

Planning Policy - Monitoring Report 2020-21 & 2021-22

Summary: This report provides an overview of the main development trends in the District in the period 2020-2021 and 2021-22 which measures performance against local plan and corporate objectives.

Recommendations: For Information only.

Cabinet Member(s)	Ward(s) affected
Cllr A Brown	All

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1. Introduction

- 1.1 The Council is required to prepare and publish a Monitoring Report to monitor the performance of existing policies. The report has two key purposes (as stated in the Planning and Compulsory Purchase Act 2004):
 - a. To report on the progress made in preparing Development Plan documents as measured against the Council’s published timetable in the Local Development Scheme.
 - b. To report on key indicators in relation to the rates and types of development so that trends can be monitored and the effectiveness of policies reviewed.
- 1.2 The full report will; be published shortly and will be made available on the Councils website. The information contained within the report covers past trends and covers the period 1st April 2020 - 31st March 2021 and 1st April 2021 - 31st March 2022. All information relating to housing and employment permissions and completions is monitored by the policy team and is verified through site visits or records held by departments within the Council.
- 1.3 The Monitoring Report uses the strategic themes set out within the adopted Core Strategy and Development Control Policies DPD to report on the performance of policies. This includes strategic themes such as housing and employment.
- 1.4 A framework of relevant indicators is also now being developed in order to monitor the emerging the new Local Plan. Monitoring will then be undertaken, covering the new policies to determine whether they have met the intended purpose. For the last few monitoring periods only the core indicators have been monitored which have been focussed around the growth objectives including:

- Increase the number of new homes built (granted planning permission and built)
- Increase the number of affordable homes (granted PP and Built)
- Increase the number of new businesses and support the existing
- Promote premier visitor destination

1.5 In most cases, indicators are presented at a district wide level where available, figures for parishes/wards are included. Each report includes past performance to allow for comparison. Sometimes this is not possible, as the collection of data has ceased for reasons: that the information is no longer useful or that the value of collecting it has diminished.

1.6 A brief summary of the headline information included within the Monitoring Report is reproduced in the following paragraphs

2 HEADLINE RESULTS

2.1 The number of dwelling completions during 2020/21 was 481 and during 2021/22 was 516 additional dwellings. This was higher than the target of 479 dwellings per year required, with 49% (2020/21) and 28% (2020/21) delivered on allocated sites. Below is the breakdown on the type of application completions during 2021/22.

Type	Completions
Removal of Restriction	13
Barn Conversion	58
Change of Use	79
New Dwelling	332
Conversion	34
Total	516

2.2 There remains only 510 dwellings left on the current allocations in the adopted plan, without permission. The New local plan (Reg. 19) has proposed allocations for 4,764 dwellings. Policy HOU1 of the emerging Local Plan aim to deliver 9,600 new homes over the plan period.

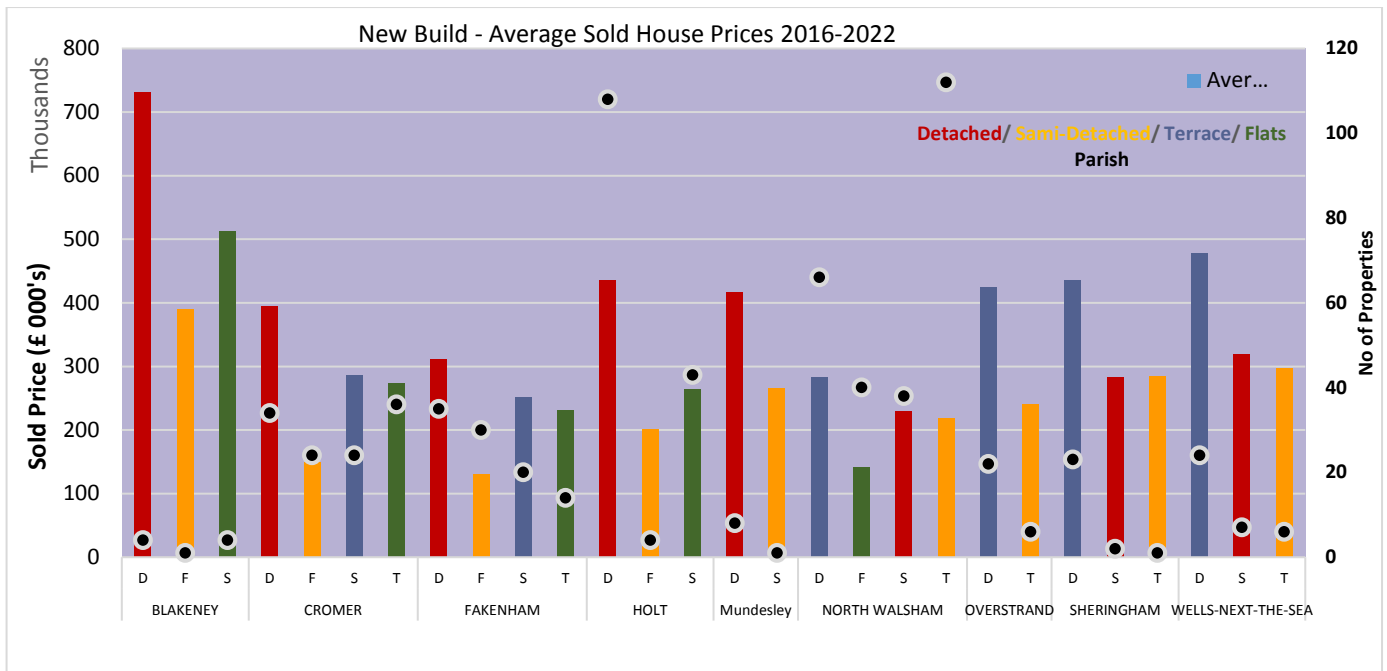
- 2.3 The number of planning permissions granted in the monitoring periods since 2016 for additional dwellings is shown in the table below.

Year	Number of dwellings permitted
2021/22	536
2020/21	1108
2019/20	301
2018/19	484
2017/18	572
2016/17	1055

- 2.4 In 2020/21 permissions for 1108 dwellings were granted and it was the permission on the large allocated site in Fakenham that bolstered the numbers (950). Again during 2021/22, permissions for 536 dwelling were granted. In 2016/17, the permissions on allocation sites in the larger settlements contributed to nearly 700 dwellings. Therefore, with the diminishing allocated sites, the permissions for new dwellings have naturally declined.
- 2.5 Development on previously developed land shows an increase in 2021/22. This is due mainly to two sites; one on Stalham, which delivered 32 completions and Blakeney which delivered a further 6 dwellings. Without these two sites the percentage stated below of 24% would have been much reduced to 12% following the previous trends. However this should not be dismissed, as these dwellings are on previously delivered land, which historically not much t comes forward for development.
- 2.6 House prices have increased across all types of housing in the district with an average for all types of properties from £257,500 in April 2020 to £321,900 in March 2022. (Land registry). The graph below shows prices of new build dwellings in some areas.

Table A: House Price Comparison 2020 - 2022

Period	North Norfolk	England	East of England	Nationally
Apr-20	257,500	246,400	290,500	230,300
Mar-22	321,900	295,000	342,800	277,200
% Change	25	20	18	20



2.7 Contrary to the Mid-Year estimates produces following the previous census in 2011, which estimated the population to reach 105,167 by 2020, the census 2021 has reported the population in 2021 to be 103,000.

Summary

Table B: Summary of key indicators

Indicator	2020/2021	2021/2022
Additional Dwellings Granted Planning Permission (includes affordable units)	1108	536
Affordable units Completed	69	36
Total dwellings Completed	481	516
% development on previously developed land	13%	24%

2.8 A presentation will be made at the meeting, which will present further details.

2.9 The AMR will be published and available on the NNDC web site shortly.

3 Conclusion / Recommendation

3.8 It is a statutory require to produce and publish an Annual Monitoring Report
This report is for information only.

4 Legal Implications and Risk

4.8 Failure to publish would be a breach of the council's obligations under the requirements of the Planning and Compulsory Purchase Act 2004.

5 Financial Implications and Risks

5.1 None