2 Protection and enhancement of landscape and settlement character
24	The Broads and their Setting	EN1 North Coast Area of Outstanding Natural Beauty and The Broads
25	Historic Parks and Gardens	EN2 Protection and enhancement of landscape and settlement character
26	Undeveloped Coast	EN3 Undeveloped Coast
29	The Reuse and Adaptation of Buildings in the Countryside	HO9 Re-use of rural buildings as dwellings, EC2 The re-use of buildings in the Countryside
32	Statutorily Designated Sites of Nature Conservation Importance	SS4 Environment, EN9 Biodiversity and geology
33	Nature Conservation Outside Statutorily Designated Sites	
36	Change of Use of Listed Buildings	SS4 Environment, EN8 Protecting and enhancing the historic environment
37	Alteration and Extensions to Listed Buildings	
38	Demolition of Listed Buildings	
39	Development near Listed	



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Local Plan Policy no	Local Plan Policy	Replacement Core Strategy or Development Control Policy (upon adoption)
	Buildings	
42	Development in Conservation Areas	
45	Archaeology	
Environmental Safety		
48	Coast Erosion Risk Areas	SS4 Environment, EN11 Coastal Erosion
49	Surface Water Run-Off: Coastal Erosion Risk	EN13 Pollution and hazard prevention and minimisation
50	Bacton Gas Terminal	
51	Hazardous Pipelines	
Housing		
56	Affordable Housing on Large Housing Sites	HO2 Provision of affordable housing
57	Affordable Housing in the Countryside	HO3 Affordable housing in the Countryside
58	Affordable Housing in Selected Small Villages	HO2 Provision of affordable housing
61	Conversion into Flats	HO1 Dwelling mix and type, EN4 Design
62	Houses in Multiple Occupation	HO8 House extensions and replacement dwellings in the Countryside
64	Extensions to Dwellings in the Countryside	
65	Replacement Dwellings in the Countryside	
66	Agricultural and Forestry Workers' Dwellings in the Countryside	HO5 Agricultural, forestry and essential worker dwellings in the Countryside
67	Removal of Agricultural Occupancy Conditions	HO6 Removal of agricultural, forestry and essential worker conditions

Local Plan Policy no	Local Plan Policy	Replacement Core Strategy or Development Control Policy (upon adoption)
68	Residential Caravans	EC8 The location of new tourism development, EC11 Static and touring caravan and camping sites
Employment		
70	Employment Strategy	SS5 Economy
72	Proposed General Employment Areas	SS5 Economy , Proposals Map
73	Development in Village Employment Areas	
74	Non-Conforming Uses	EC3 Extensions to existing businesses in the Countryside
Shopping		
79	Core Retail Areas	SS5 Economy
81	Historic Character of Town Centres	SS4 Environment, EN4 Design
83	Amusement Centres	EC7 Amusement arcades
84	Convenience and Comparison Stores	EC5 Location of retail or commercial leisure development
85	Retail Warehouses	
86	Local Shops	CT3 Provision and retention of local facilities and services
87	Country Pubs	EC1 Farm diversification
88	Farm Shops	
Community Services and Facilities		
92	Residential Institutions	SS3 Housing
93	New Community Facilities	CT3 Provision and retention of local facilities and services
94	Retention of Community Facilities	
99	Wind Turbines	EN7 Renewable energy, SS4 Environment
100	New Telecommunications Masts	CT4 Telecommunications

Local Plan Policy no	Local Plan Policy	Replacement Core Strategy or Development Control Policy (upon adoption)
101	Prior Approval of Telecommunications Apparatus	
Sport and Recreation		
104	Retention of Playing Space	CT1 Open space designations
105	Playing Space in New Housing Developments	CT2 Developer contributions, SS6 Access and Infrastructure
106	Allotments	CT1 Open space designations
108	Applications for Sports Facilities	SS5 Economy, EC5 Location or retail and commercial leisure development
115	Rights of Way along Disused Railway Trackbeds	CT7 Safeguarding land for sustainable transport uses, SS6 Access and Infrastructure
117	Horses	EN2 Protection and enhancement of landscape and settlement character, EN9 Biodiversity and geology, EN4 Design
Tourism		
120	Heritage Attractions	EN8 Protecting and enhancing the historic environment, EN2 Protection and enhancement of landscape and settlement character, EN9 Biodiversity and geology
122	Hotels	EC8 The location of new tourism development, EN4 Design
123	Static Caravan Sites	EC11 Static and tourism caravan and camping sites
124	Cliff-Top Static Caravan Sites between Sheringham and Cromer	
125	Touring Caravan Sites	
126	Permanent Holiday Accommodation	EC8 The location of new tourism development
127	Holiday and Seasonal Occupancy Conditions	EC10 Holiday and seasonal occupancy conditions
128	Loss of Unserviced Holiday Accommodation	EC9 Retaining an adequate supply and mix of tourist accommodation

Local Plan Policy no	Local Plan Policy	Replacement Core Strategy or Development Control Policy (upon adoption)
Transport		
132	Fakenham to Norwich Disused Railway Trackbed	CT7 Safeguarding land for sustainable transport uses
133	North Walsham Rail Freight Depot	
134	Sheringham Railway Trackbed	
138	Cycling	SS6 Access and Infrastructure, CT5 The transport impact of new development
146	Corridors of Movement	CT5 The transport impact of new development
147	New Accesses	
149	Retention of Public Car Parks	EC6 Public car parking provision
150	Proposed Public Car Park: Melton Constable	No longer required
151	New Public Car Parks	CT5 The transport impact of new development, CT6 Parking provision, EN4 Design
153	Car Parking Standards	CT6 Parking provision

