

Five-Year Housing Land Supply Position (2025–2030)	
Executive Summary	This report sets out the Council's latest five-year housing land supply position as at 31 March 2025. Based on the standard method (2021 NPPF, transitional), the Council can demonstrate a 7.3 year supply. When assessed against the emerging Local Plan requirement, the supply is 7.0 years. Both figures confirm a deliverable supply well in excess of the minimum, ensuring full weight can be given to Local Plan policies in decision-making.
Options considered	There are no alternative options. The Council is required by national policy to monitor and publish its five-year housing land supply position annually.
Consultation(s)	No internal or external consultation has been necessary. The Five-Year Housing Land Supply Statement is a factual monitoring report prepared in accordance with national policy requirements.
Recommendations	<p>That Cabinet:</p> <ol style="list-style-type: none"> Notes the Council's five-year housing land supply position (7.3 years against the standard method; 7.0 years against the emerging Local Plan requirement). Agrees that the position statement be published and used in decision-making.
Reasons for recommendations	<ul style="list-style-type: none"> To comply with the requirement in the National Planning Policy Framework (NPPF) to identify and update annually a five-year supply of deliverable housing sites. To provide clarity and certainty for planning decision-making. To confirm that the Council is not subject to the NPPF's "presumption in favour of sustainable development" which applies where a five-year supply cannot be demonstrated.
Background papers	Five-Year Housing Land Supply Statement 2025–2030 (North Norfolk District Council, September 2025)

Wards affected	All
Cabinet member(s)	Cllr Andrew Brown
Contact Officer(s)	<p>Sarah Tudhope, Senior Planning Officer (author) sarah.tudhope@north-norfolk.gov.uk Iain Withington, Planning Policy Manager iain.withington@north-norfolk.gov.uk</p>

Links to key documents:

Corporate Plan:	The Five-Year Housing Land Supply Statement supports delivery of the Council's adopted and emerging Local Plans and the delivery of its housing priorities. It provides key evidence that the Council can demonstrate a sufficient supply of deliverable housing sites, which underpins the Local Plan's housing policies and helps manage growth in a planned and sustainable way in line with corporate and planning objectives.
Medium Term Financial Strategy (MTFS)	N/A
Council Policies & Strategies	Adopted Local Plan; Emerging Local Plan

Corporate Governance:	
Is this a key decision	No
Has the public interest test been applied	No
Details of any previous decision(s) on this matter	Publication of the five-year housing land supply position is an annual requirement of national planning policy and is reported through the Council's monitoring framework.

1. Purpose of the report.

- 1.1 The purpose of this report is to present Cabinet with the Council's five-year housing land supply (5YHLS) position as at 31 March 2025.
- 1.2 Cabinet is asked to note the position and agree publication of the statement for decision-making purposes.

2. Introduction & Background

- 2.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide at least five years' worth of housing against their housing requirement.
- 2.2 The Council has prepared an updated 5YHLS Statement (2025–2030), which sets out the requirement and deliverable supply of homes across the district.
- 2.3 The Statement shows that, based on the standard method for calculating Local Housing Need (LHN) set out in the 2021 NPPF (applied under transitional arrangements), the annual requirement is 536 dwellings per annum. With the required 5% buffer, this equates to 563 dwellings per annum (a five-year total requirement of 2,815 dwellings). On this basis, the Council can demonstrate a 7.3 year supply (a total deliverable supply of 4,107 as set out in Appendix 1 of

the 5YHLS report). For transparency, the position has also been measured against the emerging Local Plan requirement of 557 dwellings per annum (plus buffer), which confirms a 7.0 year supply.

- 2.4 The 2024 NPPF introduced a revised standard method which would generate a significantly higher requirement (of 932 dwellings per annum). However, because the emerging North Norfolk Local Plan was submitted for independent examination prior to September 2025, transitional arrangements apply, and the 2021 method remains the correct basis for the assessment.
- 2.5 This year's Statement updates the previous position (as set out in the 2024 publication), which confirmed that the Council could not demonstrate a five-year supply. The updated position now incorporates the site allocations from the emerging Local Plan. Given the advanced stage of examination, these allocations are afforded significant weight in decision-making. Their inclusion also constitutes the Council's Action Plan under the Housing Delivery Test, addressing the persistent under-delivery recorded over the preceding three years.
- 2.6 Once the new Local Plan is adopted (anticipated late 2025), the housing requirement in the Plan (557 dwellings per annum) will become the basis for assessing five-year supply. Under national policy, that requirement can be relied upon for a period of at least five years before reverting to calculating LHN through the use of the standard methodology. This means the Council will not be required to apply the revised standard method figure (of 932 dwellings per annum) during that period. It should be noted, however, that the continued application of a 5% buffer is not guaranteed. If the Council continues to fall short in the annual Housing Delivery Test, a 20% buffer is likely to be required. This would reduce the number of years of supply that can be demonstrated unless permissions and completions increase significantly.

3. Proposals and Options

- 3.1 It is proposed that Cabinet notes and endorses the Five-Year Housing Land Supply Statement (2025–2030) and agrees to its publication as a factual report forming part of the Council's evidence base.
- 3.2 Publication will provide clarity for Members, officers, applicants, and Inspectors when considering planning applications and appeals, and confirms that the Council is not subject to the “presumption in favour of sustainable development” under paragraph 11d of the NPPF and policy CC1 of the emerging Local Plan (2024-2040).
- 3.3 The alternative option would be not to publish the updated position. This would be contrary to national policy requirements and could significantly reduce the weight given to Local Plan housing policies in planning decisions, creating uncertainty, risk of speculative development proposals and undermine the introduction of the emerging Local Plan.

4. Corporate Priorities

- 4.1 Maintaining a deliverable supply of housing land is central to supporting the Local Plan and the Council's corporate priorities relating to sustainable growth, housing delivery, and community well-being.

5. Financial and Resource Implications

- 5.1 There are no financial or resource implications arising from this report. The preparation of the Five-Year Housing Land Supply Statement has been undertaken within existing Planning Policy budgets.

Comments from the S.151 Officer

There are no discernable financial implications from adopting the framework compliant land supply statement, whereas rejection may lead to undesirable applications and costs associated with appeals.

6. Legal Implications

- 6.1 The Council has a statutory requirement under the NPPF to identify and update annually a five-year supply of deliverable sites.
- 6.2 Failure to do so would reduce the weight that can be given to Local Plan housing policies and increase the risk of speculative planning applications.

Comments from the Monitoring Officer

LPAs are obliged to provide a five-year land supply for housing. This report highlights that the LPA can demonstrate this provision (and excess of this provision when using the methodology). If satisfied and endorsing the 'five year housing land supply statement' this will provide some certainty and avoid the 'presumption in favour of sustainable development' principle.

7. Risks

- 7.1 There are no risks associated with this report, as the Council can demonstrate a supply well in excess of the minimum five years required.

- 7.2 If the updated position were not published, this could lead to a lack of transparency and weaken the Council's position in defending planning decisions at appeal.

8. Net Zero Target

- 8.1 The Statement is a factual assessment of housing land supply and does not, in itself, generate new development proposals. By confirming that the Council can demonstrate a five-year supply, it supports the delivery of planned growth in line with the Local Plan's spatial strategy and its policy emphasis on Delivering Climate Resilient Sustainable Growth, which incorporates and promotes the principles of sustainable development. The report therefore has no direct negative implications for the Council's Net Zero Strategy and Action Plan.

9. Equality, Diversity & Inclusion

- 9.1 There are no direct equality, diversity or inclusion implications arising from this report.

10. Community Safety issues

- 10.1 There are no community safety issues arising from this report.

11. Conclusion and Recommendations

- 11.1 The Council's latest monitoring confirms a deliverable supply of 4,107 dwellings, equivalent to 7.3 years against the standard method requirement and 7.0 years against the emerging Local Plan requirement, as set out in the attached report.
- 11.2 Cabinet is asked to note the position and agree its publication.

Recommendations

That Cabinet:

- 1. Notes the Council's five-year housing land supply position (7.3 years against the standard method; 7.0 years against the emerging Local Plan requirement).**
- 2. Agrees that the position statement be published and used in decision-making.**

Appendix 1 - Five-Year Housing Land Supply Statement 2025–2030 (North Norfolk District Council, September 2025)