



Norfolk County Council

Norfolk Housing Monitoring Report 2021-2022

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Introduction

Background to the report

The Norfolk housing monitoring report brings together housing data published by each local planning authority (LPA) across Norfolk in their annual monitoring reports. These LPAs are Breckland District Council, Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council and South Norfolk Council.

Broadland, Norwich and South Norfolk work together (Norfolk County Council is also a partner) to produce the Greater Norwich Joint Core Strategy (JCS). The three councils have individual profiles in this report in addition to a profile for the JCS as a whole.

Data Included

This report includes the following data sets:

- Net dwelling completions from April 1st 2001 to 31st March 2022
- Affordable dwelling completions from April 1st 2020 to 31st March 2022
- The percentage target for affordable dwelling completions
- The average annual completions in the local plan period
- The local plan average annual completion target
- The local housing need figure

The evidence gathered in this report is based on adopted local plans, annual monitoring reports, and five-year housing land supply data. The five-year housing land supply data is used for the projected dwelling completion data.

Historically this report used the local plan targets and residual local plan average targets to compare the number of annual dwelling completions against. The methodology changed in 2019 and the local housing need (LHN) figure is now used to identify the minimum annual housing need.

The local plan period varies across Norfolk planning authorities, as a result, dwelling completions and projections for the whole of Norfolk are only comparable between 2013/14 and 2025/26.

It should also be noted that some of the LPA local plans are currently under review, therefore, in future iterations of the report some of the data will be altered as the emerging local plans are adopted.

Norfolk Completions Map

Figure 1 Norfolk Completions 2021/22 Map

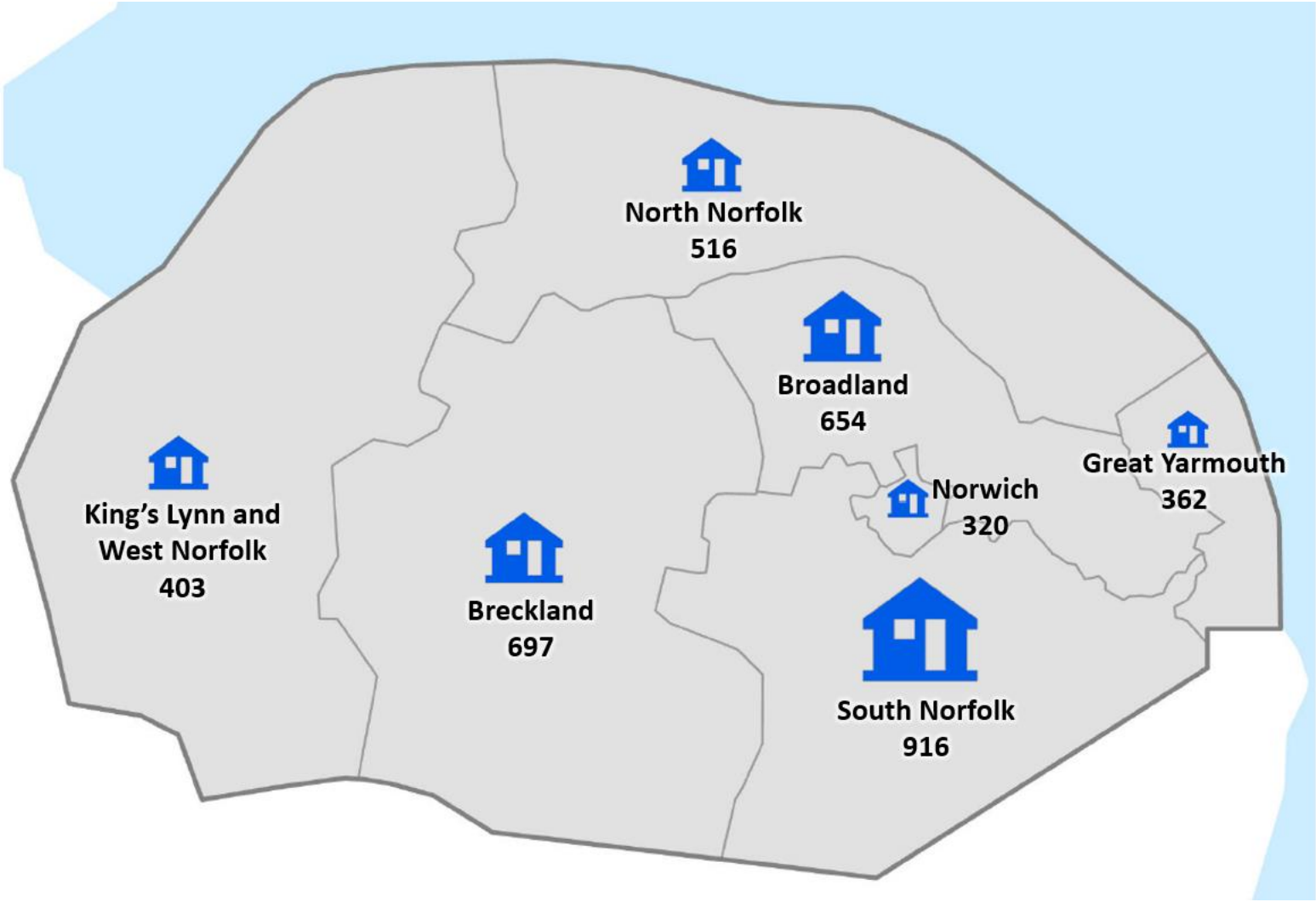
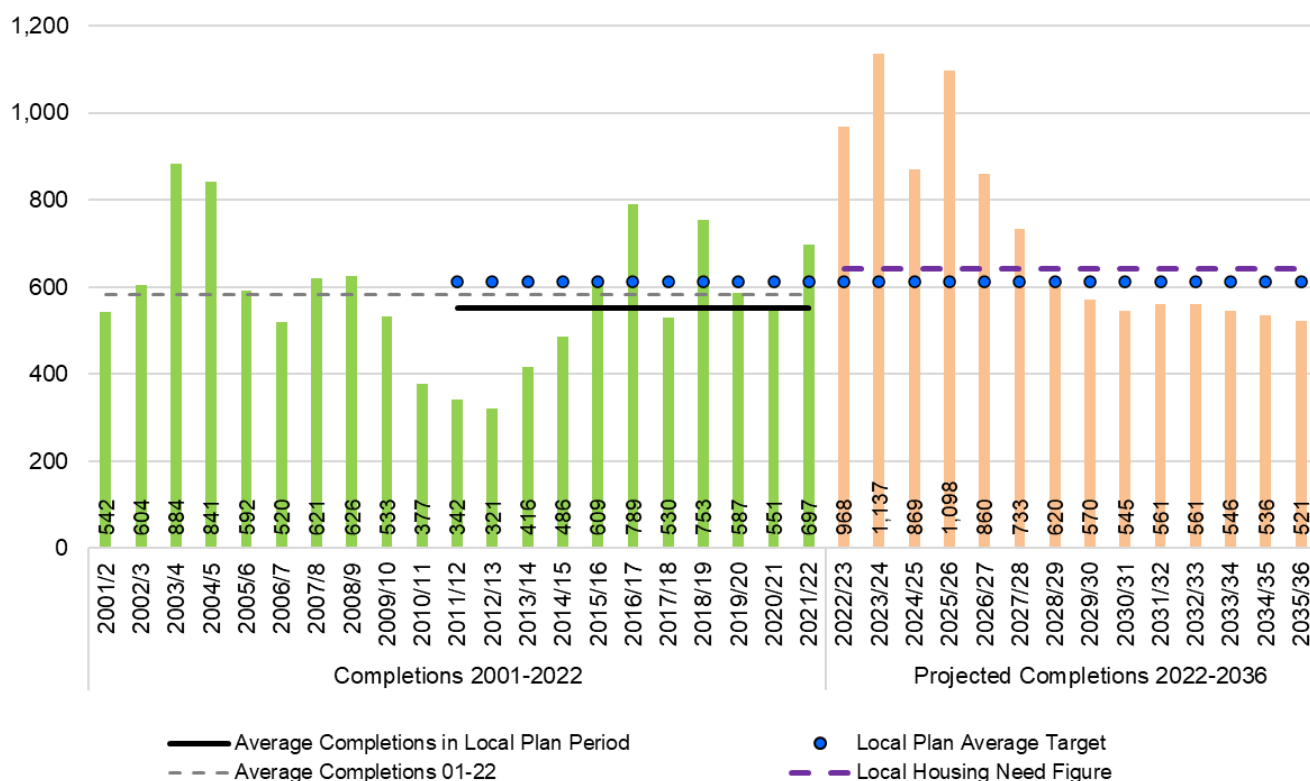


Figure 1 displays the dwelling completions for 2021/22 by each LPA. In total 3,868 dwellings were completed across Norfolk in 2021/22.

Breckland

Local Plan Period 2011-2036

Figure 2 Breckland Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	697	Average Completion Target	612
Affordable Completions (21/22)	152	Not applicable	No Data
Affordable Completions % (21/22)	22%	Affordable Target %	25% ¹
Average Annual Completions (11-22)	553	Local Housing Need Figure	643

The Breckland local plan period is 2011-2036. The Local Plan Target is to build 15,298 dwellings, of which 6,081 have been completed.

The Local Housing Need (LHN) figure for Breckland is 643. The annual average for completions is 553 which is 90 below the LHN figure.

The total completions for Breckland in 2021/22 was 697. A total of 152 of which were affordable. Affordable completions represented 22% of all completions for Breckland in 2021/22

Completions in the previous year were 551. 2021/22 saw an increase of 146 completions, which is an increase of 26%.

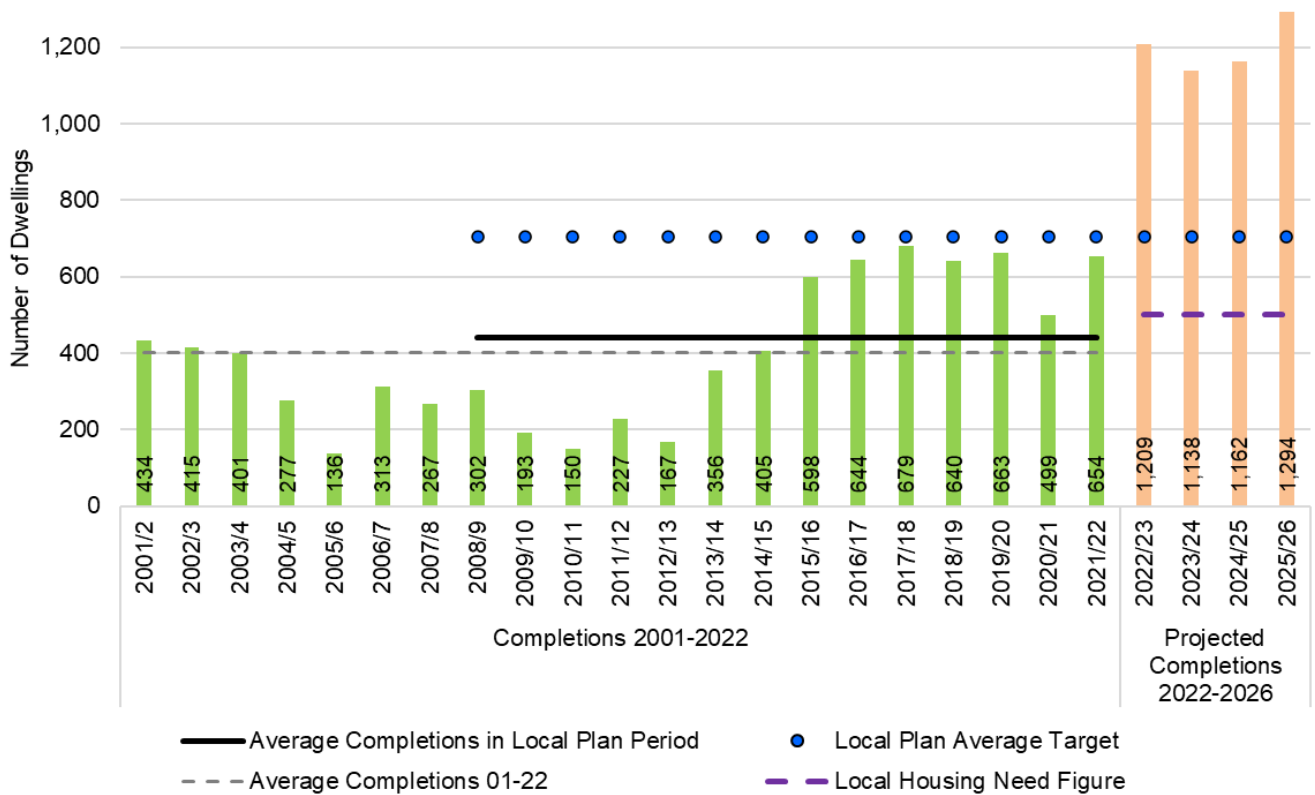
Affordable completions in the previous year were 57. 2021/22 saw an increase of 95 affordable completions, which is an increase of 167%.

¹ Applicable on qualifying developments.

Broadland²

Local Plan Period 2008-2026

Figure 3 Broadland Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	654	Average Completion Target	706
Affordable Completions (21/22)	177	Not applicable	No Data
Affordable Completions % (21/22)	27%	Affordable Target %	20-33% ³
Average Annual Completions (08-22)	401	Local Housing Need Figure	501

The JCS local plan period is 2008-2026. The Broadland part of the JCS target is to build 12,704 dwellings, of which 6,177 have been completed.

The Local Housing Need (LHN) figure for Broadland is 501. The annual average for completions is 401 which is 100 below the LHN figure.

The total completions for Broadland in 2021/22 was 654. A total of 177 of which were affordable. Affordable completions represented 27% of all completions for Broadland in 2021/22

Completions in the previous year were 499. 2021/22 saw an increase of 155 completions, which is an increase of 31%.

Affordable completions in the previous year were 165. 2021/22 saw an increase of 12 affordable completions, which is an increase of 7%.

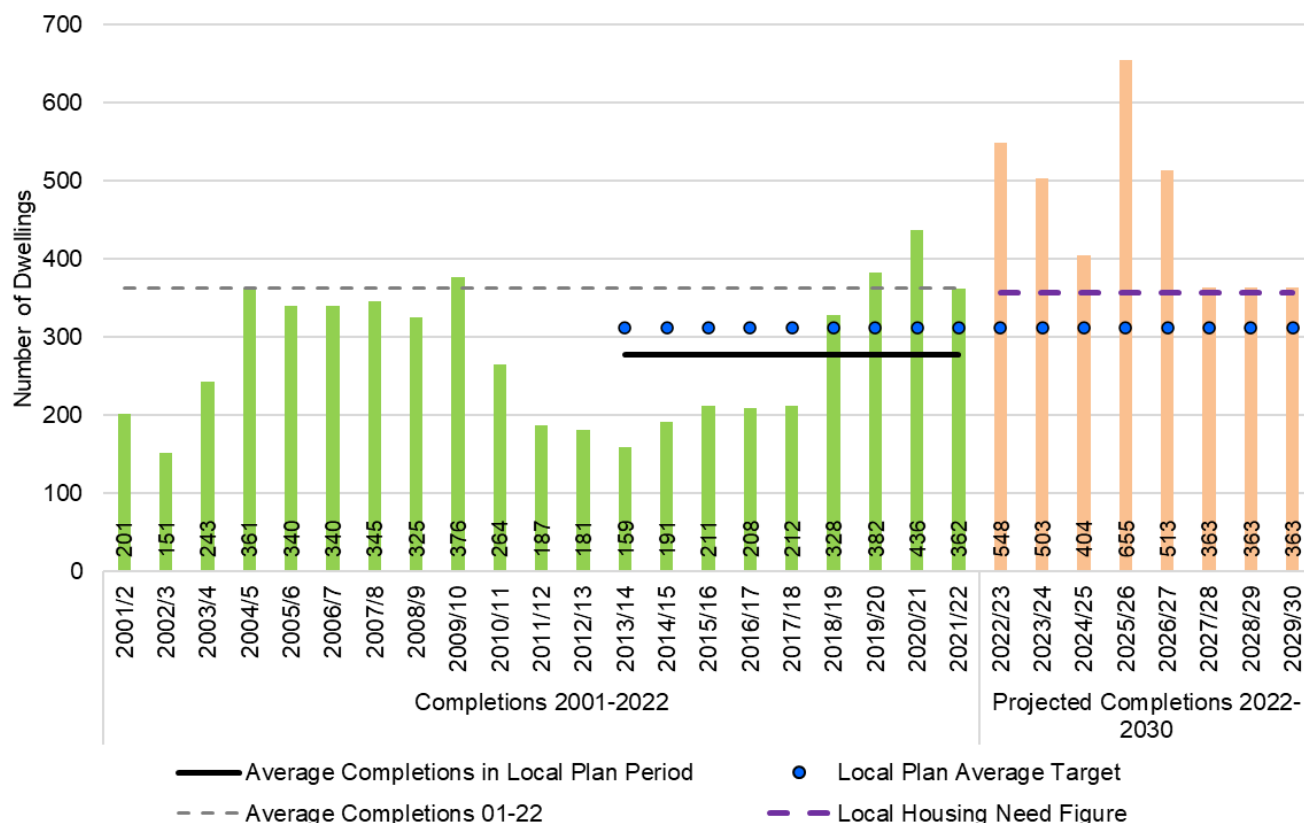
² Due to the impact of nutrient neutrality on housing delivery, resulting in uncertainty around housing projections, no five-year land supply is available for the Greater Norwich area this year. Therefore, this report will rely on the 2020/2021 projection data for Broadland, Norwich, and South Norfolk. Due to this, these data may not accurately reflect actual projections.

³ Variable depending upon the site.

Great Yarmouth

Local Plan Period 2013-2030

Figure 4 Great Yarmouth Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	362	Average Completion Target	312
Affordable Completions (21/22)	64	Not applicable	No Data
Affordable Completions % (21/22)	18%	Affordable Target %	10%-20% ⁴
Average Annual Completions (08-22)	277	Local Housing Need Figure	357

The Great Yarmouth local plan period is 2013-2030. The Local Plan Target is to build 5,303 dwellings, of which 2,489 have been completed.

The Local Housing Need (LHN) figure for Great Yarmouth is 357. The annual average for completions is 277 which is 80 below the LHN figure.

The total completions for Great Yarmouth in 2021/22 was 362. A total of 64 of which were affordable. Affordable completions represented 18% of all completions for Great Yarmouth in 2021/22

Completions in the previous year were 436. 2021/22 saw a decrease of 74 completions, which is a decrease of 17%.

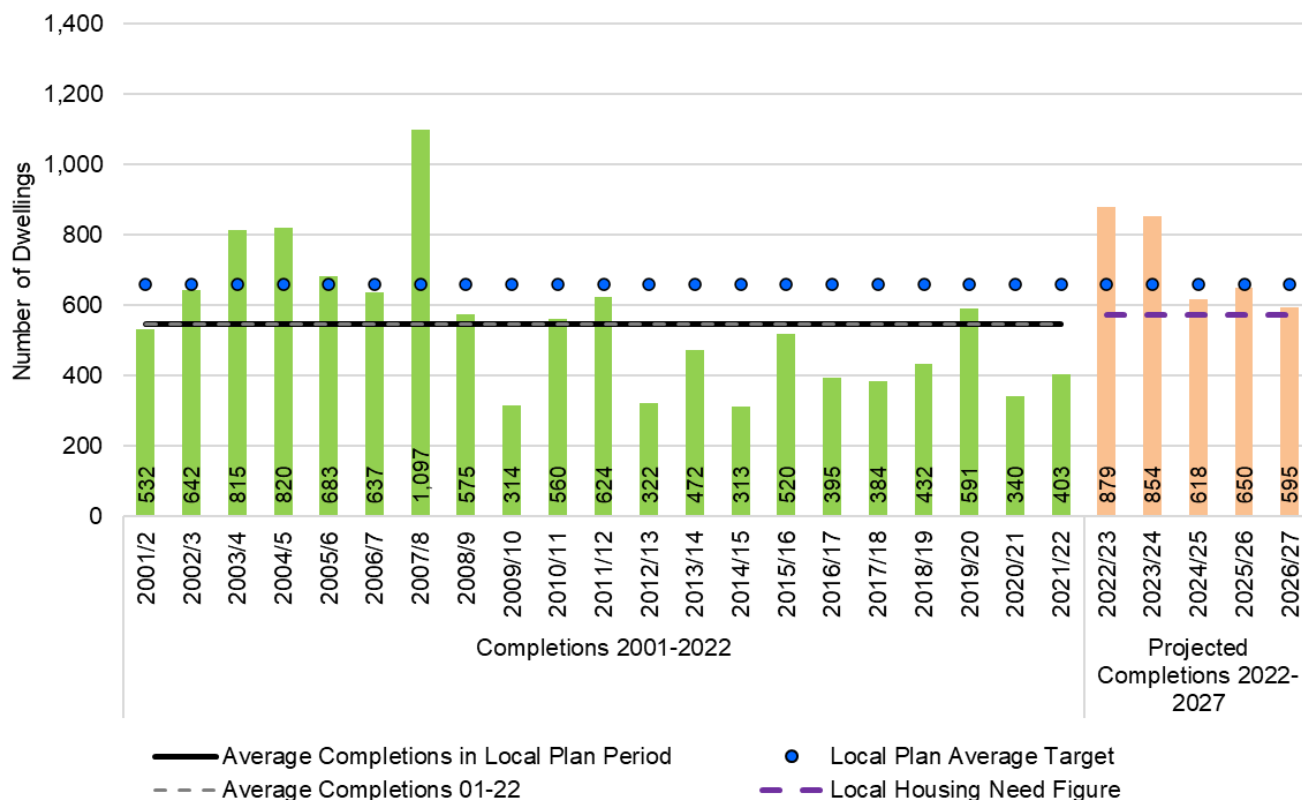
Affordable completions in the previous year were 77. 2021/22 saw a decrease of 13 affordable completions, which is a decrease of 17%.

⁴ Variable depending upon the area, for further details refer to the local plan.

King's Lynn and West Norfolk

Local Plan Period 2001-2026

Figure 5 King's Lynn and West Norfolk Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	403	Average Completion Target	660
Affordable Completions (21/22)	49	Not applicable	No Data
Affordable Completions % (21/22)	12%	Affordable Target %	15%-20% ⁵
Average Annual Completions (21/22)	546	Local Housing Need Figure	571

The King's Lynn West Norfolk local plan period is 2001-2026. The Local Plan Target is to build 16,500 dwellings, of which 11,471 have been completed.

The Local Housing Need (LHN) figure for King's Lynn West Norfolk is 571. The annual average for completions is 546 which is 25 below the LHN figure.

The total completions for King's Lynn West Norfolk in 2021/22 was 403. A total of 49 of which were affordable. Affordable completions represented 12% of all completions for King's Lynn West Norfolk in 2021/22

Completions in the previous year were 340. 2021/22 saw an increase of 63 completions, which is an increase of 19%.

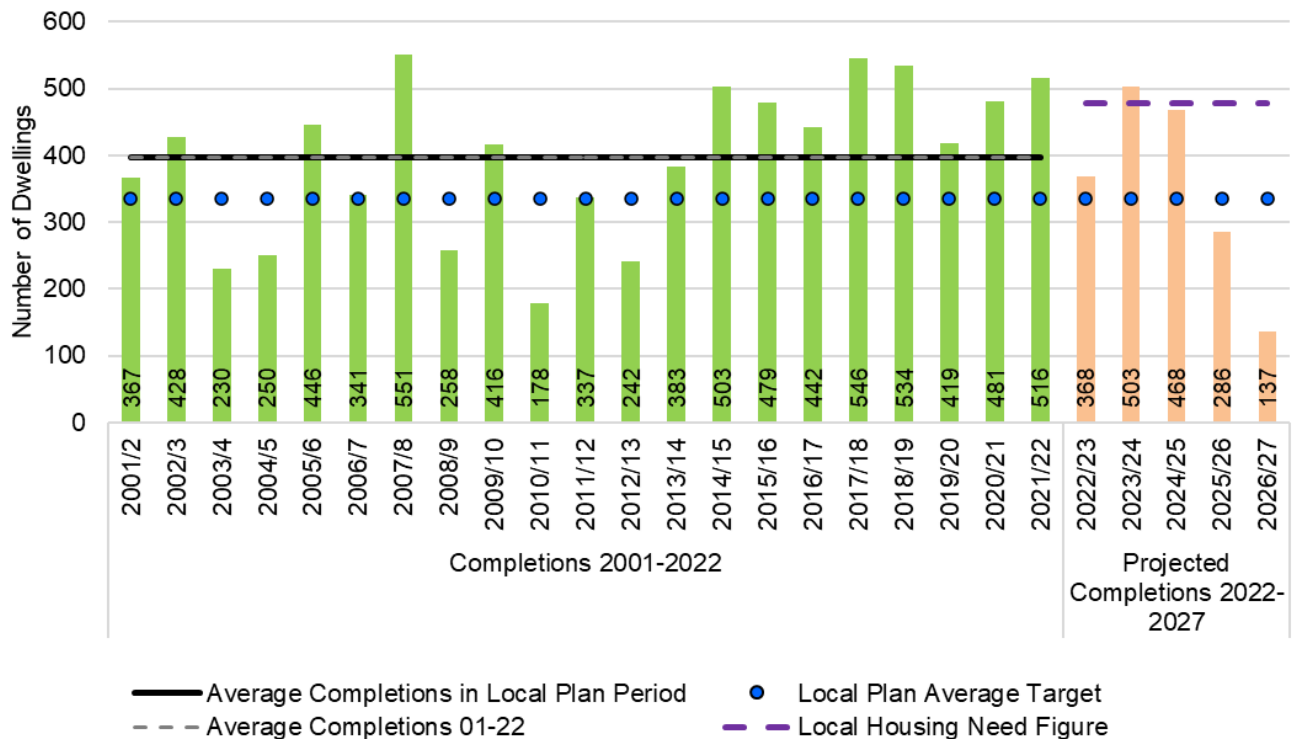
Affordable completions in the previous year were 49.

⁵ Variable depending upon the area, for further details refer to the local plan.

North Norfolk

Local Plan Period 2001-2021

Figure 6 North Norfolk Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	516	Average Completion Target	334
Affordable Completions (21/22)	36	Not applicable	No Data
Affordable Completions % (21/22)	7%	Affordable Target %	45-50% ⁶
Average Annual Completions (01-22)	397	Local Housing Need Figure	479

The North Norfolk local plan period is 2001-2025. The Local Plan Target is to build 8,025 dwellings, of which 8,347 have been completed.

The Local Housing Need (LHN) figure for North Norfolk is 479. The annual average for completions is 397 which is 82 below the LHN figure.

The total completions for North Norfolk in 2021/22 was 516. A total of 36 of which were affordable. Affordable completions represented 7% of all completions for North Norfolk in 2021/22

Completions in the previous year were 481. 2021/22 saw an increase of 35 completions, which is an increase of 7%.

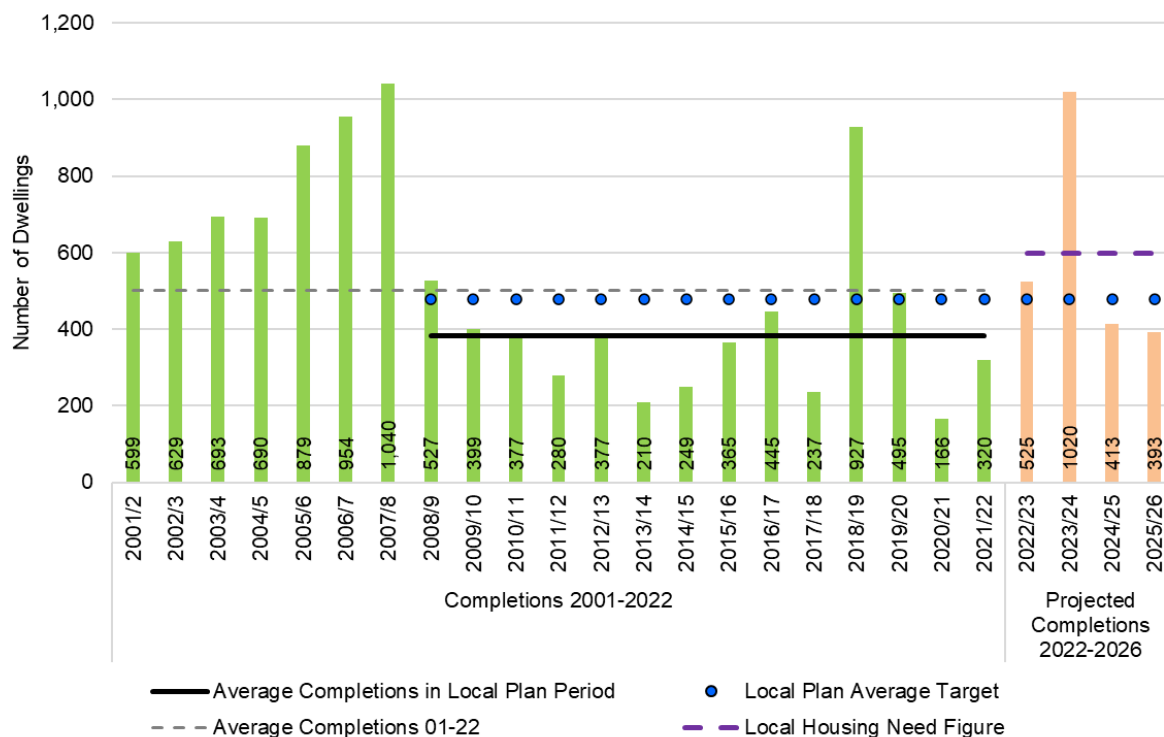
Affordable completions in the previous year were 84. 2021/22 saw a decrease of 48 affordable completions, which is a decrease of 57%.

⁶ Variable depending upon the site.

Norwich⁷

Local Plan Period 2008-2026

Figure 7 Norwich Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	320	Average Completion Target	477
Affordable Completions (21/22)	64	Not applicable	No Data
Affordable Completions % (21/22)	20%	Affordable Target %	20-33% ⁸
Average Annual Completions (08-22)	384	Local Housing Need Figure	599

The JCS period is 2008-2026. The Norwich target of the JCS is to build 8,592 dwellings, of which 5,374 have been completed.

The Local Housing Need (LHN) figure for Norwich is 599. The annual average for completions is 384 which is 215 below the LHN figure.

The total completions for Norwich in 2021/22 was 320. A total of 64 of which were affordable. Affordable completions represented 20% of all completions for Norwich in 2021/22

Completions in the previous year were 166. 2021/22 saw an increase of 154 completions, which is an increase of 93%.

Affordable completions in the previous year were 20. 2021/22 saw an increase of 44 affordable completions, which is an increase of 220%.

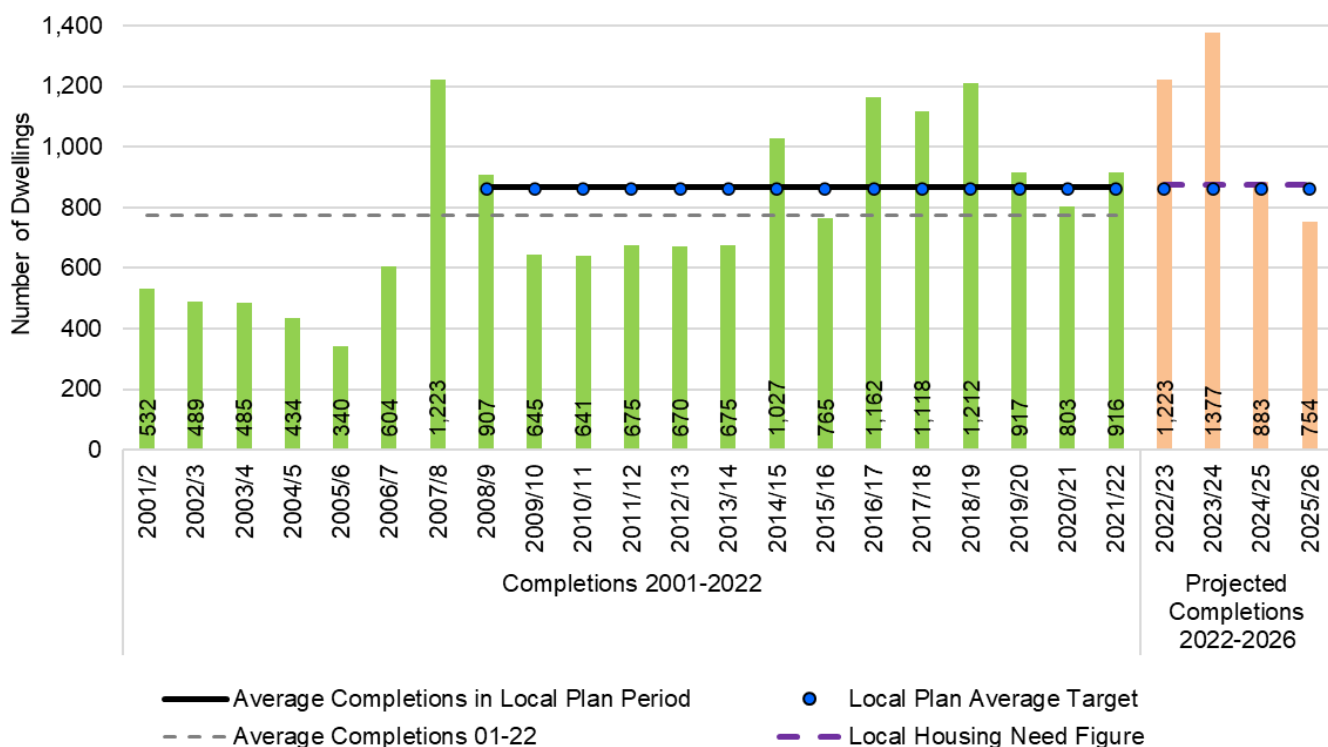
⁷ Due to the impact of nutrient neutrality on housing delivery, resulting in uncertainty around housing projections, no five-year land supply is available for the Greater Norwich area this year. Therefore, this report will rely on the 2020/2021 projection data for Broadland, Norwich, and South Norfolk. Due to this, these data may not accurately reflect actual projections.

⁸ Variable depending upon the site.

South Norfolk⁹

Local Plan Period 2008-2026

Figure 8 South Norfolk Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	916	Average Completion Target	862
Affordable Completions (21/22)	147	Not applicable	No Data
Affordable Completions % (21/22)	16%	Affordable Target %	20-33% ¹⁰
Average Annual Completions (08-22)	867	Local Housing Need Figure	873

The JCS local plan period is 2008-2026. The South Norfolk JCS target is to build 15,524 dwellings, of which 12,133 have been completed.

The Local Housing Need (LHN) figure for South Norfolk is 873. The annual average for completions is 867 which is 6 below the LHN figure.

The total completions for South Norfolk in 2021/22 was 916. A total of 147 of which were affordable. Affordable completions represented 16% of all completions for South Norfolk in 2021/22

Completions in the previous year were 803. 2021/22 saw an increase of 113 completions, which is an increase of 14%.

Affordable completions in the previous year were 129. 2021/22 saw an increase of 18 affordable completions, which is an increase of 14%.

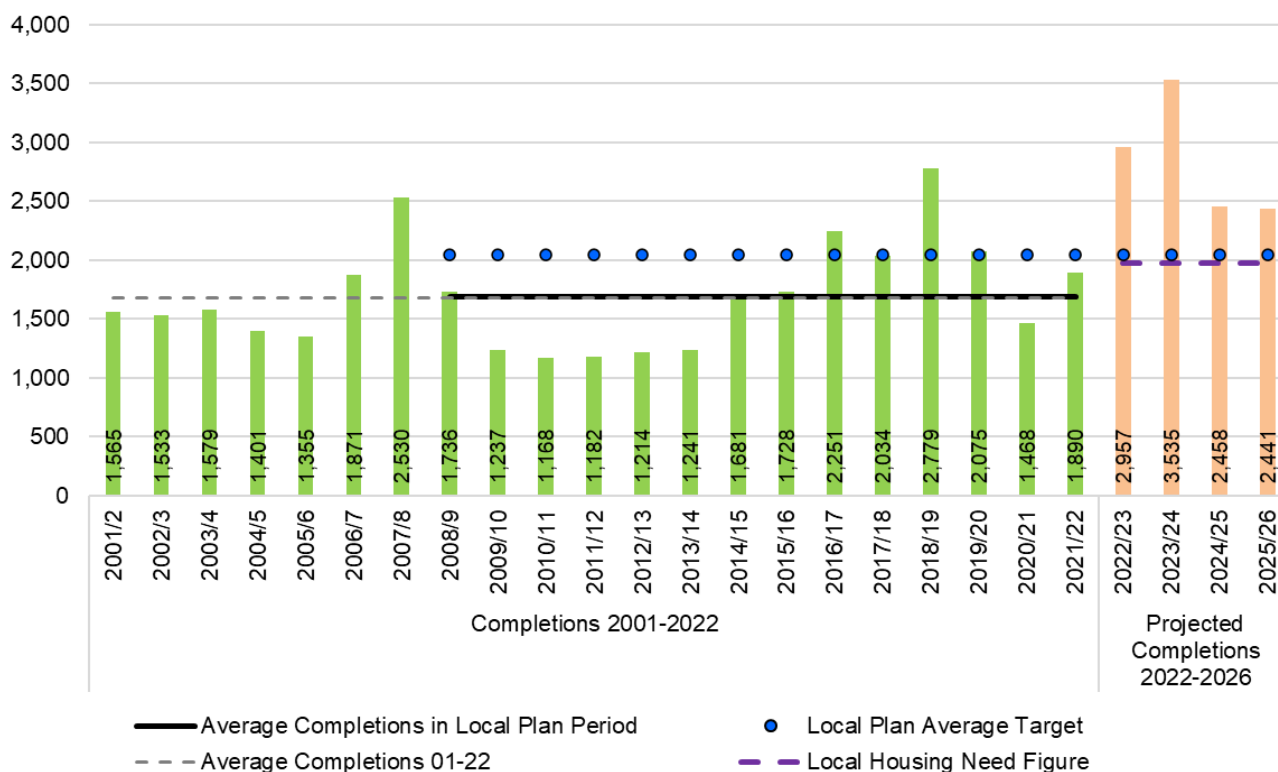
⁹ Due to the impact of nutrient neutrality on housing delivery, resulting in uncertainty around housing projections, no five-year land supply is available for the Greater Norwich area this year. Therefore, this report will rely on the 2020/2021 projection data for Broadland, Norwich, and South Norfolk. Due to this, these data may not accurately reflect actual projections.

¹⁰ Variable depending upon the site.

The Greater Norwich Joint Core Strategy

Local Plan Period 2008-2026 - Broadland, Norwich, and South Norfolk

Figure 9 Greater Norwich Dwelling Completions and Projections¹¹



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	1,890	Average Completion Target	2,046
Affordable Completions (21/22)	388	Not applicable	No Data
Affordable Completions % (21/22)	21%	Affordable Target %	20-33% ¹²
Average Annual Completions (08-22)	1,692	Local Housing Need Figure	1,973

The JCS period is 2008-2026. The Local Plan Target is to build 36,820 dwellings, of which 23,684 have been completed.

The cumulative JCS Local Housing Need (LHN) figure is 1,973. The annual average for completions is 1,692 which is 281 below the LHN figure.

The total completions for the JCS in 2021/22 was 1,890. A total of 388 of which were affordable. Affordable completions represented 21% of all completions for JCS in 2021/22

Completions in the previous year were 1,468. 2021/22 saw an increase of 422 completions, which is an increase of 29%.

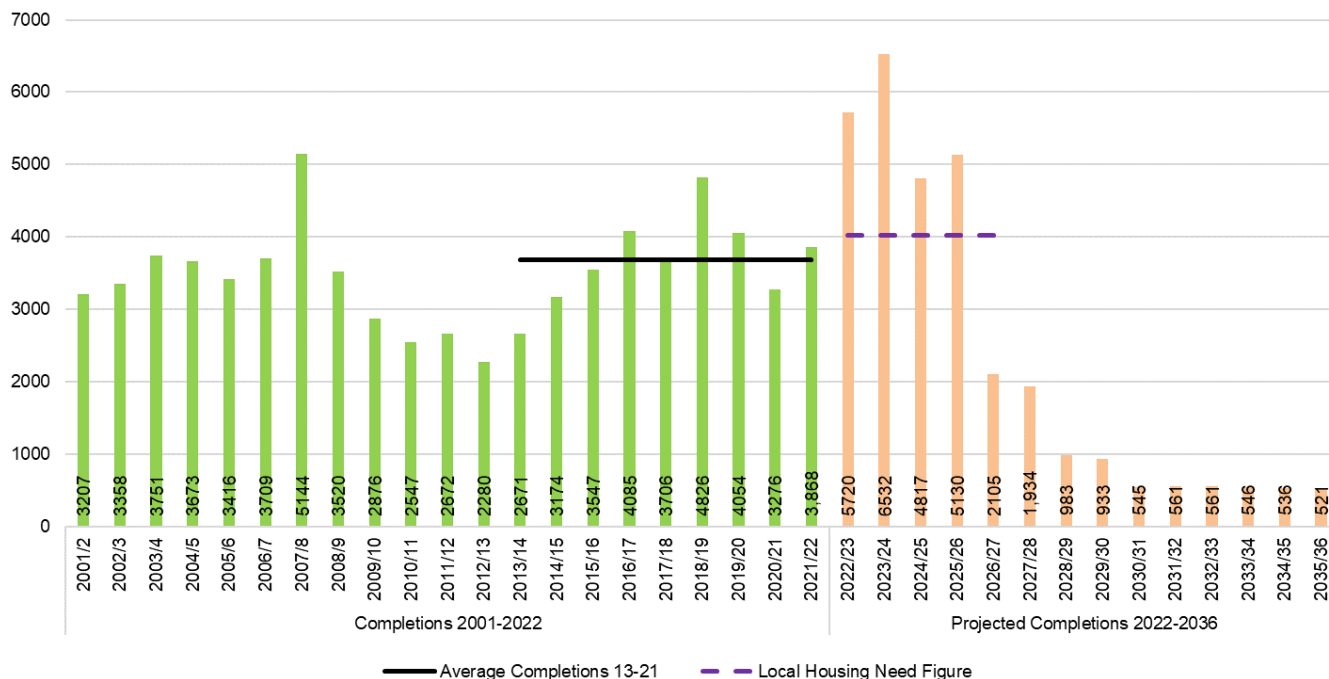
Affordable completions in the previous year were 566. 2021/22 saw a decrease of 178 affordable completions, which is a decrease of 31%.

¹¹ Due to the impact of nutrient neutrality on housing delivery, resulting in uncertainty around housing projections, no five-year land supply is available for the Greater Norwich area this year. Therefore, this report will rely on the 2020/2021 projection data for Broadland, Norwich, and South Norfolk. Due to this, these data may not accurately reflect actual projections.

¹² Variable depending upon the site.

Norfolk Cumulative Data Analysis

Figure 10 Norfolk Dwelling Completions and Projections



Completions	Data	Annual Average Target	Data
Net Completions (21/22)	3,868	Average Completion Target	3,964
Affordable Completions (21/22)	689	Not applicable	No Data
Affordable Completions % (21/22)	18%	Affordable Target %	Not applicable
Average Annual Completions (13-22) ¹³	3,690	Local Housing Need Figure	4,023

Across Norfolk existing local plan targets are to build 81,946 dwellings, currently 52,072 dwellings have been completed since the current local plans were adopted.

The cumulative Local Housing Need (LHN) figure for Norfolk is 4,023 dwelling completions per year, on average 3,690 have been completed per year.

The total completions for Norfolk in 2021/22 was 3,868. A total of 689 of which were affordable. Affordable completions represented 18% of all completions in Norfolk in 2021/22.

Completions in the previous year were 3,276. 2021/22 saw an increase in 592, which is an increase of 18%.

Affordable completions in the previous year were 581. 2021/22 saw an increase of 108 affordable completions which is an increase of 19%.

¹³ Norfolk Completions are only comparable between 2013/14 and 2025/26 as this is the only time period that all the local plans in Norfolk are aligned.

Norfolk Cumulative Net and Affordable Dwelling Completions

Figure 11 Five Year Net Dwelling Completion Figures

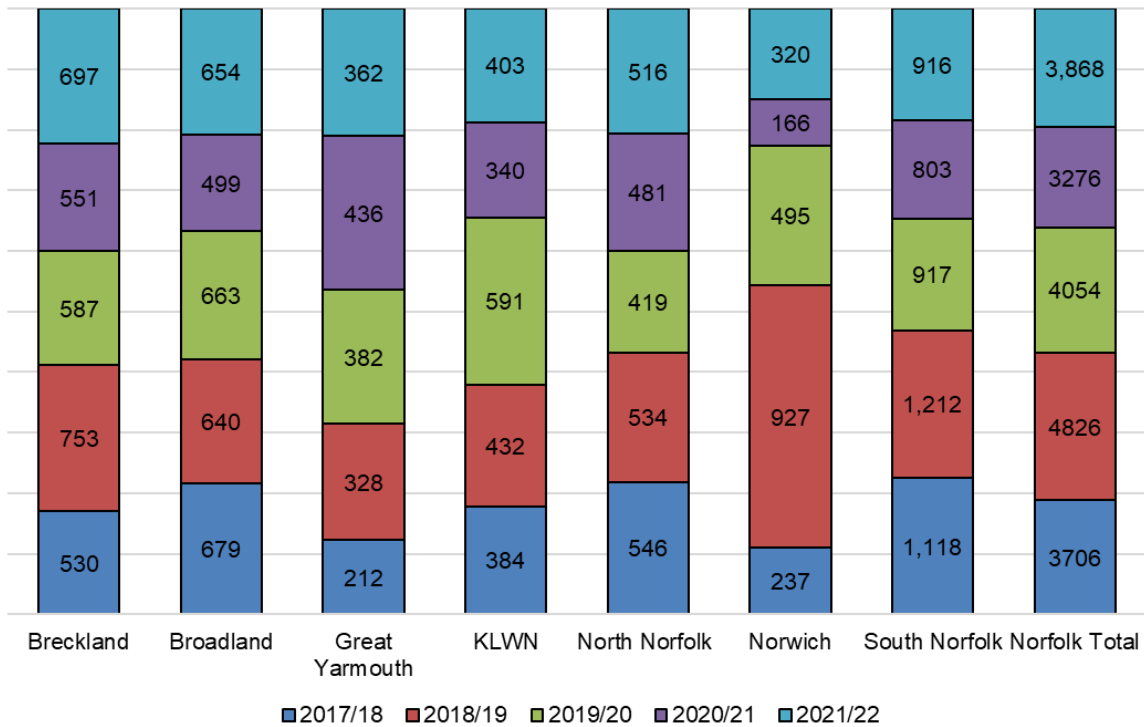


Figure 11 displays the net dwelling completions across Norfolk over the past five years. Historically South Norfolk has delivered the most dwelling completions. The largest increase in dwelling completions, since 2021/22, was delivered in Norwich (93% increase).

Figure 12 Five Year Affordable Dwelling Completion Figures

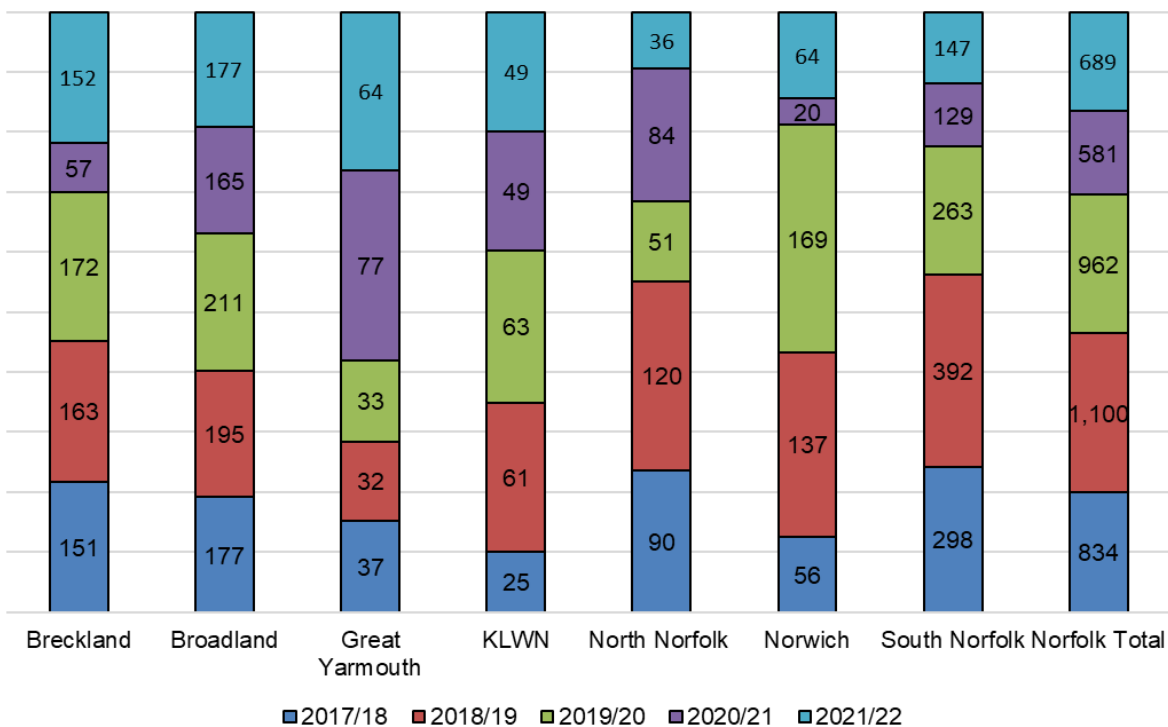


Figure 12 displays the affordable dwelling completions across Norfolk over the past five years. The largest increase in affordable dwelling completions was in Breckland (167% increase).

Glossary

Affordable dwelling - Housing for sale or rent, for those whose needs are not met by the market. Including affordable housing for rent, discounted market sales housing, and other affordable routes to home ownership.

Annual Monitoring Report - An annual report that reviews the progress made toward the targets set out in the local plan, covering the period from April 1st until March 31st.

Dwelling - A house, flat or another place of residence.

Joint Core Strategy (JCS) - A combined local plan produced by Broadland, Norwich, and South Norfolk.

Local Housing Need (LHN) - The LHN figure is derived from a calculation that includes projected household growth, affordability, the local plan housing projections.

Local plan average target - The overall target for the local plan period divided by the total number of years of the plan.

Market dwelling - A dwelling built for the general market including owner-occupied and privately rented dwellings.

Net Completion - The total number of completions including affordable and market dwellings.

Plan Period - The period of the time the local plan covers.

Projected annual average - The number of completions expected per year from 2021 until the end of the plan period, divided by the number of years remaining in the local plan period.

Projected completion - The expected number of completions from 2020 until the end of the plan period, data collected from LPA 5-year land supply report.

District Council Documents

Breckland District Council [Local Plan](#) and [Annual Monitoring Report](#)¹⁴

Great Yarmouth Borough Council [Local Plan](#) and [Annual Monitoring Report](#)

North Norfolk District Council [Local Plan](#) and [Annual Monitoring Report](#)

The Borough Council of King's Lynn and West Norfolk [Local Plan](#) and [Annual Monitoring Report](#)¹⁵

The Joint Core Strategy (Broadland, Norwich and South Norfolk) [Joint Core Strategy](#) and [Annual Monitoring Report](#)¹⁶

¹⁴ 2021/22 report yet to be published.

¹⁵ 2021/22 report yet to be published.

¹⁶ 2021/22 report yet to be published.

Norfolk County Council exists to represent and serve the people of Norfolk; to contribute to the County's growth and prosperity and make Norfolk a great place to live and work.

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