

**Publication of Annual Monitoring Report 2022-23**

<b>Executive Summary</b>	This report provides an overview of the main development trends in the district for the period 2022-2023. It measures performance against local plan and corporate objectives.
<b>Options considered.</b>	No alternative options considered.
<b>Consultation(s)</b>	The production of the Annual Monitoring report is not subject to public consultation. The information included in the report is factual and is derived from a range of sources including site visits, published data and internal records.
<b>Recommendations</b>	That Members note the content of the report.
<b>Reasons for recommendations</b>	
<b>Background papers</b>	None

<b>Wards affected</b>	All
<b>Cabinet member(s)</b>	Cllr Andrew Brown: Portfolio Holder for Planning
<b>Contact Officer</b>	Rakesh Dholiwar

<b>Links to key documents:</b>	
Corporate Plan:	Effective planning policies are at the heart of many Corporate Plan objectives. The effectiveness of policies is monitored via the identification of key information, data and performance measures presented in the AMR.
Medium Term Financial Strategy (MTFS)	N/A
Council Policies & Strategies	Core Strategy and Site Allocations Development Plan Documents. Housing Strategy and new Local Plan.

<b>Corporate Governance:</b>	
Is this a key decision	No
Has the public interest test been applied	No
Details of any previous decision(s) on this matter	None

## **1. Introduction**

- 1.1 The Council is required to prepare and publish a Monitoring Report to assess 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 Council's website. The information contained within the report covers past trends for the period April 2022 to April 2023. 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, employment and the environment.
- 1.4 A framework of relevant indicators is included in the emerging new Local Plan. Monitoring will then be undertaken, covering the new policies to determine whether they have met the intended purpose.
- 1.5 In most cases, indicators are presented at a district wide level but where available, figures for parishes/wards are included. Where available, each report includes past performance to allow for comparison.
- 1.6 A brief summary of the headline information included within the Monitoring Report is reproduced in the following paragraphs. A short presentation will be made at the meeting.

## **2. Headline Results**

- 2.1 Both planning permissions granted, and dwellings completed fell well below target during the year. Adopted targets require the completion of around 400 dwellings per year which is set to increase to around 480 in the new Local Plan. Only 314 dwellings were completed during the year. The number of new planning permissions granted each year is extremely variable and is influenced heavily by the consenting of larger development proposals. At just 175 dwellings, 2022-23 is the lowest recorded total. This trend can be attributed to two significant factors, namely nutrient neutrality which has prevented the issue of new planning permission across much of the district (there are currently applications pending decision for around 1,400 dwellings), and the completion of developments on many of the larger development sites in the District. This position seems likely to persist for some time but will improve dramatically when the new Local Plan is adopted.
- 2.2 Around two thirds of the new dwellings provided had three or fewer bedrooms. Only 13 affordable dwellings were built.

- 2.3 Average house prices continued to increase whilst wages remained relatively static. The affordability ratio which compares average house prices with average household incomes now stands at 11.4, meaning that those on average household incomes require 11.4 times their income to purchase the average home.
- 2.4 A presentation will be made at the meeting, which will present further details.

**Table A: House Price Comparison 2020 - 2022**

<b>Period</b>	<b>North Norfolk</b>	<b>East of England</b>	<b>Nationally</b>
<b>Apr-20</b>	257,500	290,500	230,300
<b>Mar-22</b>	321,900	342,800	277,200
<b>Mar 2023</b>	325,500	351,898	285,009

### **3. Conclusion / Recommendations**

- 3.1 This report is for information only.

### **4. Legal Impacts and Risk**

- 4.1 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