

Statement of five year supply of Housing Land September 2007

1. Background

- 1.1. Planning Policy Statement 3 (PPS3) Housing was published in November 2006, replacing Planning Policy Guidance Note 3: (PPG3) Housing (2000) and subsequent updates to PPG3. The PPS seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing provision as proposed in the Regional Spatial Strategy and that a five year supply is maintained throughout the remainder of the plan period. This statement has been prepared following guidance from the Planning Inspectorate and Department for Communities and Local Government: Demonstrating a 5 Year Supply of Deliverable Sites (2007)
- 1.2. This document sets out North Norfolk District Council's housing land supply and identifies specific sites which the Council considers are likely to contribute to the delivery of the five years provision. They include sites already under construction but not yet complete, those with planning permission but where building work has not yet commenced and sites that have potential under current policies to come forward for development within the next five years where there is a realistic expectation that development will occur.

PPS3 Requirements

- 1.3. Local Development Documents should set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing. Sufficient deliverable sites should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15.
- 1.4. Prior to the adoption of Local Development Documents Local Planning Authorities need to demonstrate an up-to-date five year supply of 'deliverable' sites. After the 1st April 2007 Local Planning Authorities are required to have regard to PPS3 as a material consideration. Where authorities cannot demonstrate a five year supply PPS3 states that they should consider favourably planning applications for housing, having regard to the policies in the PPS. The guidance outlines three stages in the process:
1. Identify the housing provision to be delivered;
 2. Identify sites that have potential to deliver housing in the 5 year period; and,
 3. Assess deliverability.
- 1.5. For sites to be considered deliverable, PPS3 states they should be:
- available- the site is available now
 - suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - achievable - there is reasonable prospect that housing will be delivered on the site within five years.
- 1.6. In determining land supply PPS3 states that an allowance for windfalls¹ should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery

¹ Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites resulting from a factory closure or small sites such as a residential conversion or a new flat over a shop.

rates, and expected future trends. No advice is offered in the PPS as to what constitutes 'genuine local circumstances'.

2. North Norfolk Five Year Housing Requirement

- 2.1. The East of England Plan (RSS) requires that a minimum of 8,000 dwellings are built in North Norfolk in the 20 year period commencing in 2001. Table 1 summarises the housing requirement. During the first 6 years of the plan period dwelling completion rates in North Norfolk have entirely comprised windfall developments (the North Norfolk Local Plan includes no residential land allocations) and have been below the annual average requirement. Hence completion rates will need to increase in the remainder of the plan period if the 8,000 dwelling requirement is to be met. As of the 1 April 2007 a total of 2,062 dwellings had been built in the District. (average of 344 per annum). In order to meet the 8,000 dwelling requirement an additional 5,938 will need to be built in the 14 years from 2007 to 2021. This equates to 424 in each year or **2,120** dwellings over a five year period.

Table 1

FIVE YEAR HOUSING LAND SUPPLY		1 April 2007 - 31 March 2012	
North Norfolk District Council			
RSS requirement (2001-2021)		8,000	
Year	Completions	Requirement	Shortfall / Surplus
2001/02	367		
2002/03	428		
2003/04	230		
2004/05	250		
2005/06	446		
2006/07	341		
Total Completions since 2001	2,062	2,400	-338
<i>annual average completions</i>	<i>344</i>		
Requirement over rest of plan period	5,938		
<i>Annual requirement for rest of plan period</i>	<i>424</i>		
2007/08		424	
2008/09		424	
2009/10		424	
2010/11		424	
2011/12		424	
Total 5 Year Requirement		2,120	

3. Five Year Deliverable Housing Supply

- 3.1. The schedule of housing sites in Appendix 1 provides details of sites that make up the 5 year supply of deliverable sites. The schedule is summarised in Table 2 and demonstrates that there is sufficient supply of housing land for approximately 4.7 years. The schedule includes sites which already have planning permission, sites where dwellings are under construction but are not yet recorded as complete, and other sites where there is a clear expectation that development will occur in the next five years in accordance with development plan policies. A 10% lapse rate has been applied to take account of the fact that some of the sites will not come forth. In this statement no allowance has been made for the development of sites which have been suggested as possible allocations in the LDF or for unidentified windfalls (although the authority considers it highly likely dwellings on such sites will contribute to the five year supply).

Sites which are not considered to be available, suitable or achievable are not included in the schedules.

Table 2

Five year deliverable housing supply	1 April 2007 – 31 March 2012
5 Year requirement	2,120
<i>Annual Average requirement</i>	424
5 Year Identified Supply (See Schedule, Appendix A)	1,976
<i>Equates to</i>	<i>4.7 years supply</i>
Shortfall over 5 year period	144
Other expected sources of supply within five years	
Estimated allocations coming forward as part of Site Specific Proposals DPD within five year period.	600
TOTAL FIVE YEAR SUPPLY	2,576
<i>Equates to</i>	6.1 years supply

- 3.2.** The North Norfolk Core Strategy (incorporating development control policies) is programmed for adoption in Summer 2008 and identifies strategic locations for housing growth in the District. When adopted it will provide greater certainty, particularly with regard to designations on the proposals map, and will allow consideration of planning applications consistent with Core Strategy policies. The Core Strategy expects some 2,056 completions between 2007-2011, (514 per annum). This figure is based on an expectation that around 600 dwellings will be built on new allocated development sites by 2012.
- 3.3.** The Council has consulted on its “Preferred Options” for the Site Specific Proposals (Autumn 2006) and will be undertaking further consultation prior to submission of the Site Specific Proposals in late 2008. Further, although no allowance has been made, the level of windfall development in the district has historically been over 340 dwellings per annum (average since 2001), and there is little evidence to suggest that such windfall dwellings will not come forward in the future.
- 4. Monitoring the Five Year Supply**
- 4.1** The Council will monitor the five year supply of deliverable sites on an annual basis linked to the Annual Monitoring Report (AMR). This position statement will be updated regularly to take account of any significant changes. New planning permissions are recorded on a continuous basis. Dwelling completions are recorded annually with the results published in the Housing Land Availability Studies published in April/May each year.
- 5. Conclusion**
- 5.1** In the light a good track record of windfall housing developments, high levels of extant permissions, and of progress made on LDF development plan documents, the Council considers that by 2012 annual average housing completions will reach the required level. Consequently, there is no evidence to suggest that planning applications should be permitted solely as a result of a lack of a five year supply of deliverable housing sites.

Appendix 1: Schedule of Sites

Location ↓	Status→	UHCS	Pre app discussion	Current Application	Outline PP	Full PP	Under Construction	Total additional expected in 5 yrs	Comments
Site at Hall Close, Bodham		0	0	0	0	10	0	10	Housing Association
Land at Hall Street Briston		0	0	0	0	67	0	57	Development commenced again in 2006/07 and is on-going
Hillside, Briston		0	0	0	0	133	5	35	On-going development likely to be complete in 5 years
Land rear of Eke's Garage, Briston		0	0	0	0	10	3	0	Development nearing completion
The Street at Catfield		0	0	0	0	54	0	11	11 Dwellings now complete but not previously recorded
Cromwell Road, Cromer		0	0	0	0	20	0	5	Building single plots at intervals
Highview, Cromer		0	0	0	0	41	0	0	No sign of recent activity/check owners intention
Central Road, Cromer		0	0	0	0	106	0	0	Part of larger PP. No evidence of continuing work/check owners intention
Overstrand Road, Cromer		0	0	0	0	17	3	0	Harbour House – permission granted for change of use to Residential Care Home
Runton Road, Cromer		0	0	0	40	0	0	40	Former Structure Flex site. Pre app discussion ref increased density
Land at Jubilee Lane, Cromer		0	0	0	10	0	0	10	Site for sale
Fletcher Hospital		0	0	0	0	25	0	0	No sign of recent activity. No allowance made for next five years pending discussion with owner.
Smiths Lane Fakenham		0	0	0	0	81	2	25	Site nearing completion
Land off Grove Lane Fakenham		0	0	0	0	23	12	1	Development nearing completion
The Drift, Fakenham		0	0	0	0	28	28	0	Development now nearing completion
36 Norwich Street, Fakenham		0	0	0	0	16	0	16	Site clearance commenced
Holt Road, Fakenham		0	0	0	16	0	0	16	Pending application for 20 dwellings

Location ↓	Status →	UHCS	Pre app discussion	Current Application	Outline PP	Full PP	Under Construction	Total additional expected in 5 yrs	Comments
Land rear of 223&225 Norwich Road, Fakenham		0	0	0	0	10	10	0	Site under construction
Meadow Close, Holt		0	0	0	0	64	0	64	Site clearance commenced
Petersfield House Hotel, Lower Street, Horning		0	0	0	34	0	0	34	Site owned by residential developer. Pre-application discussions on-going.
32 Cromer Road, Mundesley		0	0	0	0	13	0	13	Development underway
28 Kings Arms Street, North Walsham		0	0	0	0	12	6	6	Development underway
Mundesley Road, North Walsham		0	0	0	0	15	0	15	Site owned by residential developer
Bacton Road, North Walsham		0	0	0	0	13	0	13	Site owned by residential developer
Hall Lane, North Walsham		0	0	0	0	18	0	18	Site owned by residential developer
Land off Brick Kiln Road, North Walsham		0	0	0	0	144	6	37	Development underway
Cromer Road, North Walsham		0	0	0	42	0	0	42	Part of site owned by a housing developer. Pre application discussions on-going.
Church Street, Northrepps		0	0	0	0	25	25	0	Nearing completion
Hillingdon Park, Overstrand		0	0	0	0	35	0	0	Old planning permission with no evidence of continuing development.
The Danish House, Overstrand		0	0	0	0	34	0	3	Development now complete but not previously recorded.
Seaview Crescent, Sheringham		0	0	0	0	13	5	0	Slow Development
20 Cromer Road, Sheringham		0	0	0	0	11	3	7	Development underway
Cliff Road, Sheringham		0	0	0	0	14	0	14	RNLI car park. No recent indications of development
The Esplanade, Sheringham		0	0	0	0	55	0	0	Old planning permission with no evidence of continuing development.
Land off Cremer Street, Sheringham		0	0	0	0	13	0	0	Old planning permission with no evidence of development.

Location ↓	Status→	UHCS	Pre app discussion	Current Application	Outline PP	Full PP	Under Construction	Total additional expected in 5 yrs	Comments
Beechlands Park, Southrepps		0	0	0	0	33	7	0	Site developing slowly
Clipped Hedge Lane, Southrepps		0	0	0	0	26	11	0	Rest of Beechlands Park. No recent evidence of likely further development.
Thorpe Market Road, Southrepps		0	0	0	0	19	0	18	Has full planning permission
133 High Street, Stalham		0	0	0	0	20	0	20	Site owned by County Council. Some pre app discussions
Campingfield Lane, Stalham		0	0	0	0	45	0	3	Site under construction
The Staithe, Stalham		0	0	0	0	18	0	18	Has full planning permission and is owned by residential developer.
Lower Staithe Road, Stalham		0	0	0	0	20	0	20	Site under construction
Off Wades Way, Trunch		0	0	0	0	19	0	1	Development now complete but not previously recorded
Freeman Street, Wells		0	0	0	0	24	16	8	Development underway
The Old Grain Mill Site, Wells		0	0	0	0	20	3	0	Development underway
Burnt Street, Wells		0	0	0	0	13	0	13	Development has commenced. All 13 expected to be completed this year.
					142	1,377	145	593	Total number of dwellings on sites with full or outline planning permission.
Former Hilbre School, Sheringham		0	0	40	0	0	0	40	Planning permission granted subject to completion of Section 106 legal agreement.
Anglia Water, Fakenham		0	0	42	0	0	0	42	Within development boundary. Density may be issue
Land off Meadow Close, Holt		0	0	15	0	0	0	15	Awaiting determination. Likely to be acceptable for 10-15 dwellings
Land off Edinburgh Road, Holt		0	0	33	0	0	0	33	Awaiting determination. Flagship Housing Association.
Central Garage, High St, Sheringham		0	0	22	0	0	0	22	Awaiting determination, site identified as a retail opportunity site in the LDF but housing would be acceptable under current policy.
RAF Coltishall		0	0	7	0	0	0	7	Awaiting determination , increase in density by sub-division

