



Housing Land Supply Topic Paper

For the examination into the Local Plan for the Broads

May 2026

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1. Introduction

On 24 April 2026, the Inspectors asked for a Topic Paper to cover the following information:

- a. We would therefore be grateful if the Authority could provide up to date evidence in respect of housing land supply in a topic paper. The evidence should firstly include housing land supply data as of April 2026 (or the most up to date data available), comprising sufficient information for us to determine whether the listed sites which make up housing land supply would meet the definition of deliverable as set out in the NPPF. We include our suggested format for this information in Appendix 1.
- b. We also ask that the Authority provides an updated housing trajectory as per paragraph 78 of the NPPF.
- c. Additionally, the Authority should provide an up to date calculation of housing land supply for the plan period as a whole, including as appropriate, evidence as to why sites which are not considered to be deliverable, are considered to be developable as per the NPPF definition.
- d. Furthermore, we require the Authority to provide details of expected completions for 2026/27, as well as details of completions before that within the plan period.
- e. Five year land supply statement – to reflect the current Local Plan.

This Topic Paper seeks to address these requests for information.

2. Task A – sites with planning permission

‘The evidence should firstly include housing land supply data as of April 2026 (or the most up to date data available), comprising sufficient information for us to determine whether the listed sites which make up housing land supply would meet the definition of deliverable as set out in the NPPF. We include our suggested format for this information in Appendix 1’.

Please note that the following table includes all extant permissions, including those permitted before April 2021.

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Site name	BA/2018/0007/FUL				
Local plan ref	Not allocated.				
Total capacity	2 holiday homes				
Plan period completions	Commenced. Owners unable to confirm when will be completed.				
Five year completions	Unknown				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	?	?	?	?	?

Site name	BA/2021/0145/FUL				
Local plan ref	Not allocated.				
Total capacity	3 holiday homes				
Plan period completions	3. Owners say will be completed by end of 2028				
Five year completions	3				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions		3			

Site name	BA/2021/0417/FUL				
Local plan ref	Not allocated.				
Total capacity	1 holiday home				
Plan period completions	1. Commenced. Likely to be completed by end of 2027				
Five year completions	1				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	1				

Site name	BA/2020/0408/FUL				
Local plan ref	Not allocated.				
Total capacity	1 dwelling				
Plan period completions	Commenced. Owners unable to confirm when will be completed.				

Five year completions	Unknown				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	?	?	?	?	?

Site name	BA/2018/0279/FUL				
Local plan ref	Not allocated.				
Total capacity	2 holiday homes				
Plan period completions	2. One has been completed. Owners unable to confirm when the other will be completed.				
Five year completions	Unknown				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	?	?	?	?	?

Site name	BA/2019/0118/FUL BA/2025/0114/COND. BA/2020/0053/FUL				
Local plan ref	PUBGTY1				
Total capacity	9 dwellings				
Plan period completions	6. 3 of the 9 have been completed to date. Unknown timings for completions of the remainder of the scheme (which also includes residential moorings).				
Five year completions	Unknown				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	?	?	?	?	?

Site name	BA/2020/0259/FUL				
Local plan ref	Not allocated.				
Total capacity	1 dwelling				
Plan period completions	1				
Five year completions	1				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions			1		

Site name	BA/2023/0171/FUL				
Local plan ref	Not allocated				
Total capacity	3 additional care home rooms				
Plan period completions	Not started and owner not able to say when will be completed.				
Five year completions	Unknown				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	?	?	?	?	?

Site name	BA/2024/0139/FUL				
Local plan ref	Not allocated				
Total capacity	4 holiday homes				
Plan period completions	4				
Five year completions	4				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions			4		

Site name	BA/2025/0077/FUL				
Local plan ref	Not allocated				
Total capacity	3 dwellings				
Plan period completions	Owner says likely to commence 2027, but unable to say when will be completed.				
Five year completions	Unknown				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions	?	?	?	?	?

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name	BA/2012/0271/FUL				
Local plan ref	PUBOUL2				
Total capacity	76 dwellings				
Plan period completions	76 dwellings				
Five year completions	15 dwellings				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions			15		

Developers' delivery intentions including anticipated start and build out rates

Each year, the developer provides details in the form of a survey to East Suffolk Council who summarise and pass on the information to us – the information provided in November 2025 stated 15 dwellings 29/30 and 61 dwellings after April 2030 (which was beyond the 5 year timeline for last monitoring year). In November 2025 East Suffolk also provided this information:

The site has permission, and the landowners Housing Land Supply questionnaire response states work is ongoing, with the first completions expected in year 5 with the remainder outside of the 5-year period. This represents a slower rate of delivery compared to the previous Housing Land Supply, but the delivery still appears reasonable meaning it is anticipated that delivery will begin in year 5 with the remainder delivering outside the 5 years.

Please note that 15 dwellings has been places in year 3 of the above table, which was year 5 on the survey information provided by the developer. It is noted that the dates in the proforma provided by the Inspector do not include 2026/27. It is presumed that the 61 dwellings would be after the five year period and so are not included in the above table.

Current planning status and progress towards the submission of an application

Permitted.
Progress with site assessment work Have undertaken contaminated land remediation.
Site viability Scheme is permitted.
Availability: ownership, any existing uses, etc Scheme is permitted. Buildings demolished. Have undertaken contaminated land remediation.
Infrastructure provision No further work other than demolition and remediation have been undertaken as yet.

Site name	BA/2017/0103/OUT BA/2017/0487/COND				
Local plan ref	PUBTHU1				
Total capacity	6 dwellings 10 holiday homes				
Plan period completions	6 dwellings 10 holiday homes (please note that 12 of the 16 have been completed to date, since April 2021)				
Five year completions	4: 12 of the 16 have been completed to date.				
	2027/28	2028/29	2029/30	2030/31	2031/32
Completions		4			

3. Task B – updated housing trajectory

We also ask that the Authority provides an updated housing trajectory as per paragraph 78 of the NPPF.

The updated trajectory is included at [Appendix 1](#).

Please note the following:

- The trajectory for PUBOUL2 dwellings outside of the next five years (61 dwellings) is split equally across 4 years. This is an estimation as the applicant has indicated 61 dwellings to be delivered after the 5-year period.
- The schemes included in section 2 that do not have a known completion date have not been included in the trajectory.

4. Task C – five year land supply – emerging local plan

Additionally, the Authority should provide an up to date calculation of housing land supply for the plan period as a whole, including as appropriate, evidence as to why sites which are

not considered to be deliverable, are considered to be developable as per the NPPF definition.

The Local Plan for the Broads does not allocate any new sites for housing. Three calls for sites did not result in any residential sites suitable or appropriate for allocation. The housing need for the Broads is part of our district's need and not additional to. Through the Duty to Cooperate, it has been agreed that all of our districts will meet our housing need (which is already part of their housing need). As such, the housing requirement as set out in the emerging Local Plan for the Broads is zero. A five year land supply statement for the Local Plan for the Broads has not been produced because the requirement is zero.

5. Task D – completions

Furthermore, we require the Authority to provide details of expected completions for 2026/27, as well as details of completions before that within the plan period.

As shown in the tables in section 2, there are no completions identified for 26/27. It may be that the schemes which the date for completion is unknown could be completed in 26/27.

In terms of completions between April 2021 and end of March 2026, these are set out in the following table:

App	Description	Type	Number net new	Status
BA/2017/0474/FUL	2 new dwellings and associated hard & soft landscaping	Market dwellings	2	Completed
BA/2018/0168/FUL	Demolition of existing storage building and erection of 2 bedroom holiday chalet.	Holiday home	1	Completed
BA/2018/0279/FUL	Change of use of existing barn & cattery to holiday accommodation	Holiday home	1	Completed
BA/2018/0374/FUL	New dwelling.	Market dwellings	1	Completed
BA/2021/0033/FUL	Glazed single storey link between house and boatshed. Change of use of first-floor of boatshed to a dual use self-contained flat which would be used as ancillary accommodation for a family member and as a holiday let flat	Holiday home	1	Completed
BA/2021/0223/FUL	Retrospective application for the change of the first floor of the Coach House for use as holiday let accommodation	Holiday home	1	Completed
BA/2015/0426/FUL	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Market dwellings	3	Completed
BA/2020/0042/CUPA	Notification for Prior Approval for a proposed change of use of the first floor of building from Office Use (Class B1(a)) to a to single dwellinghouse (Class C3)	Market dwellings	1	Completed

App	Description	Type	Number net new	Status
BA/2022/0152/CLUED	Lawful Development Certificate for 10 years use of a building as a dwellinghouse within Class C3	Market dwellings	1	Completed
BA/2017/0191/FUL	The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.	Market dwellings	1	Completed
BA/2019/0345/FUL	Convert barn to two bedroom holiday let.	Holiday home	1	Completed
BA/2021/0181/FUL	Residential development of 2no. semi-detached townhouses and 2no. detached houses	Market dwellings	4	Completed
BA/2023/0220/CLEUD	Lawful Development Certificate for 10 years use of the building and site as a dwellinghouse within Class C3	Market dwellings	1	Completed
BA/2023/0426/CLEUD	Lawful Development Certificate for confirmation that 1974 permission implemented and that the property has been used as residential accommodation for a period in excess of 4 years and as such has residential status	Market dwellings	1	Completed
BA/2023/0467/CLEUD	Lawful Development Certificate for use of a building as a dwellinghouse within Class C3	Market dwellings	1	Completed
BA/2010/0381/CU	Change of Use of single storey barn to holiday cottage	Holiday home	1	Completed
BA/2017/0103/OUT	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Market dwellings	3	Completed
BA/2019/0118/FUL BA/2025/0114/COND. BA/2020/0053/FUL	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking. Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	Market	3	Completed
BA/2022/0144/FUL APP/E9505/W/22/331 3528	Change of Use from Residential Annexe to Holiday Accommodation Let Unit	Holiday home	1	Completed
BA/2022/0195/FUL	Proposed conversion of existing barn to a short term holiday let.	Holiday home	1	Completed
BA/2024/0104/FUL	Change of use from annexe to holiday accommodation	Holiday home	1	Completed
BA/2025/0027/CLEUD	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not	Market	1	Completed

App	Description	Type	Number net new	Status
	subject to any planning conditions restricting occupancy) for more than 10 years			
BA/2015/0426/FUL	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Market	1	Completed
BA/2017/0103/OUT BA/2017/0487/COND.	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Holiday home	7	Completed
BA/2017/0103/OUT BA/2017/0487/COND.	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Market	2	Completed
BA/2021/0276/CUPA	Conversion of office to 6 residential units	Market	6	Completed
BA/2023/0014/FUL	Change of use of half of the building from storage to residential incl rooflights and windows	Market	1	Completed
BA/2025/0079/COND BA/2025/0141/OTHER	Removal of Condition 2, occupation of dwelling, of Planning Permission BA/2014/0220/COND	Market	1	Completed
BA/2025/0283/CLEUD	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	Market	1	Completed
BA/2025/0316/FUL	Separate the Coach House from the main dwelling to provide a dwelling with parking	Market	1	Completed
		Total	52	

6. Task E – five year land supply – 2019 Local Plan

Five year land supply statement – to reflect the current Local Plan.

Please see [Appendix B](#).

7. Completions and permission since April 2021

The following table shows the completions and permissions between April 2021 and end of March 2026. These have been checked to ensure there is no double counting of permissions which have been completed.

App	Description	Type	Number net new	Status
BA/2017/0474/FUL	2 new dwellings and associated hard & soft landscaping	Market dwellings	2	Completed
BA/2018/0168/FUL	Demolition of existing storage building and erection of 2 bedroom holiday chalet.	Holiday home	1	Completed
BA/2018/0279/FUL	Change of use of existing barn & cattery to holiday accommodation	Holiday home	1	Completed

App	Description	Type	Number net new	Status
BA/2018/0374/FUL	New dwelling.	Market dwellings	1	Completed
BA/2021/0033/FUL	Glazed single storey link between house and boatshed. Change of use of first-floor of boatshed to a dual use self-contained flat which would be used as ancillary accommodation for a family member and as a holiday let flat	Holiday home	1	Completed
BA/2021/0223/FUL	Retrospective application for the change of the first floor of the Coach House for use as holiday let accommodation	Holiday home	1	Completed
BA/2015/0426/FUL	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Market dwellings	3	Completed
BA/2020/0042/CUPA	Notification for Prior Approval for a proposed change of use of the first floor of building from Office Use (Class B1(a)) to a to single dwellinghouse (Class C3)	Market dwellings	1	Completed
BA/2022/0152/CLUED	Lawful Development Certificate for 10 years use of a building as a dwellinghouse within Class C3	Market dwellings	1	Completed
BA/2017/0191/FUL	The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.	Market dwellings	1	Completed
BA/2019/0345/FUL	Convert barn to two bedroom holiday let.	Holiday home	1	Completed
BA/2021/0181/FUL	Residential development of 2no. semi-detached townhouses and 2no. detached houses	Market dwellings	4	Completed
BA/2023/0220/CLEUD	Lawful Development Certificate for 10 years use of the building and site as a dwellinghouse within Class C3	Market dwellings	1	Completed
BA/2023/0426/CLEUD	Lawful Development Certificate for confirmation that 1974 permission implemented and that the property has been used as residential accommodation for a period in excess of 4 years and as such has residential status	Market dwellings	1	Completed
BA/2023/0467/CLEUD	Lawful Development Certificate for use of a building as a dwellinghouse within Class C3	Market dwellings	1	Completed
BA/2010/0381/CU	Change of Use of single storey barn to holiday cottage	Holiday home	1	Completed
BA/2017/0103/OUT	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Market dwellings	3	Completed

App	Description	Type	Number net new	Status
BA/2019/0118/FUL BA/2025/0114/COND. BA/2020/0053/FUL	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking. Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	Market	3	Completed
BA/2022/0144/FUL APP/E9505/W/22/331 3528	Change of Use from Residential Annexe to Holiday Accommodation Let Unit	Holiday home	1	Completed
BA/2022/0195/FUL	Proposed conversion of existing barn to a short term holiday let.	Holiday home	1	Completed
BA/2024/0104/FUL	Change of use from annexe to holiday accommodation	Holiday home	1	Completed
BA/2025/0027/CLEUD	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	Market	1	Completed
BA/2015/0426/FUL	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Market	1	Completed
BA/2017/0103/OUT BA/2017/0487/COND.	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Holiday home	7	Completed
BA/2017/0103/OUT BA/2017/0487/COND.	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Market	2	Completed
BA/2021/0276/CUPA	Conversion of office to 6 residential units	Market	6	Completed
BA/2023/0014/FUL	Change of use of half of the building from storage to residential incl rooflights and windows	Market	1	Completed
BA/2025/0079/COND BA/2025/0141/OTHER	Removal of Condition 2, occupation of dwelling, of Planning Permission BA/2014/0220/COND	Market	1	Completed
BA/2025/0283/CLEUD	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	Market	1	Completed
BA/2025/0316/FUL	Separate the Coach House from the main dwelling to provide a dwelling with parking	Market	1	Completed
BA/2020/0408/FUL	Demolition of existing and erection of replacement dwelling (Westerley) and erection of new dwelling on neighbouring plot (The Moorings)	Market dwellings	1	Permitted

App	Description	Type	Number net new	Status
BA/2021/0084/FUL*	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	Market dwellings	1	Permitted
BA/2021/0145/FUL	Proposed demolition of the existing Ludham Bridge Stores and Wayfares cafe for the erection of a replacement building and extension to accommodate a new cafe and store, alongside 3 proposed holiday lets to the rear.	Holiday home	3	Permitted
BA/2021/0233/FUL*	Three bedroom detached bungalow.	Market dwellings	1	Permitted
BA/2021/0417/FUL	Barn conversion to holiday let	Holiday home	1	Permitted
BA/2023/0171/FUL	Additional residential rooms over single storey link wing. New foyer extending garden room footprint. Internal alterations. Two external storage sheds.	Car home rooms	3	Permitted
BA/2024/0139/FUL	Convert barns to 4 residential holiday units & communal use spaces	Holiday home	4	Permitted
BA/2025/0077/FUL	Redevelopment of site with 3 new dwellings (2 net new dwellings)	Market	2	Permitted

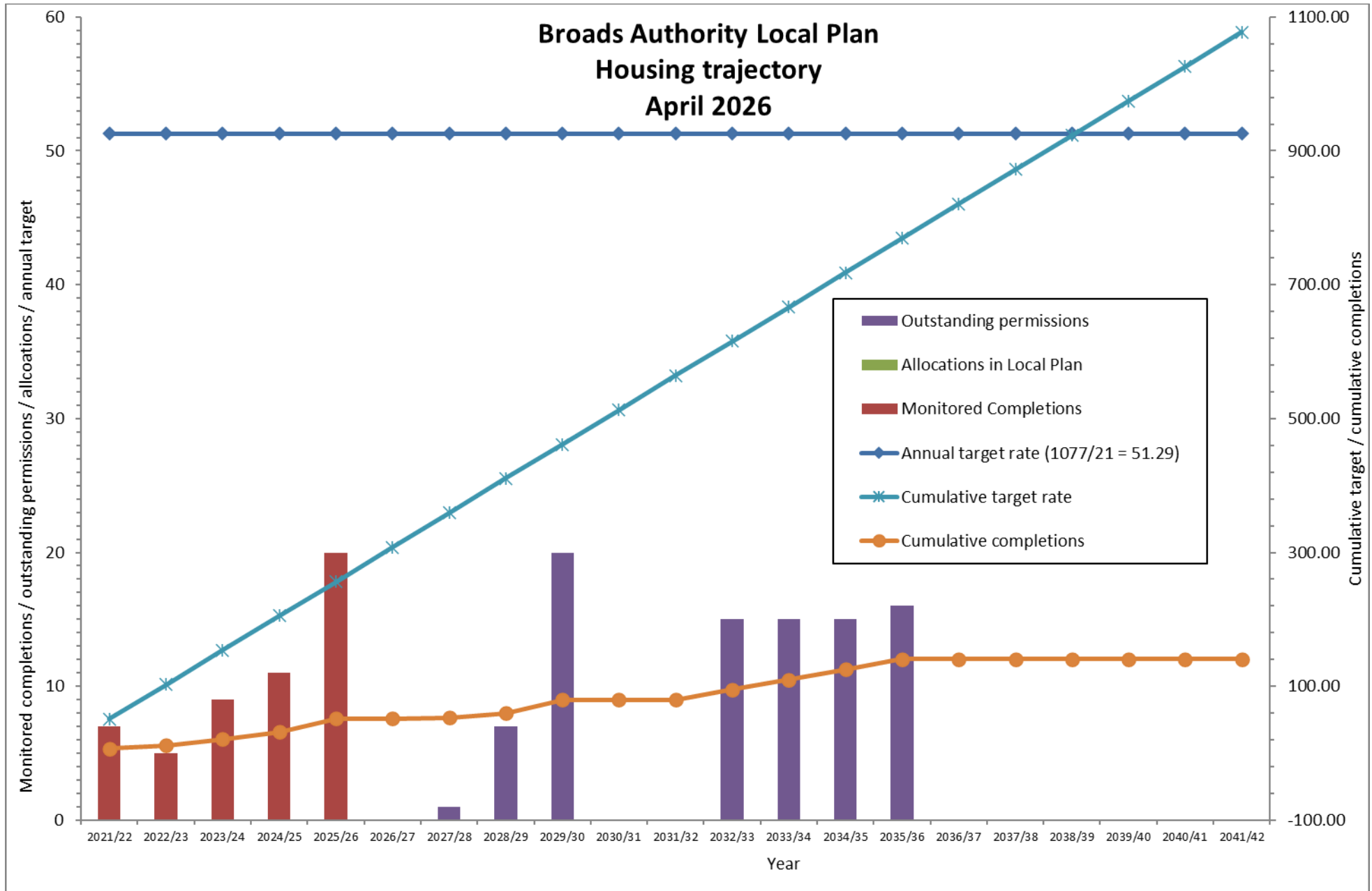
* The applicants have indicated that they will not complete these schemes; this is why they are not included in section 2.

Between April 2021 and end of March 2026:

- 16 dwellings are permitted and yet to be completed
- 52 dwellings have been completed

The housing need set out in the Local Plan is 1,077. Subtracting the permissions and completions between April 2021 and March 2026, this leaves a residual need of 1,009 dwellings.

Appendix A: Amended Housing Trajectory



Appendix B: Five Year Land Supply Statement – 2019 Local Plan for the Broads

C1 Introduction

This Five-Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2025 to 31 March 2026.

The [NPPG](#) says:

A 5 year land supply is a supply of specific [deliverable](#) sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a [housing requirement](#) set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 78 of the National Planning Policy Framework.

The NPPF at para 78 says:

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The footnotes are as follows:

³⁸ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

³⁹ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

⁴⁰ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁴¹ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁴² Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

The [NPPG](#) says:

What housing requirement figure should authorities use when calculating their 5 year housing land supply?

Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method.

C2 Housing figures, two Strategic Housing Market Assessments and Duty to Cooperate Agreement with Great Yarmouth Borough Council.

The housing target as set out in the Local Plan for the Broads (adopted May 2019) is 240 dwellings between 2015 and 2037. This is based on the 2017 SHMA.

An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agreed to meet the entire housing need of the Broads part of Great Yarmouth Borough through their Local Plan. The Broads Local Plan allocates sites to meet a total of 20 dwellings in Great Yarmouth Borough. The OAN in the Broads part of Great Yarmouth Borough Council is 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN for Great Yarmouth Borough.

Taking into account what the NPPF and NPPG says (see C1), a review of the Local Plan was completed in 2024 and policies were found to be up to date.

A 5-year land supply calculation using 240 dwellings shall be included in this statement.

C3 Five%, ten% or twenty% buffer?

Taking into account what the NPPF and NPPG says (see C1):

- 5% will be used as a standard.
- In regard to under delivery and the 20% buffer, the NPPF says the Housing Delivery Test will be used. The Housing Delivery Test does not apply to the Broads Authority and as such, the 20% buffer will not be applied.

The 5% buffer will be applied.

C4 Housing Need

The OAN for the entire Broads Authority Executive Area between 2015 and 2036 is 286 dwellings (as calculated in the 2017 Central Norfolk SHMA). The 'housing need' figure used in this calculation is 286 (the OAN) less 46 dwellings **so 240 dwellings**. The 46 dwellings number is the OAN for the Great Yarmouth borough part of the Broads (66 dwellings) less the 20 dwellings allocated in the Local Plan. The 46 dwellings will be delivered by Great Yarmouth Borough Council as a result of the Duty to Cooperate.

C5 Deliverable Sites

The five-year land supply calculation and statement needs to reflect sites that are deliverable.

The NPPF [Glossary \[www.gov.uk\]](http://www.gov.uk) says *to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

The sources of this information to determine if a scheme is deliverable is as follows:

- For OUL2: East Suffolk Council contacted the developer with a questionnaire. The information set out in the following table reflects the information provided.
- All other applications in this table are scheduled following telephone conversations with the agent or the applicant.
- It should be noted, as set out in [section 9](#), that there are a number of permissions that could be delivered in the next few years, but information about estimated delivery dates from the applicant or agent was not able to be obtained at the time of writing. These applications have not been included in the table below and therefore not included in the 5-year land supply calculation.

It should be noted that some of these schemes are market residential and some are holiday homes (see [section 6](#) and [section 7](#)). As set out at section 7, when calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need.

Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2026 to end of March 2031) that have been assessed as ‘deliverable’¹ are as follows.

App No	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion: 2029/30	Completion 2030/31
BA/2021/0145/FUL			3		
BA/2021/0417/FUL		1			
BA/2020/0259/FUL				1	
BA/2024/0139/FUL				4	
BA/2012/0271/FUL				15	
BA/2017/0103/OUT			2		
Total	0	1	5	20	0

¹ The NPPF states ‘To be considered deliverable, sites for housing should be available now, 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. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’

Please note that the allocation for 6 dwellings in policy HOV2 have not been included in this calculation as the Authority is aware that the landowner does not want to develop houses on this site.

Total assumed to be delivered between 2026/27 and 2030/31 = 26 dwellings.

C6 calculating the 5-year land supply

As calculated in section C3, the buffer to be applied is 5%.

As calculated in section C5, total dwellings assumed to be delivered over the next 5 years is 26 dwellings.

Broads Five Year supply – using 240 dwellings	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2021 to 31 March 2026 (11.43 x 5)	57.15	57.15
(d) Completions between 1 April 2021 and 31 March 2026 ²	52	52
(e) Shortfall since 2020 ³ (c – d)	5.15	5.15
(f) Revised shortfall using the Liverpool approach (e/10 years x 5 years)	2.58	n/a
(g) OAN 2026/27 to 2030/31 (11.43 x 5 years)	57.15	57.15
(h) NPPF 5% buffer (g x 0.05)	2.86	2.86
(i) Total 5 Year requirement 2025/26 to 2030/31 (Liverpool = f+ g + h/Sedgefield = e + g + h)	62.59	65.16
(j) Predicted supply 2026/27 to 2030/31	26	26
(k) Surplus (j-i)	-36.59	-39.16
Supply in years (Predicted supply/Total requirement) x 5	2.08 years	2.00 years

C7 Conclusion/Summary

To summarise:

240 dwelling need	
Approach	Supply in years
Liverpool	2.08
Sedgefield	2.00

² 2021/22: 7. 2022/23: 5. 2023/24: 9. 2024/25: 11. 2025/26: 20

³ Negative implies an over provision.

