
Statement of housing land supply and housing trajectory

April 2015



Statement of Housing Land Supply and Housing Trajectory - April 2015

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1. Introduction

1.1 The National Planning Policy Framework (NPPF) came into force in March 2012. One of the Framework's aims is to ensure that the planning system delivers a flexible and responsive supply of housing development land. To deliver this, it requires that Local Planning Authorities identify sufficient specific deliverable¹ sites to provide the next five years of required housing growth and that at least a five year supply, together with a 5% buffer, is maintained on a continuous basis. Additionally, where there is evidence of persistent under-delivery of housing this buffer should be increased to 20% in order to extend the choice of development sites that are available.

1.2 This statement 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. This includes 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 including those which are specifically allocated for development in the North Norfolk Site Allocations Development Plan. **In each case, only those sites where there is a realistic prospect that additional dwellings will be provided within the five year period are included in the supply.** For example, whilst there is currently planning permission for around 1,900 dwellings (including those which are already under construction), this statement concludes that a significant proportion of these may not be built in the next five years. Equally, there are some sites which do not yet have planning permission but are considered as having potential to deliver housing in the near future.

1.3 This statement is presented in two parts: the first explains the Council's methodology for calculating housing supply and provides details of all of the sites where it is considered there is a **realistic prospect** of development over the next five year period. The second part is a Housing Trajectory illustrating development rates since 2001 and projecting delivery to 2021.

1.4 The statement concludes that the District currently has sufficient deliverable housing supply for the next **5.4 years**.

¹ To be considered deliverable sites should be **available now**, they should offer a **suitable location** for development now, and be **achievable** with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is **viable**.

Part A – Five Year Land Supply

2. Methodology

2.1 The Council undertakes five stages in the process of determining supply:

- STAGE 1 - Identifying the five year period;
- STAGE 2 - Identify the scale of housing provision to be delivered including addressing historical shortfalls and applying buffers to extend choice;
- STAGE 3 - Identify sites with potential to deliver housing in the 5 year period;
- STAGE 4 - Assessing the deliverability of the potential sites so that only those with a reasonable prospect of being built are included within the supply.
- STAGE 5 – Calculating the years of supply that is deliverable.

3. Stage 1 - Identifying the Five Year Period

3.1 The five year period covered by this statement is 1st April 2015 to the 31st March 2020.

4. Stage 2 - Identifying the scale of housing provision to be delivered

4.1 Councils are required to meet all objectively assessed need (OAN) for housing in their areas. Currently, the number of dwellings which constitute a five year supply is derived from the quantity of housing growth in the District proposed in the adopted North Norfolk Core Strategy. This adopted Plan requires that at least 8,000 dwellings are provided in North Norfolk over the period 2001- 2021. To meet this target, an average of 400 dwellings is required to be built in each of the 20 years covered by the plan.

4.2 However, during the first fourteen years of the plan period to April 2015, dwelling completion rates in North Norfolk have been below the average requirement. As a consequence completion rates will need to increase in the next five years if the minimum 8,000 dwelling target is to be met. In light of this the Council considers that it should currently be aiming to deliver a minimum of 562 dwellings per year over the next five year period to make sure the shortfall in housing provision in recent years is addressed quickly (the 'Sedgefield' methodology). In this way the current shortfall of housing will be addressed over the next five years and there will only be 265 dwellings to provide in the sixth year which is the last year of the current plan period.

4.3 As of the 1 April 2015, a total of 4,930 dwellings had been provided in the District since 2001. In order to meet the 8,000 dwelling requirement an additional 3,070 will need to be built in the last six years of the plan period. In accordance with the NPPF and as a measure to extend the choice of sites available, the Council has added an additional buffer equal to a further 5% supply. This increases the target over the five year period to 2,805 (rounded up), or 561 dwellings per year.

4.4 This target of 2,805 dwellings over a five year period is challenging but realistic. As of March 2015 1,900 dwellings of this target already had planning permission and of these 436 were recorded as under construction. To maximise the likelihood of the target being met the Council has introduced a temporary Housing Incentive Scheme aimed at improving the viability of residential development and encouraging the commencement and delivery of residential schemes. Details of the scheme are available on the Council's website². Nevertheless delivering this number of dwellings on a consistent basis over the next five years will depend on continued development on many of the larger site allocations and the continuation of improved market conditions. The Council will keep the land supply position under regular review.

4.5 The Council has jointly commissioned a Strategic Housing Market Assessment with our neighbouring Councils covering the central area of Norfolk³. This assessment will be completed and published during 2015 and will provide new evidence in relation to the need and demand for new homes in North Norfolk and will help to determine levels of housing growth in future years. The Council will use this evidence to prepare a new Local Plan for the area to cover the period 2016 -2036. Preparation of the new Local Plan is scheduled to commence in May 2015 with the aim to adopt the new Local Plan, including allocating new sites for development within the next 3 years.

4.6 The most up to date information in relation to the need for new homes in the District is the mid 2012 household projections published by DCLG in February 2015. These suggest that the 'starting point' for determining the number of new homes in North Norfolk should be around 387 dwellings per year in the period 2015-2021.

5. Stages 3 and 4 - Five Year Deliverable Housing Supply

5.1 There are many potential sources of future housing supply in the district, not all of which will require planning permission. These sources include:

- Sites which already have planning permission where development is either under construction or is yet to commence.
- Sites which are allocated for residential development in the North Norfolk Site Allocations Development Plan (2011).
- Sites which are not currently identified but are in locations where planning permission would be granted or where planning permission is not required (windfall).

5.2 The schedule of housing sites in Appendix 1 provides details of all the above types of sites and gives an assessment of whether they can be considered to contribute to the five year supply of deliverable sites when considered against the tests of NPPF paragraph 47 footnote 11.

² <http://www.northnorfolk.org/planning/18904.asp>

³ Breckland District Council, Broadland District Council, Norwich City Council and South Norfolk District Council, in partnership with Norfolk County Council and the Broads Authority

5.3 The NPPF tests of deliverability are as follows:

- **Available Now** - 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.
- **Suitable** – the 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** – assessment of 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.
- **Viable** – The viability of development has been tested at either allocation or planning application stage or there is no evidence that development is unviable.

5.4 The North Norfolk Core Strategy 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. In the absence of specific development land allocations, which did not start to deliver development until 2013, all new dwellings in the district were provided on unallocated sites throughout the period 2001 -2013.

5.5 The Council published a Strategic Housing Land Availability Assessment (June 2009 and 2010 update) which identified sites in the District with potential to provide housing. These sites could in theory accommodate in excess of 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. Sites which are identified in the Strategic Housing Land Availability Assessment are therefore only included as a potential source of deliverable housing supply if they have been allocated for development or granted planning permission.

5.6 The rate of delivery of new development is subject to a wide range of variables in addition to land supply. So whilst there is currently planning permission for more dwellings than there has been for some years and the number of dwellings under construction is at one of the highest recorded levels it is nevertheless necessary to take a cautious approach when predicting future rates. Hence, notwithstanding the recent improvements in the housing market the Council has discounted the number of dwellings which may occur during the next five years and has not included some sources of likely supply. In particular a modest allowance of 135 dwellings per year has been included for dwellings in the windfall category notwithstanding that this source has been delivering in excess of 330 dwellings per year since the start of the plan period. A separate assessment of future windfall capacity and a justification for its inclusion is included as Appendix 2.

6. Stage 5 – Calculating the years of supply

6.1 The table below shows how the overall land supply position in the District is calculated. In each year the table includes figures for the number of dwellings built, a revised annual average requirement (the new target) and the accumulated shortfall. The land supply position as at 1st April 2015 is 5.4 years calculated as follows:

North Norfolk District Council Five Year Housing requirement - (1 April 2015 - 31 March 2020)			
Core Strategy requirement (2001-2021)	8,000		
Year 1st April – 31st March	Recorded Completions	Annual Average Requirement Over remaining Plan Period	Number of dwellings behind overall target (Cumulative)
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	-187
2008/09	258	414	-329
2009/10	416*	427	-313
2010/11	178	428	-535
2011/12	337	454	-598
2012/13	242	467	-756
2013/14	383	495	-773
2014/15	503	512	-671
Total Completions since 2001	4,930		
Total plan requirement		8,000 (400dpa)	
Requirement 2001/02 – 2014/15 (400 x 14)		5,600	
Completions 2001/02 – 2014/15		4,930	
Residual requirement over rest of plan period (6 years)		3,070 (512dpa)	
Shortfall since plan period began (2001/02)		671	
5 year requirement 2015/16 – 2019/20 (400 x 5)		2,000	
Inclusion of identified shortfall (2,000 + 671)		2,671	
Plus NPPF buffer (5%) (2,000 + 671 + 5%(134))		2,805 (561dpa) residual requirement	
Total deliverable supply over five years (See Appendix 1)		3,022	
Shortfall/excess in supply (2,805 – 3,022)		217 dwelling surplus	
Supply in years (3,022/561)		5.4 years	

Years marked with a '*' included an unusual number of dwelling completions on former Airbases in the District.

7. Monitoring the five year supply

7.1 The Council will monitor the five year supply of deliverable sites on an annual basis. This statement will be updated regularly to take account of any significant changes. New planning permissions and completions are recorded on a continuous basis. Dwelling completions are recorded annually with the results published in the Housing Land Availability Statement published in April/May each year.

Part B - Housing Trajectory

8. Introduction

8.1 Annual recording of dwelling commencements, dwellings under construction, dwelling completions, new planning permissions granted, and assessment of what developments may occur in the coming years is an essential part of the 'plan, monitor, review' approach to housing delivery and plan making. 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.

8.2 This section 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, achievability and viability, and makes an assessment of when development may occur in the future.

8.3 It should be recognised at the outset that there are a wide range of influences on the housing market and consequently assessments 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.

9. Information Sources

9.1 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:

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. Whilst these studies identify a large amount of theoretical capacity they are not policy documents and do not reach any conclusions in relation to whether this capacity should be made available for development

through allocation in a development plan document or by the grant of planning permission. An updated study is likely to be published in late 2015/early 2016.

Five Year Housing Land Supply Statements (Part A of this document) – these have been published by the Council every year since 2007 and 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 adopted Core Strategy. 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 where development would be sustainable.

Housing Land Availability (HLA) – published by the Council each year since 1995 these provide a summary of the number of dwellings completed in each Parish of the District. These statements are available on the Councils web site.

9.2 Whilst the trajectory is prepared by the District Council it is the result of discussions with landowners, 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.

10. Need and demand

10.1 The evidence⁴ 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. Previous 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.

10.2 The recent slowdown 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 had declined and have only in the last two years shown signs of significant improvement.

11. The Local Supply of Housing Development Land

11.1 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

⁴ Housing Market and Housing Needs surveys and updates – Fordham Research. New Strategic Housing Market Assessment to be published during 2015

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 346 dwellings were built each year over this period. Most of this (in excess of 75%) occurred within the 24 settlements which have now been selected for further growth in the current adopted Core Strategy (2008).

11.2 Average annual dwelling completion rates in the District have declined in the last ten years and have only recently shown signs of recovery. Large releases of dwellings at the former airbases at Coltishall and West Raynham produced high 'completion' rates in 2008 and 2010. Whilst the current economic climate has played a significant part in recent reductions, the absence of larger scale housing land allocations until 2011 has undoubtedly limited development opportunities in recent years. The Council considers that both land supply and market factors have influenced the reduction in dwelling completion numbers in the district.

11.3 In 2011 the Council adopted a Site Allocations Development Plan which allocated land for an additional 3,400 dwellings. These allocated sites represented a new source of housing land supply that had not previously been available in the District. As outlined elsewhere in this statement the Council has introduced a temporary Housing Incentive Scheme which includes a range of measures designed to improve development viability and encourage the quicker delivery of development. This scheme was introduced as a specific response to difficult economic conditions and an acknowledgement by the Council that intervention was required to deliver planned and approved development at a faster rate. New dwelling completions have shown some improvement and are now above the levels predicted in last year's statement, a trend which looks set to continue given the higher number of dwellings under construction and with new planning permissions.

12. The Housing Trajectory 2001/02 – 2020/21

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 compares this to the planned levels of housing growth over this period.

12.2 Four separate sources of dwellings are modeled:

Dwellings which have been built

Dwelling completion rates are recorded annually and published on the Housing Land Availability (HLA) web page (<http://www.northnorfolk.org/planning/3495.asp>). Completions are monitored via Building Regulation completion records and site visits. A dwelling is recorded as complete when it is substantially completed and available for occupancy. Completions include new build dwellings, sub-divisions, conversions, changes of use, and premises where restrictive planning

conditions are removed to allow residential occupancy. These are expressed as net additions to the housing stock (i.e. taking account of any housing loss).

Dwellings and other types of accommodation which are subject to holiday occupancy restrictions are not counted as net additions. Only self-contained dwelling units in the C3 Use Class are included notwithstanding that some other types of residential accommodation are the sole and principle residence of the occupant (e.g. Care and nursing homes)

The permitted supply: sites with planning permission including allocations with permission

This comprises of sites which already have planning permission. Dwelling numbers in this category will include dwellings with planning permission which have not been started and those which are under construction but are not yet recorded as completions. The Authority calculates that approximately 10% of all dwellings permitted on sites of 10 dwellings or less will never be built and this is deducted from the figures.

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 around 1,900 dwellings which have yet to be built (before lapse rate on small sites is applied) it is likely that only a proportion of these will be built over the five year period from 2015 to 2020.

The trajectory includes those dwellings in this category 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 on small sites (less than 10) in this source are divided equally into five annual amounts and shown as being built at an equal rate over the five year period (2015-2020). For larger sites (more than 10), an assessment has been made as to when development is likely to occur between the current year and 2021. In practice precise delivery rates will vary year on year.

Supply arising from the allocations in the Site Specific Proposals Development Plan (excluding those with planning permission (included above))

Since April 2011 the allocated sites have been included in future housing supply. The rate at which these will 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. These sites did not start to deliver housing completions until 2013 but development has now commenced on many and they are expected to be an increasing large proportion of dwelling completions in future years.

Supply arising from windfall sites

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 Allocations DPD 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 346 dwellings per year.

The adopted Core Strategy predicts that windfall 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. Post adoption of the Core Strategy in 2008 this source of supply has continued to deliver in excess of 300 dwellings per year and there is no evidence that this is likely to slow. Nevertheless, to ensure that the trajectory adopts a cautious approach to housing delivery the Council has further reduced likely dwelling completions in this category. See windfall assessment in Appendix 2.

The four sources described above are shown in different colours on the graph in Appendix 4. The table in Appendix 3 provides dwelling numbers for each constituent part of the supply. Expected dwelling delivery rates on the proposed housing allocation sites are modelled in Appendix 1.

12.3 In producing this trajectory the following assumptions have been made:

- The recent improvement in the housing market will be sustained over the next few years.
- On the larger development sites (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. A shorter time period may be adopted where a site is subject to the provisions of the Housing Incentive Scheme.
- That allocated development sites cannot be developed until specifically identified constraints have been addressed.
- That around 10% of planning permissions on sites of 10 dwellings or less will never be built.
- That larger development sites are unlikely to deliver more than 30 dwellings per year if developed by a single developer unless there is evidence that would suggest otherwise. For example, some national house builders will build at higher rates (depending on market conditions) and the 'block' release of Housing Association properties will produce higher completion numbers in some years.

Allocation
 With permission
 Small Site
 Additional Sources of Supply
 Windfall projections

Appendix 1: Schedule of sites and projected delivery of sites of 10 dwellings or more

Data correct as at 01.05.2015

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

It includes the three main sources of supply identified in the land supply statement, namely, large sites which are either allocated or have planning permission for development, sites of less than 10 dwellings which already have planning permission and an allowance for windfall developments in accordance with Appendix

2.

The site reference numbers are either those given to the site in the North Norfolk Site Allocations Plan or are the planning application reference. Both the Allocations Plan and details of each planning application, including location plans, are available on the Council's web site.

Many of the sites included within this schedule are already under construction and some of the approved dwellings have been completed. Precise delivery rates of development will vary year on year and will be kept under review via production of annual statements of land supply.

Site reference	Location	Planning Status					Build Information			Assessment of delivery and comments									
		Allocation target	Pre-application discussion	Current pending application	Outline planning permission	Full planning permission	Affordable Housing contribution	Completed before April 2015	Left to be built (inc under construction)	Under Construction	Total dwellings in 5yr supply	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Beyond	Comments: - Available Now - Suitable location for development now - Achievable and realistic - Viable
ALD01	Garage site / Pipits Meadow Aldborough	8					4	0	8		0							8	Site in multiple ownerships, development would require relocation of existing businesses. Site is not considered to be available now so development unlikely in next five years.
BACT03	Land adjacent to Beach Road, Bacton	20	20				4	0	20		0							20	Pre-application discussions with land owner who intends to secure a developer and make an application under the Housing Incentive Scheme. Whilst the site is currently on the market there insufficient evidence of delivery at this stage to include within five year supply.
BACT05	Land to rear of Duke of Edinburgh Public House, Bacton	14	24				24	0	24		24			24					Allocated site in suitable location for development which has recently been acquired by Housing Association. There has been detailed pre application discussions with LPA for a scheme of 24 units. Provider confirms that the scheme is viable and funded and would be delivered immediately following grant of planning permission. Full application expected mid 2015 with commencement shortly after if approved.
BRI02	Land West of Astley Primary School, Briston	30					15	0	30		0							30	Although allocated this site is currently unavailable and is considered unlikely to deliver development before 2021. Not included in 5yr supply.
BRI24 15/0352	Land at rear of Holly House, Briston	10	12	12			5	0	12		12		6	6					The site is allocated and is available for development now . A full planning application by a house builder (prospective purchaser) for 12 units is pending decision. Draft tender document submitted with application confirms quick delivery if approved.
BRI27 (13/0529)	Land at Church Street, Briston	10				17	17	0	17	17	17								Development commenced by Housing Association in early 2015 with expected completion of all units in 2016.
CAT01	Land off Lea Road, Catfield	15					7	0	15		0							15	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints but owner indicates not likely to come to market before 2020.

COR01	Land between Norwich Road & Adams Lane, Corpusty	18	18				9	0	18		18			9	9				Pre-application discussion with house builder. Agents preparing full application for approx. 18 units with view to early commencement under Housing Incentive Scheme.
C01	Land adjacent to East Coast Motors, Beach Road, Cromer	40					18	0	40		0							40	Owner indicates existing use to be retained in the short term but site likely to become available towards end of plan period.
C04 15/0572	Land at rear of Sutherland House, Overstrand Road, Cromer	60	60	68			27		68		68			22	22	24			Site is owned by local development company, is allocated for development, development is viable and subject to grant of planning permission the developer confirms it would be delivered within three years. Pre-application discussions have taken place in relation to a full application which has been submitted for 68 sheltered housing apartments. Likely commencement of development shortly after permission granted.
C07 13/0451	Land at Jubilee Lane / Cromer High Station, Cromer	40				8	18		40	8	8							32	8 units under construction and due for delivery imminently. Insufficient certainty to include delivery of remainder within current five year period. It is therefore assumed that this site is currently unlikely to deliver completed development until after 2021.
C14 13/0247	Land West of Roughton Road, Cromer	160				145			145	30	135	30	30	30	25	20	10		Site has full planning permission and is under construction, a substantial number of units have been started but as of April 2015 none are recorded as complete. Developer (Norfolk Homes) indicates that dependent on sales rates the site is likely to be nearing completion within five years.
ED2	Cromer Football Club, Mill Road, Cromer	10					4		10		0							10	On-going discussions regarding possible relocation of football club and partial development of site to provide a doctors surgery. The site is unlikely to deliver any dwellings in next five years.
022.002	Cromwell Road, Cromer					20		10	10	1	2		1			1		8	Building single plots at intervals. Due to slow build rates it is assumed that only 2 of the remaining plots will be completed within 5 years although the site could be completed over this period.
19901666	Highview, Cromer					41		21	20	2	0							20	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					106		80	26		0							26	26 remaining units as part of base consent for 106 dwellings. Delivery would require relocation of existing commercial use .No sign of recent activity so not included with five year supply.
20050527	Fletcher Hospital, Cromer					25		0	25	1	0							25	Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years. Some discussions regarding possible works but as this site has been dormant for some years it is not included in the current five year land supply.
09/0826	Burnt Hills, Cromer					13			13	1	7		7					6	Owner indicates small number of completions over five year period dependent on market conditions
13/0111 13/1222	Former Police Station and Magistrates Court, Holt Road, Cromer					35			35	35	35		35						Site is under construction for a single block of 35 units of elderly persons flats. Developer anticipates completion in 2016.
F01 (part)	Land North of Rudham Stile Lane, Fakenham	710					320		710		0							710	The site is allocated for development and is subject to an approved Development Brief. It is mainly owned by Trinity College with a small number of private land owners. An outline planning application is pending for 78 dwellings and a full application for a 60 dwelling sheltered scheme is expected during 2015. Once delivery commences this site is anticipated to deliver between 40-100 units per year dependent on the number of developers but given that none of the site yet enjoys full planning permission delivery is assumed to be limited in the next five years
F01 (part) 14/1212	Land North of Rudham Stile Lane, Fakenham			78					78		60				30	30	18		
F01 (part)	Land North of Rudham Stile Lane, Fakenham		60			60			60		60				30	30			
F05 (remaining part without permission)	Land between Holt Road & Greenway Lane, Fakenham	36					16		36		0							36	Part of the site completed (24 units). Development of remainder will require relocation of existing uses and land assembly, therefore development considered unlikely in next five years.
19892604 20001459	Smiths Lane, Fakenham					81		51	30		0							30	Very slow build rates in recent years, no sign of recent activity. Unlikely to be completed in 5 years so no allowance made at this stage.
20081342	107-109 Holt Road, Fakenham					14			14	1	0							14	Whilst site has full planning permission there is insufficient evidence of delivery to include at this stage.
20070477	Newman's Yard, Norwich Road, Fakenham					20			20		0							20	The 2007 permission has been implemented but no further works on the site. Site recently sold to a new developer who has had pre-application discussions about a scheme of 22 units but no progression to an application. No delivery assumed within 5 years.

HAP07	Land West of Whimpwell Street, Happisburgh	14				7		14		0							14	Small site in private (mixed) ownership which may delay delivery, no current developer interest. No exceptional development costs or infrastructure constraints but no evidence of likely delivery within five year period.
H01 11/0978	Land West of Woodfield Road, Holt	100			85	38		85		60				30	30	25		Has outline permission and is owned by local house builder. Reserved Matters application likely during 2015 with commencement shortly thereafter. Developer confirms delivery within five years
H09 PO/13/1306	Land at Heath Farm / Hempstead Road, Holt	200			215	90		215		60				30	30	30	125	Site has outline planning permission and is being marketed. Pre application discussions with prospective developers. Site could deliver dwellings during 2016 but given current lack of reserved matters consent is likely to deliver at a later date than previously anticipated.
H12	Land off Hempstead Road	70				32		70		30					30	30	10	Site owned by regional house builder and included within construction program in later years of current plan period. Developer indicates may be delivered at earlier date.
HOR06 11/1505	Land East of Abbot Road, Horning	26		26		13		26		0							26	Outline planning application awaiting decision pending upgrades to local sewage treatment works. Upgrades have been completed and effectiveness is being monitored. Delivery within five years is possible but insufficient evidence at this stage to include within five year supply.
20060770 12/0721	Former site of Langham Glass, North Street, Langham					23		21	2	2	2							Condition on earlier permission for holiday cottages now lifted to permit residential occupation. Cottages are under construction and will be completed in 2015/16.
SN01	Land at junction of Holt Road & Kettlestone Road, Little Snoring	20			20	10		20		20				10	10			Outline planning permission granted. Site is available and suitable for development.
SN05	Land adjacent to Little Snoring Primary School, Kettlestone Road, Little Snoring	10				5		10		0							10	This site is allocated and is suitable for development but there has been insufficient recent interest to include within five year supply.
LUD01	Land South of School Road, Ludham	15				7		15		15				10	5			Pre-application advice offered. Full application under Housing Incentive Scheme expected during 2015.
LUD06	Land at Eastern end of Grange Close, Ludham	10				5		10		0							10	No current developer interest. No exceptional development costs or infrastructure constraints but no evidence of likely delivery within five year period.
069.047	Melton Constable Hall, Melton Constable					33		8	25	3	0						25	Extant planning permission but no recent progress. No units included within five year supply.
20080329	Land off Grove Road, Melton Constable				38			38		0							38	Reserved Matters planning application awaiting decision. No known developer interest so not included within five year provision at this stage.
MUN06	Land at Grange Cottage / Water Lane, Mundesley	40				8		40		40				20	20			Pre-application discussions with owner who wishes to make full planning application under Housing Incentive Scheme in 2015.
MUN07	Land South of Trunch Road, Mundesley	10				2		10		10		5	5					Site is under construction.
NW01 (part of site) PF/13/0866	Land at Norwich Road / Nursery Drive, North Walsham	176				176	85	176		165	25	40	40	30	30	11		Development has started. Developer (Hopkins Homes) confirms delivery of between 25 - 40 units per year depending on release of affordable units and sales rates of market units. Site is programmed for completion in 2019/20 but may take slightly longer to complete depending on market conditions.
NW01 (Toft Land)	Land at Norwich Road / Nursery Drive, North Walsham	100	100					100		100				30	40	30		Site is allocated for development and Persimmon Homes made a full application during 2014. This scheme was withdrawn at the request of the LPA. A revised application for approximately 100 units under the Housing Incentive Scheme is expected by mid 2015 and has been subject to pre application discussion with the Planning Authority. Persimmon Homes confirm viability and quick commencement with delivery thereafter at a rate of 30-40 units per annum.
NW01 (remainder of allocation)	Land at Norwich Road / Nursery Drive, North Walsham	150						150		0							150	Remainder of NW01 allocation not subject to any current planning applications so not included within current five year land supply period.
NW25	Land off Laundry Loke, North Walsham	10	30			30		30		30				30				Site recently acquired by Housing Association. Fully funded scheme for 30 dwellings to be subject of full application by mid 2015 with delivery programmed to commence immediately thereafter.
NW28a	North Walsham Football Club, North Walsham	60				27		60		0							60	Dependent upon relocation of football club (relocation costs), with possible highways issues. Some development on this site within the next five years is possible but considered unlikely given the need to relocate the football club to an alternative site.
20070751	Hall Lane Garage, Hall Lane, North Walsham					18		16	2	2					2			Site predominantly complete but with 2 units remaining to be converted.

10/0682	13-21 Bacton Road, North Walsham					21			21	7	21	7						Development commenced on conversion element of approved scheme with new build to follow thereafter. Completion expected by 2017/18.	
14/1559	Former Cherryridge Poultry Site, Church Street, Northrepps			40				7	38		38		16	22				Site is owned by regional house building company. Issue of Full Planning Permission for 40 units (net 38) awaiting completion of section 106 but Committee Resolution to approve granted on 26.03.2015. Delivery programmed within five years as part of Housing Incentive Scheme.	
OVS03	Land at rear of 36 Bracken Avenue, Overstrand	6						3	6		0						6	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints but given lack of interest not included within land supply for next five years	
OVS04 PO/14/0451	Land South of Mundesley Road, Overstrand	35		42		17		42			42			30	12			Site has outline planning permission, is being marketed and is available. Reserved Matters application anticipated under Housing Incentive Scheme	
PM/14/0854 (075.001)	Hillingdon Park, Overstrand					35		25	10		10			5	5			RESERVED MATTERS FOR REMAINING 10 PLOTS APPROVED and development due to commence shortly.	
ROU03/10 14/0986	Land at Back Lane, Roughon	30		30				6	30		0						30	Outline application awaiting decision. Insufficient certainty to include site within five year supply at this stage.	
SH04	Land adjoining Seaview Crescent, Sheringham	45						20	45		0						45	Greenfield site owned by local developer, but no recent interest shown so not currently included within five year supply..	
PF/14/0644	Land at Seaview Crescent, Sheringham					11			11		3			3				Full planning permission for a net gain of 3 units. Site had planning permission for 8 dwellings before grant of latest permission for 11. 8 dwellings included in small sites. Applicant intends to complete revised scheme over next 3-5 years.	
SH05 98/1637	Land adjoining Morley Hill, Sheringham	10		8		8			8		8		8					Full Planning permission grant. Developer will build out when adjacent development (15/0001) brought forward during 2016/17 .	
SH06	Land rear of Sheringham House, Sheringham	70						31	70		60			30	30	10		Site is owned by local development company, is allocated for development, development is viable and owner confirms that subject to grant of planning permission would be delivered within three years. Pre-application discussions with site owner, full application likely during 2015 with commencement of development shortly thereafter.	
SH14 15/0114	Land at Holway Road, opposite Hazel Avenue, Sheringham	50		52				22	52		52			26	26			Pre application advice offered in relation to full application for 52 dwellings delivered under the Housing Incentive Scheme. Local house builder confirms immediate start following grant of planning permission.	
19770968	The Esplanade, Sheringham					55		24	31		0						31	Implemented permission with no evidence of recent activity. Although some or all of these dwellings could be built no allowance has been made for dwellings within next five years.	
19950722 12/1082	Land off Cremer Street, Sheringham					13		12	13	1	1	1						Development has been largely completed. Revisions to two plot designs also completed. Remaining unit to build.	
15/0001	Former Hilbre School, Sheringham			32	40				32		32		6	20	6			Outline permission for 40 dwellings extant. Full planning application pending supported by application to Housing Incentive Schemes for 32 dwellings. Proposing immediate start upon grant of permission. Included as outline permission for 40 dwellings is extant and could be built out.	
SOU02	Land West of Long Lane, Southrepps	10						5	10		0						10	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints	
SOU07	Land North of Thorpe Road, Southrepps	12						6	12		0						12	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints	
092.001	Beechlands Park, Southrepps					32		25	7	3	0						7	Site developing slowly, may be completed within 5 years	
092.019	Clipped Hedge Lane, Southrepps					26		18	8	5	0						8	Site developing slowly, may be completed within 5 years	
ST01 12/1427	Land adjacent to Church Farm, Ingham Road, Stalham	160				150	68	27	123	30	123	30	30	30	33			Development has started and house builder confirms completion within five year period at a rate of 25-40 per year dependent upon release of affordable units.	
20071919	Old Baker's Yard, High Street, Stalham					15		4	11		0						11	Development has started with completion of road frontage units but no recent activity on remainder of site so not currently included within five year supply.	
WAL01	Land East of Wells Road, Walsingham	24						12	24		0						24	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints but site is not currently available.	
W01 13/0007	Land at Market Lane, Wells-next-the-Sea	120				123	55	30	93	20	93	30	30	30	3			Development has started. Developer confirms completion rates of between 30-40 per year depending on sales rates and release of affordable housing.	
10/0295	39-52 Renwick Park, West Runton					10			10	1	4					4	2	4	Very slow delivery rates with plots built at intervals.
WEY03	Land at The Street, opposite The Maltings Hotel, Weybourne	4	7					0	4		4							Full application submitted during 2014 for 7 units was withdrawn. Revised application for 7 units expected May/June 2015. Only allocation number included at present time.	

WEY09	Land South of Beck Close, Weybourne	4				2		4										4	Small site in private ownership with no current developer interest. No exceptional development costs or infrastructure constraints
Total from small sites (under 10 dwellings which already have planning permission)					68	696		764	261	688	138	137	138	137	138				764 dwellings have planning permission and are yet to be completed. The figure of 688 represents 764 dwellings minus a 10% lapse rate.
14/1603	Land south of Lodge Close, Holt				170		63		170									170	Outline planning application refused and subject to pending appeal. No evidence of delivery within 5yr supply.
14/0274, 14/0283, 14/0284	Land South of Cromer Road and North/East of Grove Lane, Holt				153		15		153				30	30	30	30		33	Committee resolution to grant planning permission in November 2014 but S106 pending. Developer stated they are committed to a quick delivery rate.
12/0350	The Broads Hotel, Station Road, Hoveton				17				17									17	Committee resolution to grant planning permission. No evidence that delivery will occur in the 5yr supply period.
20080506	RAF West Raynham, Massingham Road, West Raynham				58				58						30	28			Committee resolution to grant planning permission. Owner indicates likely completion over next five years
N/a	RAF West Raynham				58			22	36	7	36	10	10	10	6				Ex-RAF housing stock slowly being released (note – this is separate from the above planning permission).
N/a	PD Rights: Office to residential						4		4		4	2	2						MUST BE IMPLEMENTED BY MAY 2016 SO ALL ASSUMED TO DELIVER BY NO LATER THAN 2016/17.
N/a	PD Rights: Storage to residential										0								MUST BE IMPLEMENTED BY APRIL 2018 SO ALL ASSUMED TO DELIVER BY NO LATER THAN 2017/18.
Windfall							N/a				675	135	135	135	135	135	135		Based on the delivery of a 135 units per year as windfall development. See Appendix B for detailed justification.

3022	435	485	612	821	669	301
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Appendix 2 – Windfall Justification

Definition of windfall

The National Planning Policy Framework (NPPF) states: *‘Local planning authorities may make allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply’* (NPPF, paragraph 48). Windfall is defined in the NPPF as *‘sites which have not been specifically identified in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available’* (NPPF, Annex 2: Glossary).

Windfall calculations should:

- Be realistic – having regard to the Strategic Housing Land Availability Assessment (SHLAA);
- Have regard to historic windfall delivery rates;
- Not include gardens as potential sites.

Justification

Windfall development has been a consistent and substantial contributor towards housing supply in North Norfolk for many years. In fact, before 2013 all development in the District took place on unidentified sites and of the 4,930 dwellings provided since 2001 around 4,600 are on windfall sites (Table 1 – Windfall Delivery). Whilst there is no evidence that this trend will stop, and it remains the case that adopted policies continue to encourage many types of windfall development, the Council recognises that relying on historical trends alone is not sufficient to comply with the ‘compelling evidence’ test required in paragraph 48 of the National Planning Policy Framework. Previous delivery rates of windfall development do not, in themselves, provide compelling evidence that this source will continue to provide homes in future years. A wide range of factors will influence actual rates of future delivery including prevailing local and national planning policies, market conditions, developer confidence, availability of suitable sites, and so on. Nevertheless, the Council considers that windfall will continue to be a reliable source of a substantial number of dwellings in the next five years and for the remaining plan period.

The rest of this statement provides detailed information both in relation to historical rates of windfall development and the contributions that future sources are expected to make. Because the methodology used excludes many sources of future housing, in addition to the exclusion of garden land, the Council considers that an allowance of 135 dwellings, as is suggested, would represent a significant **under estimate** of capacity.

Table 1: Windfall Delivery 2001-2015

	Year of delivery	Total completions in year	Delivered as Windfall (including garden development)	Delivered as windfall (excluding Garden Development)	Delivered on Garden Land	Delivered on Allocation	% Windfall (including Garden Development)	% Windfall (excluding Garden Development)	% allocations
No adopted site allocations	2001/02	367	367				100%		0%
	2002/03	428	428				100%		0%
	2003/04	230	230				100%		0%
	2004/05	250	250				100%		0%
	2005/06	446	446				100%		0%
	2006/07	341	341				100%		0%
	2007/08	551	551				100%		0%
	2008/09	258	258				100%		0%
	2009/10	416	416				100%		0%
	2010/11	178	178				100%		0%
Sites adopted	2011/12	337	337			0	100%		0%
	2012/13	242	242			0	100%		0%
	2013/14	383	276	257	19	107	72%	67%	28%
	2014/15	503	363	315	48	140	72%	63%	28%
	TOTAL	4930	4683	572	67	247			

Methodology and Evidence

The methodology used in this statement is not a projection of historical trend. The historical trend is cited as evidence that windfall has contributed substantial growth over a sustained period. Instead, the Councils approach is to identify the main sources of windfall in North Norfolk and answer the question – is there compelling evidence that these sources are likely to continue in the future and if so how much development are they likely to yield?

In accordance with the NPPF, the estimates for windfall development contained in this appendix do not include garden land.

Typical sources of windfall development in the district might comprise:

- Infill development and redevelopment opportunities within designated settlements (excluding gardens).
- The conversion and change of use of existing buildings, including the removal of restrictive conditions to allow residential use.
- The pipeline of rural exceptions developments delivered by Housing Associations.
- Conversion of agricultural buildings to residential which no longer requires planning permission under the General Permitted Development Order (GPDO).

There are other sources of potential windfall developments in the District but they have been excluded from the projected windfall allowance for the following reasons:

- **One off large scale windfall sites** – Occasionally there are examples of large scale windfall proposals. Examples in North Norfolk would include the large numbers of dwellings released to the general housing market on former airbases, or the recent grant of permission for 153 dwellings at Gresham School to facilitate investment in school improvements. The Council takes the view that whilst such schemes may well occur in future years this is uncertain and they are therefore excluded from this assessment.
- **Long term empty properties brought back into use** – In setting housing targets it is typical to make an allowance for empty properties and those in use as second homes. Housing targets are adjusted upwards on the basis that a proportion of new housing stock will not be used as a main residence (around 10%). The Council has an Empty Homes Strategy and this has been successful in bringing long term empty homes back into use. Between October 2013 and September 2014 the number of long-term empty homes was reduced by 105. This Five Year Land Supply Statement does not treat these as a net addition to the housing stock and no allowance is made for these in the windfall calculation.
- Care and nursing homes and students accommodation – there are small numbers of such proposals in the District and these are unlikely to make a significant contribution towards housing supply. Specialist housing for the elderly which is provided in the form of dwelling houses (Use Class C3) are included within future supply once planning permission has been granted. Other types of residential institution are not recorded by the Authority as contributing towards housing supply, notwithstanding that national guidance allows for the

inclusion of such accommodation. Similarly, given the uncertainty around delivery of this source, no allowance is made in the windfall calculation.

- All sites which already have planning permission – the inclusion of such sites would result in double counting as such sites are already included in the large and small site figures included in Appendix 1 of this statement.

Future Rates of Windfall

There is no agreed methodology for estimating future rates of windfall development. Historical trends, particularly from more recent years are a good indication that windfall developments will continue to deliver dwellings, but it is widely assumed that windfall represents a diminishing source of supply and therefore historical rates should be treated with caution. In previous land supply statements the Council has assumed that windfall developments will make less contribution to housing supply in the future than they have in the past. The lowest delivery figure (178 dwellings in 2010) was taken as a starting point, lowered to remove development on garden land, and a further reduction applied year on year throughout the rest of the plan to derive a windfall allowance. This produced an overly conservative windfall prediction of just 70 dwellings per year, compared to the average of 346 dwellings per year (inclusive of garden developments) which were actually delivered over the last decade or so.

In this statement a different methodology is used. Rather than relying on discounted historical rates this statement identifies **specific sources of windfall supply** that will continue to be available and assesses the likelihood of each contributing towards future totals. This approach avoids the potentially distorting impacts of ‘one off’ categories of historical supply such as the 500 dwellings previously provided on Airbases in the District and focuses on those sources of windfall which are predictable supply. The specific sources of future supply of windfall are limited to:

1. Infill developments and redevelopment within selected settlements which currently accounts for around 60% of all development in the district (excluding garden land);
2. Conversion of rural buildings to dwellings and removal of holiday occupancy only conditions on holiday lets;
3. Rural exceptions sites where sites have not already been identified in appendix 1.
4. New sources of dwellings including those that do not require planning permission such as the conversion of agricultural buildings to residential.

Infill and redevelopment opportunities.

In 2008 the Council adopted the North Norfolk Core Strategy. This identified those settlements in the District where infill development would be permitted. Whilst it reduced the number of such settlements from 77 settlements (as identified in the Local Plan 1998) to 26, these 26 retained settlements included all of the larger villages and all 7 of the market towns in the District which had collectively been delivering around 80% of new housing supply. In essence the ‘removed’ settlements had been making very little contribution to windfall totals. Since this date infill and

redevelopment has continued to provide a significant source of new homes in the District and accounts for the bulk of new development which takes place on unallocated sites (around 60%).

There is no evidence that this source of supply is likely to diminish, at least in the short term. However, it is also the case that there is no absolute certainty that this source will continue. Whilst the Council considers that it would be wrong to exclude this source entirely from the windfall calculation it has nevertheless reduced the likely contribution from the source to 100 dwellings per year. This equates to around 50% of the recent rate of delivery and reflects the possibility that this is a diminishing source of supply.

Conversion of buildings and removal of holiday occupancy controls.

The conversion of rural buildings to alternative uses has been a consistent feature of adopted planning policies for many years. The adopted Core Strategy includes a permissive approach to residential conversion in some parts of the District, with a presumption in favour of commercial uses including holiday accommodation in the remainder. Following publication of the NPPF the Council amended this adopted approach to allow for residential conversion throughout the District irrespective of location and to allow for the removal of holiday only restrictions in some circumstances. This has resulted in permissions for 122 new conversions and the removal of holiday only conditions on a further 94 properties over past four years (Table 2 below).

Table 2: New Dwellings in Rural Building Conversions

Year of delivery	New Building Conversions permitted	Removal of Holiday conditions permitted	Total Potential New Dwellings Provided.
2011/12	21	54	75
2012/13	10	3	13
2013/14	25	21	46
2014/15	66	16	82
TOTALS	122	94	216

To acknowledge that this is a diminishing source of supply and that not all barns will be converted nor all holiday occupancy conditions removed the Council has only included a modest allowance from this source. Research undertaken as part of the preparation of the Core Strategy suggested that at that time there were in excess of 500 converted units of holiday accommodation and as many as 1,500 -2,000 suitable buildings which had not been converted. A conservative future estimate of just 10 dwellings per annum has been included.

Rural exceptions developments

NNDC is committed to delivering affordable housing on rural exception sites. Policy HO3 of the Core Strategy supports such development subject to meeting the criterion outlined. Through the application of this policy a total of 248 dwellings have been provided since 2001/02 (Table 3 below).

Table 3. Delivery of rural exceptions development.

Year of delivery	Rural exceptions sites – total built
2001/02	0
2002/03	0
2003/04	0
2004/05	0
2005/06	15
2006/07	39
2007/08	10
2008/09	30
2009/10	20
2010/11	44
2011/12	22
2012/13	12
2013/14	48
2014/15	8
TOTAL	248

In cooperation with local registered providers of affordable housing the Council is committed to developing a further 82 dwellings over the coming 5 years and is providing substantial loan funding to facilitate this. The majority of these schemes are on identified sites, pre-application discussions are underway, and funding is in place. In addition, a further 37 dwellings are being discussed for various sites throughout the district which may also deliver within the remainder of the plan period, although these are in the very early stages of development and funding is not secured. None of the sites are sufficiently advanced to be included in Appendix 1 of this statement. Accepting that these sites do not have planning permission and therefore there is no guarantee that they will be developed a very conservative estimate of 10 dwellings per annum for future delivery has been made.

New types of development including permitted development

There have been a number of changes to permitted development rights (PD rights) in the last 2-3 years as part of the Government's drive to simplify and speed up the planning system and in order to deliver more housing growth. The three main PD rights changes which affect the district are the relaxation of the requirements for changes of use applications for:

- Office to residential conversion to dwellinghouses (Part 3, Class O);
- Storage or distribution to dwellinghouses (Part 3, Class P), and;
- Agricultural buildings to dwellinghouses (maximum 3 dwellings) (Part 3, Class Q).

Not all of these form windfall development. Classes O and P are both time limited and therefore no assumption for delivery from these sources is made in the windfall projections. The changes to national policy for agricultural conversions have only been in place since April 2014 so the numbers of applications for prior approval of these types of development are low at present with only 10 dwellings having been given prior approval through Class Q. In addition to this though, full planning applications for conversions to more than 3 dwellings continue to come in and have resulted in approvals for an additional 25 dwellings in the same period. It is expected that permitted development rights for agricultural buildings will deliver more homes in the future. On the basis of this, a conservative assumption of 15 dwellings per annum is assumed for future projections, based on historic delivery of this source of supply.

Calculating a final allowance

In order to provide a cautious approach to estimating future supply the following allowances for each source of windfall have been made:

1. Infill and redevelopment = 100 dwellings per annum
2. Conversion of buildings and removal of restrictive conditions = 10 dwellings per annum
3. Rural exceptions developments (where sites are not yet identified) = 10 dwellings per annum
4. Permitted development (where not time constrained) = 15 dwellings per annum.

This equates to a total of 135 dwellings per annum (675 over 5 years) through windfall development.

Appendix 3 - Housing Trajectory Table (April 2015)

	Built	Deliverable planning permissions	Expected development on unidentified sites	PD and additional sources of supply	Deliverable allocations	Total	Original annual average requirement	Original cumulative requirement	Difference (average - completions)	Cumulative shortfall	Cumulative total
2001/02	367					367	400	400	-33	-33	367
2002/03	428					428	400	800	28	-5	795
2003/04	230					230	400	1200	-170	-175	1025
2004/05	250					250	400	1600	-150	-325	1275
2005/06	446					446	400	2000	46	-279	1721
2006/07	341					341	400	2400	-59	-338	2062
2007/08	551					551	400	2800	151	-187	2613
2008/09	258					258	400	3200	-142	-329	2871
2009/10	416					416	400	3600	16	-313	3287
2010/11	178					178	400	4000	-222	-535	3465
2011/12	337					337	400	4400	-63	-598	3802
2012/13	242					242	400	4800	-158	-756	4044
2013/14	383					383	400	5200	-17	-773	4427
2014/15	503					503	400	5600	103	-670	4930
2015/16		288	135	12	0	435	400	6000	35	-635	5365
2016/17		338	135	12	0	485	400	6400	85	-550	5850
2017/18		428	135	10	39	612	400	6800	212	-338	6462
2018/19		483	135	6	197	821	400	7200	421	83	7283
2019/20		389	135	0	145	669	400	7600	269	352	7952
2020/21		126	135	0	40	301	400	8000	-99	253	8253

Appendix 4 - Housing Trajectory 2015 Number of dwellings projected to be completed each year (1st April - 31st March)

