



Statement of Five Year Supply of Housing Land & Housing Trajectory

April 2010

Statement of Five Year Supply of Housing Land & Housing Trajectory - April 2010

Contents

Part A: Five Year Land Supply

1. Background.....	1
2. PPS3 Requirements / Methodology.....	1
3. Stage 1: The Five Year Period	3
4. Stage 2: North Norfolk Five Year Housing Requirement.....	3
5. Stage 3 & 4: Five Year Deliverable Housing Supply.....	4
6. Monitoring the Five Year Supply	6

Part B: Housing Trajectory

7. Introduction.....	7
8. Information Sources	7
9. Need & Demand	8
10. The Local Supply of Housing Development Land	8
11. Development Plan Requirements	9
12. The Trajectory (2001-2026).....	10
13. Key Trajectory Results	12

Appendices

Appendix 1: Schedule of Sites

Appendix 2: Delivery of Allocations

Appendix 3: Housing Trajectory Graph

Statement of Five Year Supply of Housing Land & Housing Trajectory April 2010

PART A: FIVE YEAR LAND SUPPLY

1. Background

- 1.1 Planning Policy Statement 3 - Housing, was published in November 2006 and re-published in June 2010. The PPS seeks to ensure that the planning system delivers a flexible and responsive supply of housing development land. It requires that Local Planning Authorities identify sufficient specific deliverable sites to provide the first five years of the planned housing provision as proposed in the Regional Spatial Strategy and that a five year supply is maintained over a fifteen year period.
- 1.2 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 (updated March 2010). It 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 planning policies to come forward for development within the next five years. In each case only sites where there is a reasonable prospect that additional dwellings will be available within the five year period are included in the supply.
- 1.3 In addition to the supply from existing commitments this statement also includes details relating to the allocation of additional development sites arising from the adoption of the Councils Site Specific Proposals Development Plan. As these potential sites will be subject to independent examination during July and August of 2010, and adoption is likely before April 2011, the Council considers that these sites are sufficiently advanced in the planning process to be included within this statement. However, as the plan is not yet adopted and hence there is no certainty that these sites will contribute to future supply, they have been scheduled separately as a potential source of housing.
- 1.4 The statement includes a Housing Trajectory illustrating development rates since 2001 and looking forwards to 2026.

2. PPS3 Requirements / Methodology

- 2.1 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.

2.2 Prior to the adoption of Local Development Documents, Local Planning Authorities need to demonstrate an up-to-date five year supply of 'deliverable' sites. PPS3 requires that where authorities cannot demonstrate a five year supply, they should consider favourably planning applications for housing with regard to paragraph 71 of PPS3, which states that:

2.3 'In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing;
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people;
- The suitability of a site for housing, including its environmental sustainability;
- Using land effectively and efficiently; and
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives, e.g. addressing housing market renewal issues¹.

2.4 Guidance² outlines four stages in the process of determining supply:

- **STAGE 1** - Identifying the five year period;
- **STAGE 2** - Identify the housing provision to be delivered;
- **STAGE 3** - Identify sites with *potential* to deliver housing in the 5 year period;
- **STAGE 4** - Assessing deliverability

2.5 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; and
- **Achievable** - there is a reasonable prospect that housing will be delivered on the site within the specified five year period.

2.6 In determining land supply PPS3 states that an allowance for windfalls (unidentified and unexpected developments) 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 rates, and expected future trends. No advice is offered in the PPS as to what constitutes 'genuine local circumstances'.

¹ Communities and Local Government (2006) Planning Policy Statement PPS3: Housing

² Department of Communities and Local Government – Demonstrating a five year land supply

3. Stage 1: The Five Year Period

- 3.1 The five year period covered by this statement is 1st April 2011 to the 31st March 2016.
-

4. Stage 2: North Norfolk Five Year Housing Requirement

- 4.1 The number of dwellings which constitute a five year supply is derived from the quantity of housing growth in the District proposed in the approved East of England Plan and the adopted North Norfolk Core Strategy over the twenty year period commencing in April 2001. These Plans require that at least 8,000 dwellings are built in North Norfolk by 2021. Hence an average of at least 400 dwellings will need to be built in each of the 20 years if the requirement is to be met ($400 \times 20 = 8,000$). The government has recently announced its intention to abolish Regional Plans and return decisions in relation to housing numbers to a local level. However at the time of producing this statement the Regional Plan remains an extant part of the approved development plan. The Council has resolved that for the purposes of housing land supply monitoring, notwithstanding the proposed abolition of the Regional Plan, it should aim to ensure that adequate land is available to deliver an average of 400 new dwellings per year.
- 4.2 During the first 9 years of the plan period dwelling completion rates in North Norfolk have been below this annual average requirement. Hence completion rates will need to increase in the next five years and over the remainder of the plan period if the 8,000 dwelling target is to be met. The District Council expects this to happen once some larger sites are allocated for development via inclusion within a Site Specific Proposals Development Plan document. This was submitted for independent examination in March 2010 and is expected to be adopted by early 2011.
- 4.3 As of the 1 April 2010 a total of 3,287 dwellings had been provided in the District (average of 365 per annum). In order to meet the 8,000 dwelling requirement an additional 4,713 will need to be built in the 11 years from 2010 to 2021. This equates to an average of 428 in each year or 2,142 dwellings over a five year period. The five year housing requirement for North Norfolk as of the 1st of April 2010 is therefore sufficient land to erect **2,142** dwellings (428×5 years).

Table 1: Calculation of Housing Requirement.

FIVE YEAR HOUSING LAND REQUIREMENT (1 April 2011 - 31 March 2016)			
North Norfolk District Council			
RSS requirement (2001-2021)	8,000		
Year	Recorded Completions	Residual Annual Average Requirement	Cumulative Shortfall / Surplus
2001/02	367	400	-33
2002/03	428	402	-5
2003/04	230	400	-175
2004/05	250	410	-325
2005/06	446	420	-279
2006/07	341	419	-338
2007/08	551*	424	-186
2008/09	258	427	-328
2009/10	416*	419	-213
Total Completions since 2001	3,287		
<i>Annual average completions to date</i>	365		
Requirement over rest of plan period			
Requirement over rest of plan period	4,713		
<i>Average Annual requirement for rest of plan period</i>	428		
<i>Average requirement 2010/11</i>		428	
2011/12		428	
2012/13		428	
2013/14		428	
2014/15		428	
Total 5 Year Requirement		2,142	

Includes dwellings at Coltishall and West Raynham Airbase not previously recorded as 'completions'

5. STAGES 3 and 4: Five Year Deliverable Housing Supply

- 5.1 The North Norfolk Core Strategy (incorporating Development Control policies) was adopted in September 2008 and identifies strategic locations for housing growth in the District. It provides greater certainty, particularly with regard to designations on the Proposals Map, and allows for the granting of planning permissions in locations which are consistent with Core Strategy policies.
- 5.2 The Core Strategy estimated that some 2,056 net dwelling completions would take place between 2007-2011. This figure was based on an expectation, at that time, that around 600 dwellings would be built on newly allocated development sites by 2011. These new allocations are to be made in a Site Specific Proposals Development Plan which was submitted for independent examination in March 2010. Until the Site Specific Proposals Development Plan is adopted and new sites are released for development, housing delivery in the district is dependant

upon continued policy compliant developments and the completion of those dwellings which already enjoy planning permission. Given the national and local slow down in the housing market the Council now considers that sites which are proposed to be released for housing in early 2011 are unlikely to result in significant dwelling completions until 2013/14.

- 5.3 The Council has published a Strategic Housing Land Availability Assessment (June 2009 and 2010 update) which identifies sites in the District with potential to provide housing. These sites could in theory accommodate in excess 15,000 dwellings and in excess of 3,500 of these dwellings could in theory be built within the next five years. However much of this capacity can only be delivered if the site is allocated for development in a Development Plan document and/or secures planning permission.
- 5.4 The schedule of housing sites in Appendix 1 provides details of sites that could 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 **3.5** years (excluding the proposed housing land allocations).
- 5.5 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 reasonable expectation that development will occur in the next five years in accordance with development plan policies. A 10% lapse rate has been applied to small scale developments (less than 10 dwellings) to take account of the fact that some of the sites will not come forth.
- 5.6 Within the five year supply **no** allowance has been made for the development of sites which have been suggested as possible allocations in the Site Specific Proposal Development Plan. The Authority nevertheless considers it highly likely that dwellings on such sites will contribute to the five year supply and these are scheduled separately (also see Appendix 2 for expected delivery rates). Inclusion of those parts of the proposed allocations which are deliverable over the 5 year period increases the supply to **6.3** years.
- 5.7 Sites which are not considered to be available, suitable or achievable are not included in the supply. This has been assessed as follows:
- **Available** - the land owner has indicated the site is available, the site is for sale, or is known to be owned by a developer/owner who is able to develop. The site is unconstrained.
 - **Suitable** - site has planning permission or is in a location where planning policies would allow development and there is a realistic prospect of permission being granted.
 - **Achievable** - judgement on the prospects of the site being developed within the next five years based on historical trends, discussions with owners/developers and consultation with infrastructure/service providers.
- 5.8 The Council has heavily discounted the number of dwellings which may occur during the next five years to take account of the current downturn in the housing market. Hence a number of the sites that have planning permission and are not subject to any known constraints are nevertheless recorded as not providing completions within the period.

Table 2: Summary of five year supply

Five Year Deliverable Housing Supply (1 April 2011 - 31 March 2016)	
5 Year requirement	2,142
Annual Average requirement	428
5 Year Identified Supply Excluding allocations (See Schedule, Appendix 1)	1,512
Equates to	3.5 years supply
Other expected sources of supply within five years	
Estimated allocations coming forward as part of Site Specific Proposals DPD within five year period. Sourced from housing trajectory included within this statement.	1,161
TOTAL LIKELY SUPPLY	2,673
Equates to	6.25 years supply

5.9 Expressed in accordance with National Indicator 159, this is:

$(X \text{ divided by } Y) \times 100$

where X = dwellings likely to be built in five years
and Y = five year requirement.

$(2,673/2,142) \times 100 = 125\%$

6. Monitoring the Five Year Supply

6.1 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 May/June each year.

PART B: HOUSING TRAJECTORY

7. Introduction

- 7.1 Annual recording of dwelling commencements, under constructions and completions, new planning permissions granted, and assessment of what developments may occur in the coming years is an essential part of the plan, monitor, manage approach to housing delivery. A Housing Trajectory is produced annually by the Planning Authority to illustrate past and likely future trends in housing provision having regard to land availability and historical/future patterns of development.
- 7.2 This paper outlines the methodology used in producing the trajectory and includes a trajectory for North Norfolk covering the period 2001 to 2026. It identifies the quantity of planned housing development over this period, how much of this has been built, and what remains to be provided. It draws together existing published sources of information on site suitability, availability, and deliverability and makes an assessment of when development may occur in the future.
- 7.3 It should be recognised at the outset that there are a wide range of influences on the housing market and consequently predictions about the levels of future provision are susceptible to change. Nevertheless, if a robust and cautious approach is taken and the trajectory is subject to regular review, some broad conclusions can be reached about levels of future housing supply in the District over the medium to long term. The Housing Trajectory included in this statement adopts such a 'cautious' approach and reflects the current position in relation to the local housing market.

8. Information Sources

- 8.1 Housing related data is monitored annually by the Planning Authority for the period commencing the 1st of April and ending on the 31st of March each year. Data is published as follows:
- 8.2 *Housing Land Availability Statements (HLA)* – These have been published by the Council each year since 1993 and provide a summary of the number of dwellings completed, under construction, and with planning permission in each Parish of the District.
- 8.3 *Five Year Housing Land Supply Statements* – Published in 2007, 2008, 2009 and 2010 (this statement) these statements relate the amount of housing that has been provided, and is expected to be provided over the next 5 years, with the minimum levels of planned growth identified in the East of England Plan. In addition to dwelling completions and planning permissions these statements also include an assessment of when identified development sites will be built. In the absence of a five year supply of development sites intervention may be required via the allocation of new deliverable development sites in development plan

documents or the grant of additional planning permissions on unallocated sites.

- 8.4 *Strategic Housing Land Availability Assessments* – First published in 2009 and updated in 2010 these studies look at the capacity of the district to accommodate housing growth. Studies identify all reasonable potential sources of dwelling completions in the district and make an assessment of the suitability of sites, their availability, and when development could be delivered in the event of such sites being released for housing.
- 8.5 Whilst the trajectory is prepared by the District Council it is the result of consultation with land owners, developers, Housing Associations and others with an interest in housing development in North Norfolk. The Strategic Housing Land Availability Assessment in particular is primarily derived from information supplied by public and private sector housing providers.
-

9. Need & Demand

- 9.1 The evidence³ indicates that there are high levels of both demand and need for additional housing in the district. The need for additional affordable housing is particularly acute due in large part to higher than national average house prices and lower than average incomes. Studies have suggested that if existing and arising affordable housing needs are to be addressed around 900 affordable dwellings per year would be required over a sustained period. Similarly, over the medium to long term the demand locally for market housing has been strong, fuelled in part by high levels of in migration.
- 9.2 The recent slow down in both the local and national economy has had a significant impact on the local new build housing sector. Both dwelling completions and dwelling commencements have declined to the lowest levels recorded over the last decade and this trend seems set to continue at least in the short term.
-

10. The Local Supply of Housing Development Land

- 10.1 For a number of years the Council has applied land use policies that have constrained the opportunities for new residential development. This approach arose as a result of relatively high levels of new house building in the 1980s and early 1990s and a concern that if such trends were allowed to continue dwelling completions in the district would exceed the requirement of the then adopted Structure Plan. Consequently, the North Norfolk Local Plan, adopted in 1998, made no new housing land allocations and included policies that constrained the opportunities for new dwelling completions to locations within the boundaries (infill development) of approximately 80 defined settlements. Despite this policy of development constraint an average of 365 dwellings were built each year in the last decade. Most of this (in excess of 75%) has occurred within the 24 settlements which have now been selected for further growth in the adopted Core Strategy.

³ Housing Market and Housing Needs surveys and updates – Fordham Research

- 10.2 Average dwelling completion rates in the District have declined in the last ten years. Large releases of dwellings at the former airbases at Coltishall and West Raynham produced high 'completion' rates in 2008 and 2010 but without these one off windfalls, dwelling completions are now some 50% below the 10 year average. Whilst the current economic climate has played a significant part in recent reductions the absence of larger scale housing land allocations has undoubtedly limited opportunities in recent years. Currently there are no significant regional or national house builders with active sites in the District. Both land supply and market factors have therefore influenced the reduction in dwelling completion numbers in the district in recent years.
- 10.3 To meet the planned levels of housing growth in the district it will therefore be necessary to allocate additional building land and to see a general improvement in the housing market.

11. Development Plan Requirements

- 11.1 The Development Plan for North Norfolk covers the period to 2021 (East of England Plan). Additionally, in respect of housing provision, as required by both the Regional Plan and PPS3, allocations development plan documents should aim to identify a 15 year land supply of housing land from the date of their adoption. For the purpose of producing this trajectory it has been assumed that the Council will adopt the Site Specific Proposals Development Plan by no later than April 2011. In terms of future development the trajectory therefore covers a fifteen year period commencing on 30th March 2011 and ending on 1st April 2026. In North Norfolk planned housing numbers during this period are based on a dwelling target of at least 400 net dwelling completions each year.
- 11.2 The development plan and national policy requirements in relation to dwelling numbers in North Norfolk are as follows:
1. That a minimum of **8,000** dwellings are built between 2001 and 2021, based on 400 dwellings per year in each of the 20 years covered by the East of England Plan.
 2. That the allocations DPD should plan for continuous delivery at East of England Plan annual average rates (400 per year) for a 15 year period from the date of Site Allocation Plan adoption. Assuming an April 2011 adoption date the allocations DPD should provide for **8,000** dwellings by 2021 plus **400** per year for 5 years thereafter. i.e. **10,000** dwellings by 2026.
 3. That dwelling completions in the first ten years of plan period should not include a windfall⁴ allowance unless particular local circumstances justify such an allowance (PPS3).
 4. That dwelling numbers should deliver the Core Strategy in terms of numbers, timing and spatial distribution and be in general conformity with the East of England Plan (soundness test).
 5. That new land is allocated for between **2,700** and **3,400** dwellings. (Core Strategy Policy SS3)

⁴ Unexpected development which neither has planning permission or is on a site identified as suitable for development.

12. The Housing Trajectory 2001-2026

12.1 The housing trajectory illustrates in graphical form the quantity of housing development in the district since 2001, the predicted future levels up to 2021 and for a further period (5 years) beyond 2021, and compares this to the planned levels of housing growth over this period.

12.2 Four separate sources of dwellings are modelled:

Dwellings which have been provided

12.3 Dwelling completion rates are recorded annually and published in Housing Land Availability (HLA) reports. Completions are monitored via Building Regulation completion records and site visits. A dwelling is recorded as complete when it is substantial completed and available for occupancy. Completions include new build dwellings, sub-divisions and conversions and are expressed as *net* additions to the housing stock. Dwellings and other types of accommodation which are subject to holiday occupancy restrictions are not counted as a net addition. Only self contained dwelling units are included, houses in multiple occupation (hostels etc) and residential institutions such as care and nursing homes are not recorded as dwellings.

The permitted supply

12.4 These comprise of sites which already have planning permission. Dwelling numbers in the category will include dwellings with permission which have not been started and those which are under construction but are not yet recorded as completions. The Authority calculates that between 8 and 10% (lapse rate) of all dwellings permitted will never be built and this is deducted from the figures.

12.5 There are a number of sites in the district that have enjoyed planning permission for many years, where commencement of development has been recorded, but where dwelling completions have either stopped or the site only delivers a small number of dwellings each year. The Five Year Land Supply Statement reaches conclusions about the likely dwelling delivery rates on sites with planning permission. Overall it concludes that whilst there is already planning permission for approximately 1,600 dwellings which have yet to be built it is likely that only 1,000 of these will be built over the five year period from 2011 to 2016.

12.6 The trajectory includes those dwellings identified in the Five Year Land Supply as likely to be built over this five year period. For the purposes of producing a trajectory the total dwellings in this source are divided equally into five annual amounts and shown as being built at an equal rate over the five year period (2011-16). In practice precise delivery rates will vary year on year.

12.7 Existing permissions which are unlikely to be built in the next five years but are assessed as likely to be built in later years are similarly divided equally into the remaining years of the trajectory and are included within the 'expected development' category.

Supply arising from the proposed allocations in the Site Specific Proposals Development Plan

12.8 The trajectory assumes that the draft Site Specific Proposals Development Plan will be found to be sound following examination in the summer of 2010 and at the latest the Plan will be adopted by April 2011. From April 2011 the allocated sites can contribute to future housing supply. The rate at which these will start to deliver dwellings is based on the evidence in the Strategic Housing Land Availability Assessment and takes into account a wide range of information including site ownership, registered interests from the development industry, stated intentions of developers, time taken to secure planning permission, any specific site constraints that are likely to impact on delivery times and the current economic climate. The Council considers that it is unlikely that these sites will deliver new dwellings in the first few years of the period, notwithstanding that many developers indicate otherwise, and this is reflected in the trajectory.

Supply arising from expected development (identified and unidentified)

12.9 It is not practical or possible to identify all sources of future housing development on a site by site basis. For example, the SHLAA and Site Specific Proposals documents focus on larger sites (mainly those that can accommodate 10 or more dwellings in towns and three or more in villages). Future housing supply in the district will comprise of developments on a mixture of both identified and unidentified sites. In the past these unidentified sites have been the sole constituent of housing development in the district and have yielded an average of 365 dwellings per year.

12.10 The adopted Core Strategy predicts that unidentified sites will continue to contribute about 250 dwellings per year to the total housing supply. As this assumption was made on the basis of looking backwards at historical trends over a relatively long period (10 years) it might be argued that the figures attributed to this source in the Core Strategy are too high. This is because they do not reflect the more recent significant downturn in dwelling completions. To ensure that the trajectory adopts a cautious approach to housing delivery the Council has further reduced likely dwelling completions in this category by assuming that future completions will not exceed the lowest figures achieved in recent years and will diminish year on year thereafter throughout the plan period. The net result over the entire period covered by this trajectory is that rather than 2,514 (Core Strategy prediction) dwellings being derived from this category, it is considered more likely that this figure will not exceed 1,850 dwellings. (note: unidentified development sites are often referred to as 'windfall' developments. PPS3 includes a specific definition of windfalls for the purposes of land supply calculations (para 59) which states that windfalls are developments which are both *unidentified and unexpected*. The dwellings referred to in this section are *expected* development and consequently fall outside of the PPS3 definition of windfall development).

12.11 Dwellings in this category also include those which already have planning permission which are not expected to be built in the next 5 years but will nevertheless be built in later years.

12.12 These four sources are shown in different colours on the graph. The table in Appendix 3 provides dwelling numbers for each constituent part of the supply.

Information on individual sites is published in the source evidence documents referred to in Section 8. Expected dwelling delivery rates on the proposed housing allocation sites are modelled in Appendix 2.

12.13 In producing this Trajectory the following assumptions have been made.

1. That there will be little or no appreciable improvement in the housing market for the next two years.
2. On the larger development sites (proposed allocations) a period of two/three years from the date of a planning application to dwelling completions should be expected unless there are specific circumstances to suggest otherwise.
3. That allocated development sites can not be developed until specifically identified constraints have been addressed.
4. That 400 dwellings per year are required.
5. That around 10% of planning permissions granted will never be built.
6. That larger development sites are unlikely to deliver more than 25 dwellings per year if developed by a single developer unless there is evidence that would suggest otherwise.
7. That development on the allocated development sites will occur within the timeframes specified in the Strategic Housing Land Availability Assessment (Council assessment of delivery) which includes evidence in relation to site availability, suitability, and the expected timing of delivery.

13. Key Trajectory Results

13.1 The trajectory illustrates that the quantity of dwellings arising from each of the four main sources will be as follows:

Dwellings already built	Deliverable planning permissions	Proposed allocations	Other expected sources	Total expected between 2001-2021	Total expected between 2001 - 2026
3,287	1,255	3,127*	1,850	8,173	9,519

*Does not include potential dwellings within mixed-use schemes such as Retail Opportunity Sites and is hence lower than the actual number proposed in the SSP Draft Plan.

13.2 Since 2001 some 3,287 dwellings have been built in the District. Based on the annual average requirement of 400 dwellings per year this is some 313 dwellings behind the requirement at this point in the plan period. Dwelling completions in the district are therefore 0.75 years behind the required rate. This is unsurprising at this point in the plan cycle given that land allocations are yet to be released for development and market factors have slowed delivery.

13.3 The slow down in dwelling completion rates in recent years is expected to continue over the next few years and the trajectory therefore illustrates fewer completions in 2011/12. By 2013 the supply of potential development sites will have been supplemented by the proposed allocations in the Site Specific Proposals Development Plan and, contingent on an improvement in the housing market, dwelling completion rates are predicted to increase. Hence by 2014, and in the years thereafter, dwelling completions are expected to reach and exceed

the annual average requirement. It is proposed to allocate land in the Site Specific Proposals Development Plan suitable for the provision of approximately 3,270 dwellings. This is towards the upper end of the range specified in Core Strategy Policy SS3. This quantity of development on allocated sites when added to the dwellings already built since 2001 (**3,287** units), and those with planning permission which are likely to be built (**1,255** units), would result in sites being available and suitable for the provision of **8,173** dwellings in the district by 2021.

13.4 In addition to permissions and allocations the Authority considers that unidentified, but expected, developments will continue to contribute to housing supply both within the remainder of the Core Strategy/RSS plan period up to 2021 and for the 15 year period up to 2026 (a scenario accepted by the Core Strategy Inspector in his binding report). The trajectory indicates that some elements of the proposed allocations are unlikely to be completed by 2021 and therefore dwellings on these sites will contribute towards housing supply in the period 2021-2026.

13.5 The Trajectory illustrates that:

- A five year supply of sites will be available once the proposed housing allocations proposed in the Site Specific Proposals Development Plan are adopted.
- Dwelling completions will exceed the 8,000 dwelling requirement of the East of England Plan by 2021.
- Continuation of development rates in the period beyond 2021 is likely to result in some 9,519 dwellings being built in the District by around 2026.

Appendix 1 - Schedule of Sites

Site Reference	Status → Location ↓	Proposed Allocation	Pre application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable housing expected in 5 years	Total expected in 5 yrs including under construction	Comments on deliverability (is the site available, suitable, achievable)
LARGE SITES SUITABLE FOR 10 OR MORE DWELLINGS WITH PLANNING PERMISSION												
19881996	Land at Hall Street, Briston	0	0	0	0	67	25	8	42	0	42	The site has permission and is owned by a house builder. Development commenced in 2006/07 and is on-going. Completion rates are slow but it is considered that there is a reasonable prospect that this site will be completed over the next five years.
19941558	Hillside, Briston	0	0	0	0	133	102	16	31	0	31	Large site owned by housing developer. Continuous development in recent years. Discussions concerning revised proposals for remainder of site which will require a further planning application and increase likely site yield to approximately 70 dwellings. Total expected in next 5 years reflects the extant permission.
(022.002)	Cromwell Road, Cromer	0	0	0	0	20	11	0	9	0	2	Building single plots at intervals. Due to slow build rates it is assumed that only 2 of the remaining plots will be completed in the next 5 years.
19901666	Highview, Cromer	0	0	0	0	41	21	0	20	0	0	Implemented planning consent. No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years as it is not clear when development will recommence.
19941720/ 19961424	Central Road, Cromer	0	0	0	0	106	76	0	30	0	0	Part of a larger implemented planning permission. No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years as it is not clear when development will recommence.
20071970	Overstrand Road, Cromer	0	0	0	0	17	6	0	11	0	0	Has planning permission for 17 dwellings but also has consent for nursing home. Nursing home permission understood to be implemented. No allowance made for dwellings within next five years.
20070727	Land at Jubilee Lane, Cromer	0	0	0	10	0	0	0	10	0	0	Site for sale but no discussions concerning reserved matters application. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20050527	Fletcher Hospital, Cromer	0	0	0	0	25	0	0	25	0	0	No sign of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20070696/2 0071782	Allens Garage, Cromer	0	0	0	0	10	0	0	10	0	0	Garage now closed but no sign of development activity. No allowance made for next 5 years given current market conditions.

Appendix 1 - Schedule of Sites

Site Reference	Status → Location ↓	Proposed Allocation	Pre application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable housing expected in 5 years	Total expected in 5 yrs including under construction	Comments on deliverability (is the site available, suitable, achievable)
20090826	Burnt Hills, Cromer	0	0	0	0	13	0	0	13	0	0	Not known if commencement in five years is likely therefore no allowance made.
20010732/2 0011338	6/8 Park Road, Cromer	0	0	0	0	12	8	4	4	0	4	Development nearing completion, development expected to be completed in next five years.
19892604/ 20001459	Smiths Lane, Fakenham	0	0	0	0	81	55	1	26	0	10	Very slow build rates in recent years. Unlikely to be completed in 5 Years but appropriate to make small allowance reflecting continued delivery.
20050935	36 Norwich Street, Fakenham	0	0	0	0	16	0	0	16	0	0	Site clearance commenced but no further sign of activity. Difficult market conditions likely to impact on delivery. No allowance made for next 5 years reflecting this uncertainty.
20040129	Land rear of 223&225 Norwich Road, Fakenham	0	0	0	0	10	0	0	10	0	5	Development commenced but no signs of recent activity. Site likely to deliver some completions over next 5 years given that development has commenced.
20070477	Newmans Yard, Norwich Street, Fakenham	0	0	0	0	22	0	0	22	0	0	Complex site in multiple ownerships. Unlikely to contribute to five year supply.
20051170	107-109 Holt Road, Fakenham	0	0	0	16	0	0	0	16	0	0	Flats - could rise to 18, subject to approval of 20071788. Development could be delayed whilst comprehensive scheme including adjacent land is considered. No allowance made at this stage.
19750496/2 0031113	Land at Staithe Road, Hickling	0	0	0	0	18	17	0	1	0	1	Slow delivery rates over a very long period but development now nearing completion.
20071303	Land off Edinburgh Road, Holt	0	0	0	0	33	0	31	33	33	33	Development expected to commence on site shortly and to be completed within 5 years.
049.126	Sketchley Textile Services Ltd, 51 Bull Street, Holt	0	0	0	0	15	14	1	1	0	1	Development expected to be completed shortly.
20071734	Petersfield House Hotel, 101 Lower Street, Horning	0	0	0	0	18	11	5	7	?	7	Development commenced, likely to be completed within 5 years.
069.047	Melton Constable Hall, Melton Constable	0	0	0	0	32	8	0	24	0	0	Not clear if remaining 24 likely to be completed. No allowance made for next 5 years.
20060749	28 Kings Arms Street, North	0	0	0	0	12	6	6	6	0	6	Development underway, all units expected to be completed within five years.

Appendix 1 - Schedule of Sites

Site Reference	Status → Location ↓	Proposed Allocation	Pre application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable housing expected in 5 years	Total expected in 5 yrs including under construction	Comments on deliverability (is the site available, suitable, achievable)
	Walsham											
20070080	Mundesley Road, North Walsham	0	0	0	0	15	0	0	15	0	15	Site owned by residential developer. Possible reduction in density.
20070751	Hall Lane, North Walsham	0	0	0	0	18	0	18	18	0	18	Site owned by residential developer, site clearance commenced.
20050619/2 0080952	Cromer Road, North Walsham	0	0	0	42	0	0	0	42	0	21	Site owned by residential developer. Reserved Matters seeks to renegotiate terms of section 106 affordable housing obs. Allowance made for half to be built in next five years.
20071196	42 Yarmouth Road, North Walsham	0	0	0	0	25	0	25	25	0	25	Site owned by developer. Under construction as of March 09.
20070686	13-21 Bacton Road, North Walsham	0	0	0	22	0	0	0	22	0	0	Foundry cars site. No reserved matters application. Unclear if consent will be implemented.
20060870	Land at 48 & 50 Bacton Road, North Walsham	0	0	0	0	13	0	1	13	0	0	Site owned by residential developer, site clearance commenced but not clear at this stage if work likely to continue.
20071691	4&6 New Road, North Walsham	0	0	0	0	11	0	0	11	0	11	Development commenced.
20091036	Land adjacent 1 Ketts Road, North Walsham	0	0	0	0	16	0	0	16	16	16	Housing Association scheme. Funded and likely to be completed within 5 years.
(075.001)	Hillingdon Park, Overstrand	0	0	0	0	35	25	0	10	0	0	Old planning permission with no evidence of continuing development. Ten remaining plots. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
20020123/ 20032108	Seaview Crescent, Sheringham	0	0	0	0	13	12	0	1	0	1	Slow Development. Small number of plots remaining.
19770968	The Esplanade, Sheringham	0	0	0	0	55	0	0	55	0	0	Temporary car park - old planning permission with no evidence of continuing development. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
19950722	Land off Cremer Street, Sheringham	0	0	0	0	13	0	0	13	0	0	Old planning permission with no evidence of development. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.

Appendix 1 - Schedule of Sites

Site Reference	Status → Location ↓	Proposed Allocation	Pre application discussion	Current application	Outline planning permission	Full planning permission	Completed	Under Construction	Left to be built	Total affordable housing expected in 5 years	Total expected in 5 yrs including under construction	Comments on deliverability (is the site available, suitable, achievable)
20030995	Former Hilbre School, Sheringham	0	0	0	40	0	0	0	40	0	0	Site has outline PP but is owned by national food retailer. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.
(092.001)	Beechlands Park, Southrepps	0	0	0	0	33	26	0	7	0	5	Site developing slowly.
(092.019)	Clipped Hedge Lane, Southrepps	0	0	0	0	26	13	7	13	0	13	Site developing slowly.
20070002	Thorpe Road, Southrepps	0	0	0	0	20	1	19	19	?	18	Has full planning permission. Site under construction March 09.
20071919	Old Baker's Yard, High Street, Stalham	0	0	0	0	15	0	4	15	0	15	Site owned by residential developer. Development commenced
20071885	Weavers House 1, High Street, Stalham	0	0	0	12	0	0	0	12	0	0	Apartments. Outline PP but no reserved matters and no evidence of likely implementation in near future.
SUB TOTAL											300	Total number of dwellings on large sites with full or outline planning permission with a 'reasonable prospect' of delivery.

PENDING APPLICATIONS AT 1ST APRIL 2010 THAT MAY CONTRIBUTE TO FIVE YEAR SUPPLY

20070144	RAF Coltishall	0	0	8	0	0	0	0	8	2	8	Commencement expected shortly
20070145	RAF Coltishall	0	0	6	0	0	0	0	6	0	6	Commencement expected shortly
20070161	RAF Coltishall	0	0	7	0	0	0	0	7	2	7	Commencement expected shortly.
20100109	Land adjacent Anglian Water Tower, Holt Road, Fakenham	0	0	24	0	0	0	0	24	20-30	0	Scheduled as proposed allocation (see below). No allowance included here to avoid double counting
20070820	Land off Meadow Close, Holt	0	0	16	0	0	0	0	16	?	16	Awaiting decision. Likely to be acceptable for 10-15 dwellings. Site cleared.
20080329	Land off Grove Road, Melton Constable	0	0	40	0	0	0	0	40	16-18	40	Site within development boundary where residential development complies with policy.

Appendix 1 - Schedule of Sites

20071895	Shrublands Farm, Church Street, Northrepps	0	0	38	0	0	0	0	30	?	30	Has been to planning committee, likely to be acceptable for smaller number of dwellings. Allowance made for in the region of 30 in next five years.
20080952	Mace's Yard Junction of B1146 and Cromer Road, North Walsham	0	0	42	0	0	0	0	42	0	0	Discussions concerning possible alternative uses so no allowance made for dwellings at this stage.
20080506	West Raynham Airbase	0	0	58	0	0	0	0	58	0	58	58 new build as part of comprehensive redevelopment of site. Resolution to grant outline pp. Other works commenced on site.
20100295	39-52 Renwick Park, West Runton	0	0	10	0	0	0	0	10	10	10	Housing Association scheme. Funded and likely to be completed within 5 years.
SUB TOTAL											175	Total number of dwellings on large sites in this category

OTHER POTENTIAL SOURCES OF LARGE DEVELOPMENTS

-	Rear of 121, Mundesley Road, North Walsham	0	10	0	0	0	0	0	10	0	0	Early discussions. Current market conditions likely to delay any delivery.
-	Mayfield Poultry Farm, White Horse Common, North Walsham	0	20	0	0	0	0	0	20	0	0	Not clear if likely to proceed.
-	Former builders yard off Cherry Tree Lane/Queensway, North Walsham	0	30	0	0	0	0	0	30	0	0	Not clear if likely to proceed.
-	Site at Chapel Road (garage site), Roughton (ROU01)	0	20	0	0	0	0	0	20	0	0	In boundary site but not clear if likely to proceed.
-	Station Yard, Stalham	15	0	0	0	0	0	0	15	0	0	Owned by Norfolk County Council who wish to develop the site, pre-application discussions concerning possible development. Could provide 15-20 dwellings but unclear at this stage.
-	RAF West Raynham and Coltishall (435 dwellings in total)	0	0	0	0	0	0	0	175	0	175	Remaining 75 dwellings at West Raynham and 100 at Coltishall being progressively converted and released.
20071247	The Broads Hotel, Station Road, Hoveton	0	0	24	0	0	0	0	24	0	0	Redevelopment of site. Planning application refused and appeal dismissed. May be alternative proposals but no allowance made at this stage.
20060629	Runton Road, Cromer (StructureFlex)	0	0	0	30	0	0	0	30	?	20	Modest allowance made for next 5 years reflecting lack of reserved matters permission and current market conditions.

Appendix 1 - Schedule of Sites

-	Funded Rural Exception sites on identified sites	0	50	0	0	0	0	0	0	50	0	50	Conservative estimate, the Council has a target to deliver at least 30 dwellings per annum on rural exception schemes (150 units over the five year period).
SUB TOTAL												245	Total number of dwellings on large sites that may be available, are subject to a pre-application discussion or have been refused permission but are in the appeals process, which may be built during the five year period.

SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – PRINCIPAL & SECONDARY SETTLEMENTS

C01	Land adjacent to East Coast Motors, Beach Road, Cromer	40	0	0	0	0	0	0	0	0	0	0	Existing use likely to be retained in the short term but site will become available during plan period. Not included within five year supply.
C04	Land at rear of Sutherland House, Overstrand Road, Cromer	60	0	0	0	0	0	0	0	0	27	60	Owned by house builder with intention to start quickly, significant pre application discussion, technical background reports prepared to support application, local developer with track record of delivery.
C07/08	Land at Jubilee Lane / Cromer High Station, Cromer	40	0	0	0	0	0	0	0	0	0	0	Complex ownerships may delay development
C14	Land West of Roughton Road, Cromer	160	0	0	0	0	0	0	0	0	33	75	Under option to local house builder with track record of delivery, no known delivery constraints. Developer indicates that once started can be expected to deliver 25-30 dwellings per year
C17	Railway Triangle, Norwich Road, Cromer	50	0	0	0	0	0	0	0	0	22	50	Detailed application from house builder with track record of delivery expected by end of 2010 with rapid commencement thereafter
ED2	Cromer Football Club, Mill Road, Cromer	10	0	0	0	0	0	0	0	0	0	0	
ROS3	Land between Loudon Road & Church Street, Cromer	15	0	0	0	0	0	0	0	0	0	0	
ROS4	Land South of Loudon Road, Cromer	20	0	0	0	0	0	0	0	0	0	0	
F01	Land North of Rudham Stile Lane, Fakenham	800 - 900	0	0	0	0	0	0	0	0	100	125	Early work on masterplan commenced, land assembly process commenced, 85% of site in single ownership, no known specific developer interest, drainage constraint will need to be addressed prior to later stages of development.

Appendix 1 - Schedule of Sites

F05/13	Land between Holt Road & Greenway Lane, Fakenham	60-80	0	0	0	0	0	0	0	0	13	30	In boundary site within a residential area. Application for affordable housing likely.
ROS6/7	Land at Fakenham Town Centre	?	0	0	0	0	0	0	0	0	0	0	
H09/12/21	Land at Heath Farm / Hempstead Road, Holt	200	0	0	0	0	0	0	0	0	11	25	Mixed ownership, parties working together to secure early delivery, house builder interest in part (H12), prior approval of a Development Brief required so immediate commencement unlikely
H15	Land South of Cromer Road, Holt	120	0	0	0	0	0	0	0	0	31	70	Straight forward greenfield site in single ownership. Some interest from housebuilders but site not known to be under option. Delivery possible within five years but significant numbers considered unlikely
HV03	Land adjacent to Doctors Surgery, Stalham Road, Hoveton	120	0	0	0	0	0	0	0	0	40	90	House Builder indicates application and commencement following allocation.
NW01/04/05/06/07/30	Land at Norwich Road / Nursery Drive, North Walsham	400	0	0	0	0	0	0	0	0	135	300	.House builder owns part of site and is in discussion with adjacent owners in relation to land assembly and delivery.
NW25	Land off Laundry Loke, North Walsham	10	0	0	0	0	0	0	0	0	4	10	Small site being marketed by agents who indicate early delivery likely
NW28a	North Walsham Football Club, North Walsham	60-80	0	0	0	0	0	0	0	0	0	0	Dependent upon relocation of football club (relocation costs), possible highways issues
NW44	Paston College Lawns Site, North Walsham	30-60	0	0	0	0	0	0	0	0	0	0	Dependent upon relocation of Paston College
ROS8	Vicarage Street Car Park, North Walsham	20	0	0	0	0	0	0	0	0	0	0	Complex site in public ownership. Mixed use scheme may be difficult to deliver in current economic climate.
SH04	Land adjoining Seaview Crescent, Sheringham	25-45	0	0	0	0	0	0	0	0	20	45	Greenfield site owned by house builder who indicates commencement following allocation.
SH05	Land adjoining Morley Hill, Sheringham	15	0	0	0	0	0	0	0	0	0	9	Owned by house builder who indicates early delivery
SH06	Land rear of Sheringham House, Sheringham	70	0	0	0	0	0	0	0	0	31	70	Owned by house builder who indicates early delivery
SH14	Land at Holway Road, opposite	50	0	0	0	0	0	0	0	0	22	50	Straight forward Greenfield site with no delivery constraints

Appendix 1 - Schedule of Sites

	Hazel Avenue, Sheringham											
ROS5	Site adjacent Clock Tower, Sheringham	?	0	0	0	0	0	0	0	0	0	
ST01	Land adjacent to Church Farm, Ingham Road, Stalham	160	0	0	0	0	0	0	0	22	50	Large straight forward site but no known developer interest to-date
W01	Land at Market Lane, Wells-next-the-Sea	120	0	0	0	0	0	0	0	27	60	Large straight forward site but no known developer interest to-date

SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – SERVICE VILLAGES

ALD01/07	Garage Site / Pipit's Meadow, Aldborough	6-8	0	0	0	0	0	0	0	0	2	Existing uses to relocate on part of site therefore full delivery unlikely within five years.
BACT03	Land adjacent to Beach Road, Bacton	20	0	0	0	0	0	0	0	0	0	Straight forward greenfield site, not on market, no known developer interest, no infrastructure constraints. Given current market conditions delivery not expected prior to 2015 but could be earlier. Once started expected to be completed within two years.
BACT05	Land to rear of Duke of Edinburgh Public House, Bacton	14	0	0	0	0	0	0	0	7	14	Single ownership and could be available immediately, not yet on market but some developer interest (Housing Association).
BLA03	Land West of Langham Road, Blakeney	26	0	0	0	0	0	0	0	13	26	Straight forward greenfield site with no exceptional development costs or infrastructure constraints. Some expressions of interest from developers/Housing Associations
BRI02	Land West of Astley Primary School, Briston	30	0	0	0	0	0	0	0	0	0	Unconstrained greenfield site in agricultural use. Owner indicates commencement in 2020
BRI24	Land at rear of Holly House, Briston	10	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
BRI27	Land at Church Street, Briston	10	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.

Appendix 1 - Schedule of Sites

CAT01	Land off Lea Road, Catfield	15	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
COR01	Land between Norwich Road & Adams Lane, Corpusty	18	0	0	0	0	0	0	0	0	0	STW improvements required, Mixed ownership, no known developer, may take more than 5 years to deliver
HAP07	Land West of Whimpwell Street, Happisburgh	14	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately (in part), no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
HOR06	Land East of Abbot Road, Horning	26	0	0	0	0	0	0	0	0	0	Small site with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
SN01	Land at junction of Holt Road & Kettlestone Road, Little Snoring	15-20	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	8-10	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
LUD01	Land South of School Road, Ludham	15	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
LUD06	Land at Eastern end of Grange Close,	10	0	0	0	0	0	0	0	0	0	Owner indicates no immediate intention to develop.

Appendix 1 - Schedule of Sites

	Ludham											
MUN06	Land at Grange Cottage / Water Lane, Mundesley	40	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
MUN07	Land South of Trunch Road, Mundesley	10	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
OVS03	Land at rear of 36 Bracken Avenue, Overstrand	6	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
OVS04	Land South of Mundesley Road, Overstrand	35	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
ROU03/10	Land at Back Lane, Roughton	30	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
SOU02	Land West of Long Lane, Southrepps	10	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
SOU07	Land North of Thorpe Road, Southrepps	12	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.

Appendix 1 - Schedule of Sites

WAL01	Land East of Wells Road, Walsingham	24	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
WEY03	Land at The Street, opposite The Maltings Hotel, Weybourne	4	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
WEY09	Land South of Beck Close, Weybourne	4	0	0	0	0	0	0	0	0	0	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
SUB TOTAL											1161	

SMALL SITES OF LESS THAN 10 DWELLINGS WITH PLANNING PERMISSION (10% lapse rate applied)

Total from all small sites Across whole district	127	844	90	282	881	0	792	881 dwellings have planning permission and are yet to be completed. The figure of 792 represents 881 dwellings minus a 10% lapse rate.
--	-----	-----	----	-----	-----	---	-----	--

TOTAL 5 YEAR SUPPLY

TOTAL EXPECTED FROM ALL SOURCES (large sites, pending applications, other potential sources, SSP allocations and small sites)	2673	Total number of dwellings expected to be built within the next 5 years from all sources.
REQUIRED FIVE YEAR SUPPLY	2142	Total number of dwellings required in the next 5 years
NUMBER OF YEARS SUPPLY	6.25	Supply (2,673) divided by the annual average requirement (428)
NUMBER OF YEARS SUPPLY EXCLUDING PROPOSED ALLOCATIONS	3.53	Supply (1512) divided by the annual average requirement (428)

Note: Appendix 2, based on information from the Strategic Housing Land Availability Assessment concludes that some of the smaller sites in villages will yield dwellings over the next five years. However unless the Council is aware of specific interest it is assumed for the purposes of demonstrating a five year supply that these sites will not produce dwellings in the first 5 year period.

Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable													Constraints/comments	
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025
SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – PRINCIPAL & SECONDARY SETTLEMENTS																		
Cromer																		
C01	Adjacent to East Coast Motors	Within 10 Years	Within 10-15 Years												20	20		Existing use likely to be retained in the short term but site will become available during plan period.
C04	Land at rear Sutherland house, Overstrand Road	Immediately (start 2010/11 - complete 2012)	Within 5 Years		30	30												Owned by house builder with intention to start quickly, significant pre application discussion, technical background reports prepared to support application, local developer with track record of delivery.
C07/08	Land at Jubilee Lane (Formerly Cromer Crabs)	Within 5 Years 01/01/2011 - 01/01/2012	Within 10-15 Years											20	20			Complex ownerships may delay development
C14	Land West of Roughton Road	Immediately (commence 2010-2011)	Start within 5 years			25	25	25	25	30	30							Under option to local house builder with track record of delivery, no known delivery constraints. Developer indicates that once started can be expected to deliver 25-30 dwellings per year
C17	Railway Triangle, Norwich Road	Immediately (start 2011 - complete 2012/13)	Within 5 years		20	30												Detailed application from house builder with track record of delivery expected by end of 2010 with rapid commencement thereafter
ED2	Football Ground, Mill Road	Beyond 2012	Beyond 5 years															Dependent upon relocation of football club, not included within trajectory at this stage
Fakenham																		
F01	Land North of Rudham Style Lane	Immediately (start 2012 - complete 2021)	Limited development likely within 5 years.				50	75	75	100	100	100	100	75	75	75	75	Early work on masterplan commenced, land assembly process commenced, 85% of site in single ownership, no known specific developer interest, drainage constraint will need to be addressed prior to later stages of development.

Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable													Constraints/comments			
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	
F05/13	Land between Holt Road & Greenway Lane	Within 5 years (start 2010 - complete 2011)	Some development possible within five years but existing uses require relocation				30													May require some remediation of possible contaminated land. Also see pending planning application 20071561. Combined with F13
Holt																				
H09/12/21	Land at Heath Farm / Hempstead Road	Immediately	Not likely to deliver significant numbers in 5 years / phased development			0	0	25	25	25	25	25	25	25	25	25				Mixed ownership, parties working together to secure early delivery, house builder interest in part (H12), prior approval of a Development Brief required so immediate commencement unlikely
H15	Land South of Holt Road (Greshams)	Immediately (start 2011 - complete 2015)	Modest delivery within five years but significant numbers unlikely			20	20	30	30	20										Straight forward greenfield site in single ownership. Some interest from housebuilders but site not known to be under option. Delivery possible within five years but significant numbers considered unlikely
Hoveton																				
HV03	Land Fronting Stalham Road	Immediately	Start within 5 years			30	30	30	30											Lower density likely to be appropriate
North Walsham																				
NW01, 04, 05, 06, 07, 30	Land at Norwich Road / Nursery Drive	Immediately / Within 5 years (start 2011 - complete 2017/18)	Start within 5 years		50	50	100	100	100	50										Concern about loss of employment land. Infrastructure improvements required. Access difficulties.
NW25	Land off Laundry Loke	Within 5 years (start 2012 - complete 2012)	Within 5 years			10														Well related to town centre

Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable													Constraints/comments			
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	
NW28a	North Walsham Football Club	-	Within 10-15 Years															30	30	Dependent upon relocation of football club (relocation costs), possible highways issues
NW44	Paston College Lawns Site	Not known	Start within 10 years															30	30	Dependent upon relocation of Paston College, resolution to grant planning permission for replacement college, funding issues to be resolved. Development of the site requires prior approval of a development brief. Site judged to be complex to deliver so no completions until beyond 2021
Sheringham																				
SH04	Land adjoining Seaview Crescent	Within 5 years (start 2011 - complete 2016)	Within 5 Years				15	15	15											Site owned by local house building company with track record of delivery. Owner indicates immediate start with completion by 2016. Given current market the Planning Authority expects delayed start.
SH05	Land adjoining Morley Hill	Immediately (start 2010 - complete 2011)	Within 5 Years				9													Site owned by local house building company with track record of delivery. Owner indicates immediate start with completion by 2011. Given current market the Planning Authority expects delayed start.
SH06	Land rear of Sheringham House	Immediately (start 2010/11 - complete 2012)	Within 5 Years		20	20	20	10												Site owned by local house building company with track record of delivery. Owner indicates immediate start with completion by 2012. Given current market the Planning Authority expects delayed start.
SH14	Land at Holway Road, Opposite Hazel Avenue	Within 5 years (start 2012 - complete 2015)	Start within 5 years				25	25												Site in single ownership but not yet for sale, owner indicates immediately available but no known interest from house builder.
Stalham																				
ST01	Land adjacent to Church Farm	Immediately (start 2011 - complete 2015)	Beyond 2016					25	25	50	50	50								Site in single ownership and could be made available immediately. Some expressions of interest from house builders but site not currently being marketed
Wells-next-the-Sea																				

Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable														Constraints/comments	
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		2026
W01	Land at Market Lane	Within 5 years	Start within 5 years				30	30	30	30									Site in single ownership but not yet for sale, owner indicates available within five years but no known interest from house builder.
SITES ALLOCATED FOR HOUSING IN SITE SPECIFIC PROPOSALS DPD – SERVICE VILLAGES																			
Aldborough																			
ALD01/07	Garage Site / Pipit's Meadow	Immediately	Within 5-10 years					2	8										Existing uses to relocate on part of site therefore full delivery unlikely within five years.
Bacton																			
BACT03	Land Adjacent Beach Road	Immediately	Start within 5 Years				10	10											Straight forward greenfield site, not on market, no known developer interest, no infrastructure constraints. Given current market conditions delivery not expected prior to 2015 but could be earlier. Once started expected to be completed within two years.
BACT05	Land to rear of Duke of Edinburgh Public House	Immediately	Start within 5 years			7	7												Single ownership and could be available immediately, not yet on market but some developer interest (Housing Association).
Blakeney																			
BLA03	Land West of Langham Road	Immediately (within 2 years)	Within 5 years			13	13												Straight forward greenfield site with no exceptional development costs or infrastructure constraints. Some expressions of interest from developers/Housing Associations
Briston																			
BRI02	Land Between Astley School & Playing field (site 1)	Within 10 years (start 2020 - complete 2022)	Start within 5-10 years									10	10	10					Unconstrained greenfield site in agricultural use. Owner indicates commencement in 2020
BRI24	Land at Rear of Holly House, The Lanes	Within 10 Years	Within 5-10 Years							5	5								Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.

Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable													Constraints/comments			
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	
BRI27	Land at Church Road	Immediately (start 2012 - complete 2014)	Within 5-10 years									10								Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
Catfield																				
CAT01	Land south of Lea Road	Within 5 Years	Within 5 years				7	8												Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
Corpusty																				
COR01	Land between Norwich Road and Adams Lane	Immediately (early 2011 - late 2011)	Start within 5 years					18												STW improvements required, Mixed ownership, no known developer, may take more than 5 years to deliver
Happisburgh																				
HAP07	Land west of Whimpwell Street(south)	Immediately	Start within 5-10 Years								14									Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately(in part), no exceptional development costs or infrastructure constraints.
Horning																				
HOR06	Land east of Abbot Road	Immediately	Within 5-10 years						26											Small site with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
Little Snoring																				
SN01	Land at junction of Holt/Kettlestone Road	Immediately (start 2011 - complete 2012)	Within 5-10 Years						10	10										Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.

Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable													Constraints/comments										
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026								
SN05	Land adjacent Primary School	Immediately	Within 5-10 Years											10												Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.	
Ludham																											
LUD01	Land south of School Road	Immediately 01/09/2008 - 01/09/2009	Start within 5 Years					15																			Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
LUD06	Land south of Grange Road	Within 10 Years	Within 5-10 years									10															Owner indicates no immediate intention to develop.
Mundesley																											
MUN06	Land at Grange Cottage	Within 5 Years (start 2011 - complete 2013)	Within 5-10 years							10	10	10	10														Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
MUN07	Land south of Gordon Terrace (opp.School)	Within 5 Years (start 2011 - complete 2013)	Within 5-10 years								10																Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
Overstrand																											
OVS03	Land North of Bracken Avenue	Immediately	Within 10-15 years														6										Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
OVS04	Land to South of Mundesley Road	Immediately (late 2010 - early 2011)	Start within 5 years					10	10	15																	Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.

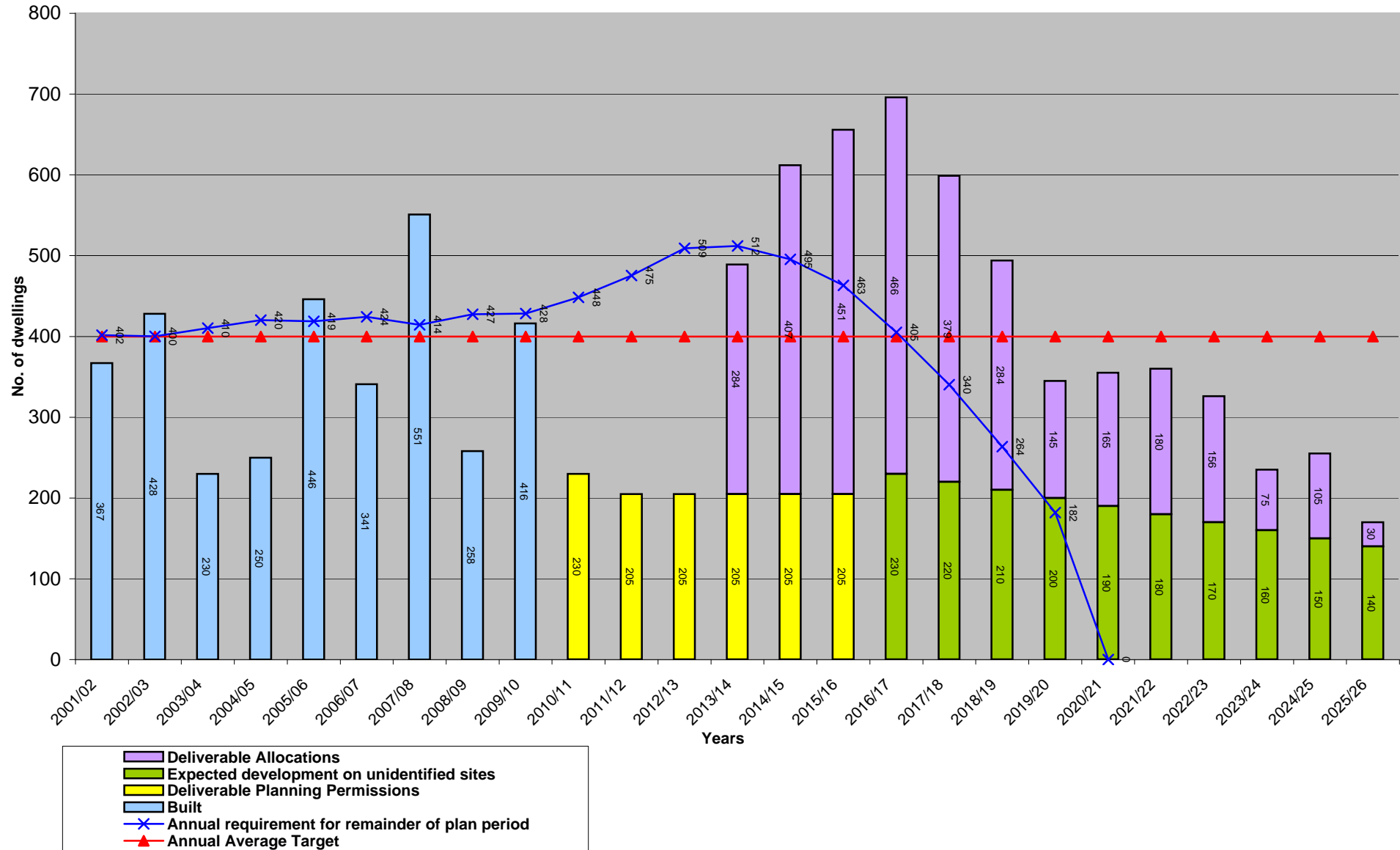
Appendix 2 - Delivery of Proposed Allocations (May 2010)

Ref	Site Name/ Location	Developer estimation of when available	Council estimation of when deliverable	Year Deliverable													Constraints/comments			
				2011/12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	
ROU03/10	Land at Back Lane	Immediately (start 2011 - complete 2013)	Start within 5 years					15	15											Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
Southrepps																				
SOU02	Land West of Long Lane	Not known	Within 5-10 years						10											Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
SOU07	Land North of Thorpe Road	Not known	Within 5 -10 years						12											Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
Walsingham																				
WAL01	Land East of Wells Road	Not known	Within 5-10 years							24										Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
Weybourne																				
WEY03	Land Opposite Maltings Hotel, The Street	Immediately (start 2011 - complete 2011)	Within 5 years					4												Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints. No allowance made at this stage reflecting limited progress through planning system.
WEY09	Land South of Beck Close	Not known	Within 5 years					4												Small site in private ownership with no current developer interest. Owner indicates that once allocated will be available immediately, no exceptional development costs or infrastructure constraints.
				0	0	284	407	451	466	379	284	145	165	180	156	75	105	30		

Appendix 3 - Housing Trajectory

Housing Trajectory 2010

Number of dwellings projected to be completed each year (31st March - 1st April)



Appendix 3 - Housing Trajectory

Housing Trajectory Table (June 2010)							
	Built	Deliverable Planning Permissions	Expected development on unidentified sites	Deliverable allocations	Total	Cumulative deficit/surplus	Cumulative Total
2001/02	367				367	-34	367
2002/03	428				428	-6	795
2003/04	230				230	-176	1025
2004/05	250				250	-326	1275
2005/06	446				446	-280	1721
2006/07	341				341	-339	2062
2007/08	551				551	-188	2613
2008/09	258				258	-330	2871
2009/10	416				416	-314	3287
2010/11		230			230	-484	3517
2011/12		205			205	-679	3722
2012/13		205			205	-874	3927
2013/14		205		284	489	-785	4416
2014/15		205		407	612	-573	5028
2015/16		205		451	656	-317	5684
2016/17			230	466	696	-21	6380
2017/18			220	379	599	179	6979
2018/19			210	284	494	273	7473
2019/20			200	145	345	218	7818
2020/21			190	165	355	173	8173
2021/22			180	180	360	133	8533
2022/23			170	156	326	59	8859
2023/24			160	75	235	-107	9094
2024/25			150	105	255	-252	9349
2025/26			140	30	170	-482	9519