

Annual Monitoring Report 2017/18
Report by Planning Policy Officer

Summary: This report introduces the Annual Monitoring Report for the 2017/18 financial year. This report will be uploaded to the Future Planning pages of the Broads Authority's website.

Recommendation: That the report be noted

1 Introduction

- 1.1 This Annual Monitoring Report assesses the progress of the Broads development plan documents during the year 1 April 2017 to 31 March 2018. The report covers both Planning Policy and Development Management.
- 1.2 With regards to Planning Policy, the report covers progress against the Local Development Scheme as well as providing an update regarding work undertaken under the auspices of Duty to Cooperate.
- 1.3 With regards to Development Management, the report sets out the types of planning applications approved as well as also covering appeals and the decisions on the appeals.
- 1.4 This report, when agreed, will be uploaded to the Future Planning pages of the Broads Authority's website for the public to see.
- 1.5 The Committee's endorsement, comments or guidance are invited.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

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Appendices: APPENDIX A: Annual Planning Monitoring Report 2017-18

Annual Planning Monitoring Report 2017-18

Broads Authority

November 2018



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This report is available to view or download on the Authority's website at:

www.broads-authority.gov.uk

Paper copies of the document are available for inspection or purchase from the Authority's head office (address below).

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Cover photograph:

'Sunrise over River Yare' by kind permission of **Jackie Dent**, the photographer and copyright holder,
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Executive Summary

This Annual Monitoring Report (AMR) reviews the year 1st April 2017 until 31st March 2018. The nature and purposes of local planning authority 'annual' monitoring reports has changed significantly as a result of new legislation. These reports are no longer submitted to Government, and are now just for the benefit of the planning authority and its public. National output indicators are no longer required to be reported.

- **Local Development Scheme.** The Local Development Scheme (LDS) sets out the Authority's three year programme for plan preparation. The current Broads Local Development Scheme (version 4) was approved in August 2017.
- **Local Development Plan Document/Local Plan preparation.**

The following documents were produced over this AMR period:

- Strategic Flood Risk Assessments for Greater Norwich, Great Yarmouth and North Norfolk.
- Broads Authority Viability Appraisal of the Broads Local Plan
- Equalities impact assessment
- Broads Authority Local Plan and Sustainable Community Strategy Statements
- Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA) including for Gypsies, Travellers and Travelling Show people
- Assessment of residential moorings nominations
- Local Green Space Nominations and Assessment - Revision May 2017
- Housing topic paper Revised July 2017
- Duty to Cooperate Statement.
- Central Norfolk Strategic Housing Market Assessment and self-build addendum 2017
- Sequential test of allocations November 2017 update
- Strategic Flood Risk Assessment Position Statement Produced by the Broads Authority and the Environment Agency
- Housing and Economic Land Availability Assessment Revised August 2017
- Towards allocations - Housing and Economic Land Availability Assessment
- Employment and Economy Topic Paper

- **Pre-submission Local Plan consultation**

The consultation period ran from 9 November to 12 January 2018. This document contained final policy wording and was accompanied by a Habitats Regulations Assessment (HRA) and Sustainability Appraisal. The Local Plan was submitted to the Planning Inspector in March 2018.

- **Monitoring Policies and Plans:**

See page 10 onwards for detail but some highlights are:

- The majority of the water bodies are moderate or poor in relation to ecological status.
- Most SSSIs meet their PSA targets.
- The numbers of private boats and hire boats increased since last year.

- **Monitoring Planning Permissions:**

Outline summary statistics are provided.

- Approval of 88.7% of the planning and related applications determined during the year is noted (as a percentage of validated applications).
- Total market residential dwellings permitted: 13. Total net dwellings: 10
- 57 net new holiday accommodation permitted in total. 16 count towards the OAN.
- Self-build: 3 permitted.
- Within Development Boundaries: 2 out of 13 = 15.4%
- On previous developed land: 9 out of 13 = 69.2%
- 0 permissions were granted contrary to Environment Agency advice.

- 0 moorings gained under DP16 this AMR period which covers 2017/18 (although 18 gained through this way in total since adoption of the Development Management Policies DPD in 2011).

- **Monitoring Completions**

- 10 dwellings completed.
- 10 residential moorings completed.

- **Duty to Cooperate:** The Authority continued to liaise and undertake joint work with the other relevant bodies, and in particular with the neighbouring local and county authorities, the Marine Management Organisation and other members of the UK national parks family. Norfolk Local Planning Authorities have produced a Norfolk Strategic Framework (NSF) to ensure that planning is undertaken strategically and the requirements of the Duty to Cooperate are met. Great Yarmouth Borough Council have agreed to accommodate the residual 39 dwellings arising from the Broads Authority.
- **Self Build:** The Self-Build Register had been in place since April 2016. The first base period for the register was from April 2016 to 30 October 2016 and in this period there were 49 people on the self-build register. The second base period was 31 October 2016 to 30 October 2017 and there were 60 people on the register. At the end of this AMR Period (which is the financial year), there were 139 people on the register. At the end of Base Period 3 (30 October 2018) there were 168 people on the register. Importantly the Broads Authority has an exemption from the duty to permit etc for base periods 2 and 3.

1. Introduction

- 1.1. This Annual Monitoring Report assesses the progress of the Broads Local Development Framework/Local Plan during the year 1st April 2017 to 31st March 2018. The legislation covering Monitoring Reports has changed, giving greater flexibility to local planning authorities about the timing and content of the report, and removing the requirement for it to be submitted to the Secretary of State.
- 1.2. Although as part of these changes the word 'Annual' has been removed from the legislative requirements, a report must be made at least every 12 months. The use of the term 'Annual' in the title is no longer required but remains relevant for the Broads, and inclusion of the word 'Planning' clarifies the content and avoids confusion with various other reports prepared by the Broads Authority.
- 1.3. Key events during the year affecting the context within which the Authority carries out its functions as a local planning authority are described below. During the 2017/2018 financial year, there were many announcements relating to planning, but they came into effect at the start of the 2017/2018 financial year and thus are not detailed in this AMR.

APR: Neighbourhood Planning Act receives Royal Assent. The act's provisions give greater weight to advanced neighbourhood plans and create new powers for the government to direct two or more local planning authorities to develop joint plans. 'Permission in principle' (PiP) comes into force. One of the measures included in the Housing and Planning Act 2016, PiP is intended to grant automatic provisional consent for residential-led development on sites allocated in new brownfield registers, and local and neighbourhood plans. April's regulations introduced PiP for sites on brownfield registers only.

JUN: Snap general election produces hung parliament. Housing and planning minister Gavin Barwell lost his marginal Croydon Central seat and, later that month, was succeeded by Reading West MP Alok Sharma.

JUL: The government's final air quality plan is published after campaigners' court victory. The Department for Environment, Food and Rural Affairs releases its long-awaited air quality plan, setting out how it intends to reduce nitrogen dioxide concentrations across the country. In April, the High Court had blocked the government's attempt to delay publication of the document.

SEPT: Government publishes new housing need assessment method proposals. The government's much-anticipated new standardised method for councils to calculate their housing need is published for consultation. Communities secretary Sajid Javid says the proposed formula would mean that housing need figures would rise by an average of 35 per cent in more than 150 local authority areas.

OCT: Planning application fee rise finally set to come into effect after delay. Draft regulations providing for a 20 per cent increase in planning application fees in England are laid before Parliament, after their initial introduction in July had been delayed by the summer recess. National Infrastructure Commission publishes draft 30-year strategic vision. The government's infrastructure adviser's first interim national infrastructure assessment said it would explore new ways to capture land value uplift to help pay for infrastructure. The document also suggests that high-density development around infrastructure hubs could help provide homes in "high demand and desirable locations". Host of new planning changes announced in Autumn Budget. Chancellor Philip Hammond says the government wants to see 300,000 homes a year built by 2023, up from the current annual target of 200,000. He also announces development corporations to kick-start the building of five new garden towns, proposed minimum housing densities in urban areas and changes to CIL.

NOV: The government says it will support greater collaboration between councils and a 'more strategic approach to planning housing and infrastructure', as part of its new industrial strategy.

DEC: Brownfield Registers were required to be in place by the end of the calendar year.

JAN: Dominic Raab has been confirmed as having ministerial responsibilities for housing and planning. A Green Future: Our 25 Year Plan to Improve the Environment, sets out government aims to help the natural world regain and retain good health. Homes England - the successor body to the government's housing and regeneration quango the Homes and Communities Agency – was launched with a brief to secure land and support brownfield development to help boost the supply of homes. Sajid Javid has become secretary of state for housing, communities and local government as part of Prime Minister Theresa May's Cabinet reshuffle. PINS has issued revised planning appeals procedural guidance, including details on additional information that may be required from appellants and councils on appeals related to traveller sites and telecommunications installations.

MAR: The Court of Appeal has provided clarity over government policy on countryside development in a ruling that backs a developer's plans to build two bungalows in an Essex village. New guidance on playing fields planning applications has been issued by Sport England with the aim of helping to protect the spaces where people get active. A new £23 million fund offering free support to groups preparing neighbourhood plans, with additional support available for those plans which allocate sites for housing, the government has announced. The government has announced an expansion of permitted development rules for barn-to-residential conversions alongside a one-year extension to temporary rules allowing the conversion of storage and distribution uses to housing. Numerous documents relating to the revisions of the NPPF were released for consultation.

2. Local Plan Preparation

2.1. Planning Policy Documents in Place at end of March 2018.

2.1.1. At the end of the year under review (March 2018) the Broads Local Development Framework (or Local Plan) comprised the following:

A. Local Development Documents

- Development Plan Documents -
 - i. **Core Strategy** (adopted Sept 2007)
 - ii. **Development Management Policies** (adopted November 2011)
 - iii. **Sites Specific Allocations Local Plan** (adopted 2014)

B. Other Planning Policy Documents

- i. **Statement of Community Involvement** (March 2014)
- ii. **Local Development Scheme** (updated in August 2017)
- iii. **Annual Monitoring Reports**
- iv. **Flood Risk Supplementary Planning Document** (adopted March 2017)

C. Neighbourhood Plans

- i. **Acle Neighbourhood Plan** (adopted February 2015)
- ii. **Strumpshaw Neighbourhood Plan** (adopted July 2014)
- iii. **Brundall Neighbourhood Plan** (adopted 2016)
- iv. **Salhouse Neighbourhood Plan** (adopted 2017)

2.2. Local Development Scheme (LDS) Progress

2.2.1. The Local Development Scheme for the Broads sets out a 3 year programme for the preparation of new local development documents. The current Local Development Scheme was adopted in August 2017 and is in [Appendix A](#).

2.3. Guides¹

2.3.1. At the time of writing, the following guides had been consulted on and adopted:

¹ <http://www.broads-authority.gov.uk/planning/planning-permission/design-guides>

Mooring design guide

Moorings are part of the everyday landscape in the Broads for residents, visitors and those who work on the river. As the interface between water and land, it is important that moorings are properly considered and well designed. We welcome the right type of safe mooring design in the right place. The mooring design guide provides important information on how to achieve the same high standard that we set for our own work and was adopted by the Authority on 20 November 2015.

Riverbank stabilisation guide

The careful design of bank stabilisation and protection is crucial to maintain the special landscape character of the Broads. We are keen to see the use of more subtle forms of bank protection in appropriate areas. The river bank stabilisation guide is intended to give landowners advice on the best method to use and provides important information on how to achieve the same high standard that we set for our own work and was adopted by the Authority on 20 November 2015.

Biodiversity Enhancements guide

The Biodiversity Enhancements guide provides information, images and further links on different types of wildlife enhancements that could be provided as part of schemes. The enhancements range from bird and bat boxes, to log piles and ponds. This guide was adopted by the Authority on 18 November 2016.

Waterside Bungalows and Chalets guide

This describes the history of the bungalows properties as well as discusses their importance. In part two, it discusses changes that are often proposed for waterside bungalows/chalets ranging from new windows and extension to total replacements. This guide was adopted by the Authority on 18 November 2016.

Landscaping strategy guide

The Broads is a nationally designated landscape and development should seek to protect and enhance the landscape of the Broads. The purpose of this guide is to help applicants understand and address landscape impacts of their schemes and design and deliver high quality landscaping schemes. This guide was adopted by the Authority on 28 July 2017.

2.4. Local Plan Progress

During the AMR period, the Local Plan Pre-Submission version of the Local Plan was consulted on. The Local Plan was submitted to the Planning Inspector in March 2018. Go here for more information: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/previous-stages>

At the time of writing, the following studies had been completed to support the production of the Local Plan. The studies referred to below can be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base>

Broads Authority Viability Appraisal of the Broads Local Plan (2017)

This [viability study](#) is part of the evidence base for the Broads Authority Local Plan. Firstly, it assesses the viability of types of sites submitted through the Site allocations Part of the Local Plan. Secondly it assesses whether policies in the Local Plan will adversely affect the viability of development proposed in the Site allocations Part of the Local Plan or the delivery of other developments in the plan period.

Strategic Flood Risk Assessments (2017)

A Strategic Flood Risk Assessment is a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk. One of the main outputs of such a study is the identification of the flood risk zones that are needed in planning – 1, 2, 3a and 3b plus climate change.

There are actually four SFRA's that cover the Broads. As at December 2017, three had been completed with the Waveney SFRA to be completed (and added to the website when completed).

Please visit our [SFRA page](#) to find out more.

Planning in Health: An Engagement Protocol Between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk (2017)

The links between planning and health have been known for a long time. [This Protocol](#) provides important background information relating to the needs of the population resulting from development in Norfolk as well as processes to follow to ensure that health continues to be an important consideration when planning and delivering development in Norfolk.

Equalities Impact Assessment (2017)

An Equality Impact [Assessment](#) of the Local Plan has been undertaken to consider whether the Plan policies reflect the equality needs of the Broads' community and others potentially affected by the Plan.

Sustainable Communities Strategies and Business Plans Assessment (2017)

Parts of the Broads Authority Executive Area cover parts of six District Councils in two Counties. The Sustainable Community Strategies of these councils have informed the production of the Broads Authority Local Plan. These are [assessed](#) in terms of compatibility between the objectives of the Strategies and the policies of the Local Plan. Because of the age of the documents, we have also assessed the Corporate or Business Plans of our districts.

Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA) including for Gypsies, Travellers and Travelling Show people (2017)

Five Norfolk local authorities (Broadland District Council, Great Yarmouth Borough Council, North Norfolk District Council, Norwich City Council, and South Norfolk District Council), alongside the Broads Authority and Norfolk County Council, commissioned RRR Consultancy Ltd to undertake a Caravans and Houseboats Needs Accommodation [Assessment](#) (ANA) for the period 2017-2036.

Broads Plan and Local Plan Comparison (2017)

The [Broads Plan and Local Plan Comparison](#) assessment briefly shows how the Local Plan is in conformity with the emerging Broads Plan (2017).

How the issues in the Issues and Options document have been taken forward (2017)

This [assessment](#) shows how the issues raised in the Issues and Options consultation have been taken forward.

Residential Moorings Topic Paper (revised 2017)

As part of the Issues and Options consultation, held in early 2016, stakeholders and the public were asked to nominate areas suitable for residential moorings. A further call for sites was held in June/July 2017. On this occasion, marinas and boatyards that meet the locational requirements of the policy (i.e. within or adjacent to development boundaries) were contacted. The nominations received have been assessed. [Assessment of residential moorings nominations document](#).

Broads Authority Dark Skies Study (2016)

The skies of the Broads were surveyed between October 2015 and April 2016 to ascertain the darkness levels. [This study](#) discusses the surveys as well as presents the results. The darkest areas are around Hickling Broad and Geldeston areas.

Dark Skies – CPRE and Broads Dark Skies Survey Assessment (2016)

[This report](#) compares the two recent datasets that assess light pollution in the area. The Dark Skies Survey data was compiled between October 2015 and March 2016. This work effectively looked up from the ground. The other evidence ([Night Blight](#)) was completed by the CPRE in 2016 and used satellites to assess the light pollution around the whole country, by looking down at the earth.

Local Green Space – assessment of nominations (revised 2017)

As part of the Issues and Options consultation (February to April 2016), a call for nominations for areas to be considered as Local Green Space was made. Parish Councils were given a further opportunity in the summer of 2016. Anyone wishing to nominate an area were asked to fill a form out. See Appendix A for the nomination form. Some sites were included in the draft policy set out in the Preferred Options Local Plan. As part of that consultation, we

received many comments and as such, we have revised the [Local Green Space Nominations and Assessment](#) report which assesses nominations received.

Local Plan and Adopted Neighbourhood Plans assessment (2017)

This [Local Plan and Adopted Neighbour Plans assessment table](#) shows the visions and objectives of the various adopted Neighbourhood Plans and explains how these are addressed in the Local Plan. It is important to note that not all of the area of the parishes to which the Neighbourhood Plans apply is within the Broads.

Renewable Energy Topic Paper (2016)

This [Topic Paper](#) brings together literature on renewable energy in general as well as relating specifically to the Broads Authority Executive Area.

Local Infrastructure Report (2016)

The [report](#) seeks to summarise the needs and approaches to provision of local infrastructure.

Rural Enterprise Dwellings and PPS7 Topic Paper (2016)

This [report](#) discusses the former PPS7 and shows how the draft policy on rural enterprise dwellings incorporates elements of the former PPS7.

Development Boundaries Topic Paper (2016)

The [report](#) discusses settlements assessed as part of the Settlements Study and their suitability for a development boundary.

Housing Topic Paper (revised 2017)

This [Topic Paper](#) discusses the OAN and how the Broads Authority will ensure the need is met. This has been updated to reflect the 2016/2017 Annual Monitoring Report.

Duty to Cooperate Statement (2017)

This [statement](#) summarises how the Broads Authority has met the requirements to cooperate and the effectiveness of that cooperation insofar as it relates to the Proposed Broads Local Plan.

Central Norfolk Strategic Housing Market Assessment (SHMA) and self-build addendum (2017)

The Strategic Housing Market Assessment (SHMA) for Central Norfolk was published in July 2017. Its purpose is to set out the Objectively Assessed Need (OAN) for housing in the local planning authority areas of Broadland, Breckland, North Norfolk, Norwich and South Norfolk together with the Broads Authority. An addendum has also been completed to address self-build.

The SHMA was prepared by Opinion Research Services (ORS) and will be used by the commissioning authorities as a shared evidence base to inform the Local Plan process.

Please find the report [here](#).

Please find the self-build addendum [here](#).

Indices of Multiple Deprivation topic paper (2016)

This [topic paper](#) discusses the issue of deprivation as it relates to the Broads Authority Executive Area.

Settlement Study (2016, some revisions 2017)

This [study](#) assesses certain settlements for the facilities and services they have access to.

Major hazards (2016)

The Government requires Local Planning Authorities to base planning policies on up to date major hazards. The [topic paper](#) discusses different types of hazards and how they affect the Broads.

East Inshore and East Offshore Marine Plans assessment against the Broads Local Plan proposals (2017)

This [report](#) assesses the vision, objectives and policies of the East Inshore and Offshore Marine Plans and how they compare with the proposals within the Local Plan.

Sequential Test (flood risk) (revised December 2017)

This [test](#) ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. It has been revised to assess policies added since the original sequential test was produced. This has been updated, in liaison with the Environment Agency, to reflect the new Strategic Flood Risk Assessment.

Retail Evidence Base

[Waveney District Council Retail and Leisure Needs Assessment \(2016\)](#)

[North Norfolk Retail and Main Town Centre Uses Study \(2017\)](#)

Thunder Lane Site Assessment, Thorpe St Andrew (2017)

Through the Preferred Options consultation we received a nomination for elderly care home development at this site. This [report](#) assesses the site for its suitability for development.

Land at Tiedam Site Assessment, Stokesby (2017)

Through the Preferred Options consultation we received a nomination for market residential development at this site. This [report](#) assesses the site for its suitability for development.

Strategic Flood Risk Assessment Position Statement, Produced by the Broads Authority and the Environment Agency (May 2017)

Much of the Broads Authority Executive Area will not be able to have flood risk modelled until around 2019. This [Position Statement](#) provides detail on this.

Housing and Economic Land Availability Assessment (HELAA) (revised 2017)

The [Housing and Economic Land Availability Assessment](#) (HELAA) is a key evidence document which supports the preparation of Local Plans. Its purpose is to test whether there is sufficient land to meet objectively assessed need (OAN) and identifies where this land may be located. The Methodology can be found [here](#). This is a revision and update to the original HELAA that was published early 2017. This has been updated to reflect the 2016/2017 Annual Monitoring Report.

Towards Allocations – the next steps for the sites assessed in the HELAA (2017)

Following on from the HELAA, [this document](#) summarises the approach taken for each site as the Local Plan was prepared.

Economy Topic Paper (2017)

As the new Local Plan for the Broads is produced, [this report](#) seeks to bring together primary evidence (obtained through surveys and interviews) and other relevant findings of related reports to inform the economy section of the Local Plan. Furthermore, general thoughts of stakeholders and the public have been ascertained through the Issues and Options and Preferred Options consultations and these too will be taken into account as the Economy section of the Local Plan is produced.

Settlement Fringe Topic Paper (2017)

Settlement fringe is a landscape type represents those areas of land found repeatedly throughout the Broads where settlement and semi natural/natural environment converge. This [Topic Paper](#) seeks to provide further information and give an indication of some areas of settlement fringe at risk of change.

Land at 21A Church Close, Chedgrave Topic Paper (2016)

In response to the Broads Local Plan Issues and Options consultation, a request was made to make a development boundary around the garden at 21A Church Close. This [Topic Paper](#) assesses that request.

Visitor Surveys at European Protected Sites Across Norfolk during 2015 and 2016 (2017)

The specific aims of [this report](#) are to improve understanding of the links between where people live in Norfolk and how they use the countryside – focusing on some of the most important sites for nature conservation in the county. This report presents a comprehensive analysis of the results of visitor survey work at a range of sites across Norfolk.

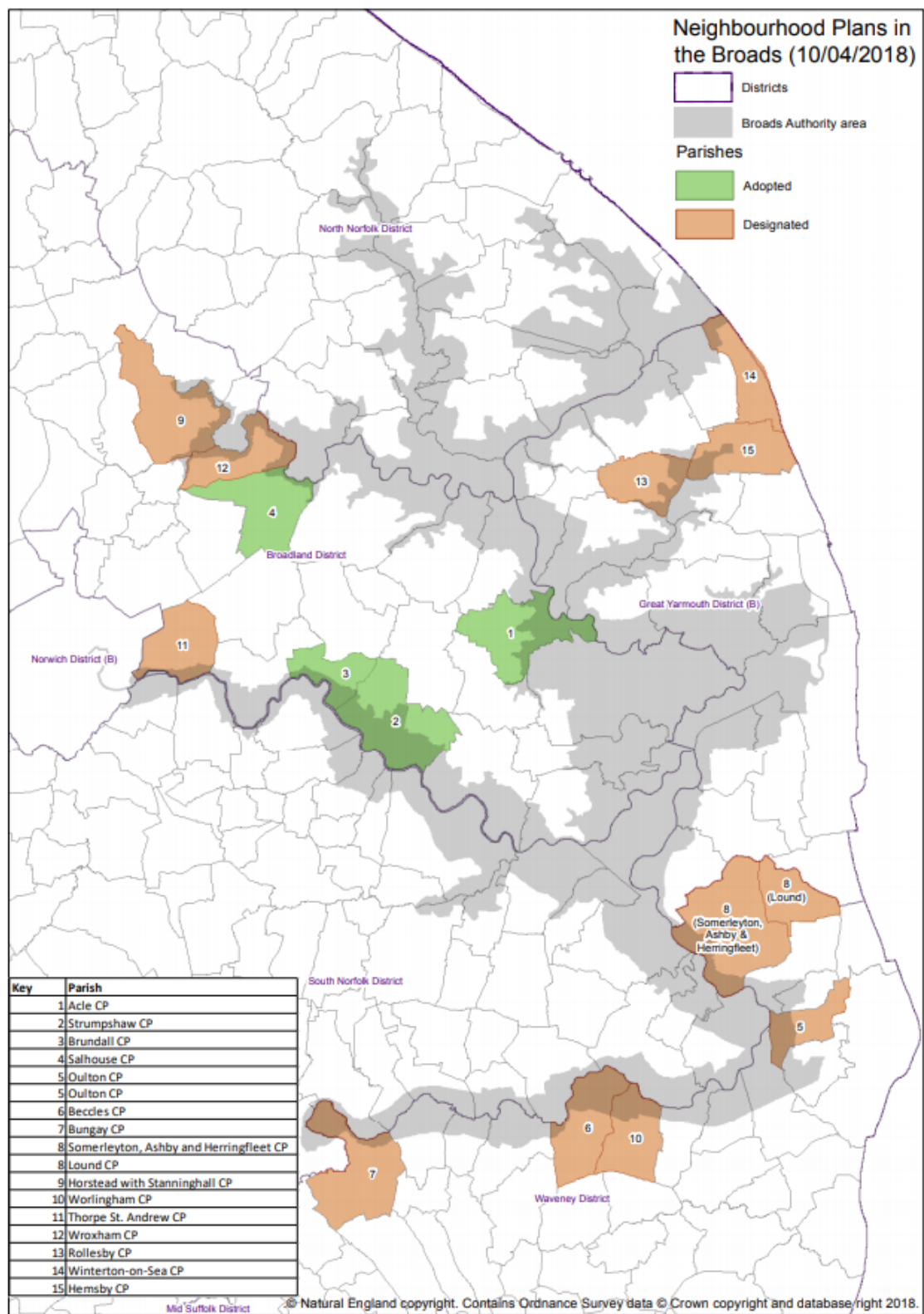
All the survey locations are internationally important wildlife sites, subject to strict national and international protections. An analysis of visitor patterns, including visitor numbers, access and use of such sites, can help inform how visitors impact on the landscape and the wildlife.

2.5. Neighbourhood Plans

At the time of writing, this was the status of the Neighbourhood Plans in the Broads.

- [Acle](#) - Adopted by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Acle Neighbourhood Area.
- [Strumpshaw](#) - Adopted by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Strumpshaw Neighbourhood Area.
- [Brundall](#) - Adopted by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Brundall Neighbourhood Area.
- [Salhouse](#) - Adopted by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Salhouse Neighbourhood Area.
- [Oulton](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in December 2014/January 2015.
- [Beccles](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in June 2015.
- [Bungay](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in April 2016.
- [Lound with Ashby, Herringfleet and Somerleyton](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in August 2016.
- [Horstead with Stanninghall](#) - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in August 2016.
- [Worlingham](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in February 2017.
- [Thorpe St Andrew](#) - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in April 2017
- [Wroxham](#) - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in May 2017.
- [Rollesby Neighbourhood Plan](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in March 2017.
- [Winterton on Sea](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in August 2017.
- [Hemsby](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in November 2017.
- [Cathedral, Magdalen and St Augustine's area \(within the City of Norwich\)](#) - consultation on the associated Neighbourhood Forum and Neighbourhood Area runs until 21 March.

The following map shows the location of the Neighbourhood Plans in the Broads.



3. Monitoring of Policies and Decisions

3.1 HOUSING TARGETS

The Authority has no adopted Local Plan housing targets from the Regional Spatial Strategy to report on.

3.2 PLANNING APPLICATIONS 01/04/17 to 31/03/18

Applications*	Totals
Total number submitted	254
Validated applications	248
Approved applications	220
Refused applications	4
Withdrawn applications	9
* These totals does not include any Non-Material Amendments, Applications for Approval of Details Reserved by Condition, Neighbour LPA Consultations/County Matter consultations, Screening/Scoping opinions or Pre-Apps.	

Approval rate (as a percentage of validated applications) is **88.7%**

Number of dwellings permitted contrary to Environment Agency advice: **0**

3.3 APPEALS

- Decisions: **3**
- Dismissed: **1**
- Allowed: **2**
- Part Allowed/Part Dismissed: **0**
- Withdrawn: **0**
- Decisions outstanding: **0**

3.4 PLANNING PERMISSIONS

Source: Broads Authority Planning Team

a) Renewable Energy

None

b) Town Centre Uses

District/County	Parish	Class	New Floorspace* (sq m)	Lost Floorspace* (sq m)	Net Totals
North Norfolk	Hoveton	A2	No change Floor Area remaining as A2		0

c) Affordable Housing

Number of dwellings: zero

d) Employment Uses (floorspace)

District/County	Parish	Within Development Boundary?	Previously Developed Land?	Employment Floorspace Change (gross internal floorspace* in square metres).			
				Use Class	New Floorspace	Lost Floorspace	Net Totals
Great Yarmouth	Fleggburgh	No	No	B8	354.5	0	354.5
North Norfolk	Horning	No	yes	B2	130	0	130
Great Yarmouth	Fleggburgh	No	No	B1	55.9	0	55.9
Broadland	Reedham	No	Yes	B2	323.5	0	323.5

e) Dwellings

District/County	Parish	Within Development Boundary?	Previously Developed Land?	All Dwellings			Affordable Dwellings Only			Gypsy, Traveller and Travelling Show People			Residential Moorings			Is it self/custom build?				
				New Dwellings	Lost Dwellings	Net Dwellings	New Aff. Dwellings	Lost Aff. Dwellings	Net Aff. Dwellings	No. New Pitches	No. pitches lost	Net pitches	No. New Resi Moorings	No. resi moorings lost	Net resi moorings	Is the applicant (a) an individual, (b) association of individuals or (c) persons working with or for individuals or associations of individuals?	Are they proposing to build a house/or houses as homes for those individuals?	Did the individual purchase the plot and was offered by the seller plans for the house for which they are seeking planning permission?	Is the application for self-build/custom-build?	
Waveney	Oulton Broad	Yes	Yes	1	0	1	0	0	0	0	0	0	0	0	0	0	Officer who processed this application has left the Authority so unable to ascertain if self-build.			
North Norfolk	Hoveton	Yes	Yes	1	0	1	0	0	0	0	0	0	0	0	0	0	Yes	Yes	No owned it already	Yes
North Norfolk	Horning	no	No	1	1	0	0	0	0	0	0	0	0	0	0	0	Yes	Yes	No owned it already	Yes
South Norfolk	Chedgrave	no	No	2	0	2	0	0	0	0	0	0	0	0	0	0	Yes	Yes	No owned it already	Yes
South Norfolk	Rockland St Mary	no	No	1	1	0	0	0	0	0	0	0	0	0	0	0	Yes	Yes	No owned it already	Yes
South Norfolk	Surlingham	no	yes	1	1	0	0	0	0	0	0	0	0	0	0	0	Yes	Yes	No owned it already	Yes
Great Yarmouth	Thurne	no	Yes	6	0	6	0	0	0	0	0	0	0	0	0	0	No	No	No owned it already	No
Broadland	Halvergate	no	Yes	1	1	0	0	0	0	0	0	0	0	0	0	0	Yes	Yes	No owned it already	Yes

Total dwellings permitted: 14

Total net dwellings: 10

Self-build: 3

Within Development Boundaries: 2 out of 14 = 14.29%

On previous developed land: 10 out of 13 = 76.9%

f) Replacement Permissions

District/County	Parish	What permission(s) does this replace or amend?	Explain clearly how this affects earlier monitoring results.
North Norfolk	Ludham	BA/2016/0275/FUL	Just replaces permission to include plan showing access ramps etc
Broadland	Wroxham	BA/2015/0381/FUL	Supersedes previous, still 3 holiday lets being built.
South Norfolk	Gillingham	97/91/0117/F [BA/1991/7342/HISTAP]	Footings dug in 1993 but house not built. Commencement accepted, this application varied conditions to allow changes to design and layout. House now being built.
North Norfolk	Hoveton	BA/2005/1264/HISTAP	Replaces one permission with another therefore pp for one new house only
North Norfolk	Neatishead	BA/2016/0409/FUL	Just replaces permission to include wider slipway
Waveney	Oulton Broad	BA/2014/0254/FUL	Partial change to allow music until 1am (previously midnight)
North Norfolk	Hoveton	BA/2015/0256/COND	Second home to main dwelling (7)
South Norfolk	Rockland St Mary	BA/2016/0265/FUL	This replaces the permission for the previous replacement dwelling completely

g) Holiday Accommodation

District/County	Parish	Units of Holiday Accommodation	New Units	Lost Units	Net Units	Within Development Boundary?	Previously Developed Land?	Details
North Norfolk	Dilham	25	25	0	25	No	No	Campsite
Broadland	Thorpe St Andrew	1	1	0	1	No	yes	Change of use from day hut to overnight accomm.
Broadland	Wroxham	3	3	0	3	yes	Yes	Supersedes BA/2015/0381/FUL
South Norfolk	Surlingham	1*	1	0	1	No	No	Change of use of boathouse to holiday let
Waveney	Oulton Broad	11	11	0	11	No	No	Addition of 11 caravans
Broadland	Postwick	1*	1	0	1	No	Yes	Barn to dwelling, dwelling to holiday
Broadland	Woodbastwick	1	1	0	1	No	yes	Conversion of part of garage to create 1 bedroom holiday let.
Great Yarmouth	Thurne	10*	10	10	10 [§]	No	Yes	Hedera House redevelopment
Great Yarmouth	Ormesby	2	2	0	2	No	No	Additional of 2 units
Broadland	Horstead	1*	1	0	1	No	No	Conversion of barn to provide 1 unit
North Norfolk	Ludham	1*	1	0	1	No	No	Conversion of a barn to provide 1 unit
Great Yarmouth	Thurne	1	1	0	1	No	No	Shepherd's Hut
Great Yarmouth	Martham	6	6	0	6	No	No	6 shepherds huts
Great Yarmouth	Somerton	2*	2	0	2	No	No	Conversion of outbuildings to form 2 units
Broadland	Thorpe St Andrew	1	1	0	1	Yes	Yes	Conversion to self contained holiday unit

*= counts towards OAN (as SHMA assessed empty homes such as holiday homes). These are not sheds, caravans or camping pitches and they have a kitchen and bathroom so are self-contained and could be lived in if they were not for holiday homes. So 16 of these holiday accommodation units count towards the OAN.

§= This development is marked on the table as ten lost units, however the units that were replaced were small and run down and these have been replaced by more substantial house-like units. These ten units are therefore considered as net new and count towards the OAN.

3.5 COMPLETIONS

- South Norfolk: 2 net new dwellings – holiday homes. 10 residential moorings.
- North Norfolk: 0 dwellings
- Great Yarmouth Borough Council: 1 net new dwelling – holiday home
- Waveney: 2 net new dwelling – market
- Norwich: 0 dwellings
- Broadland: 5 net new dwellings – 4 holiday and one market.

Source: Council monitoring officers and BA site visits.

3.6 Starter Homes

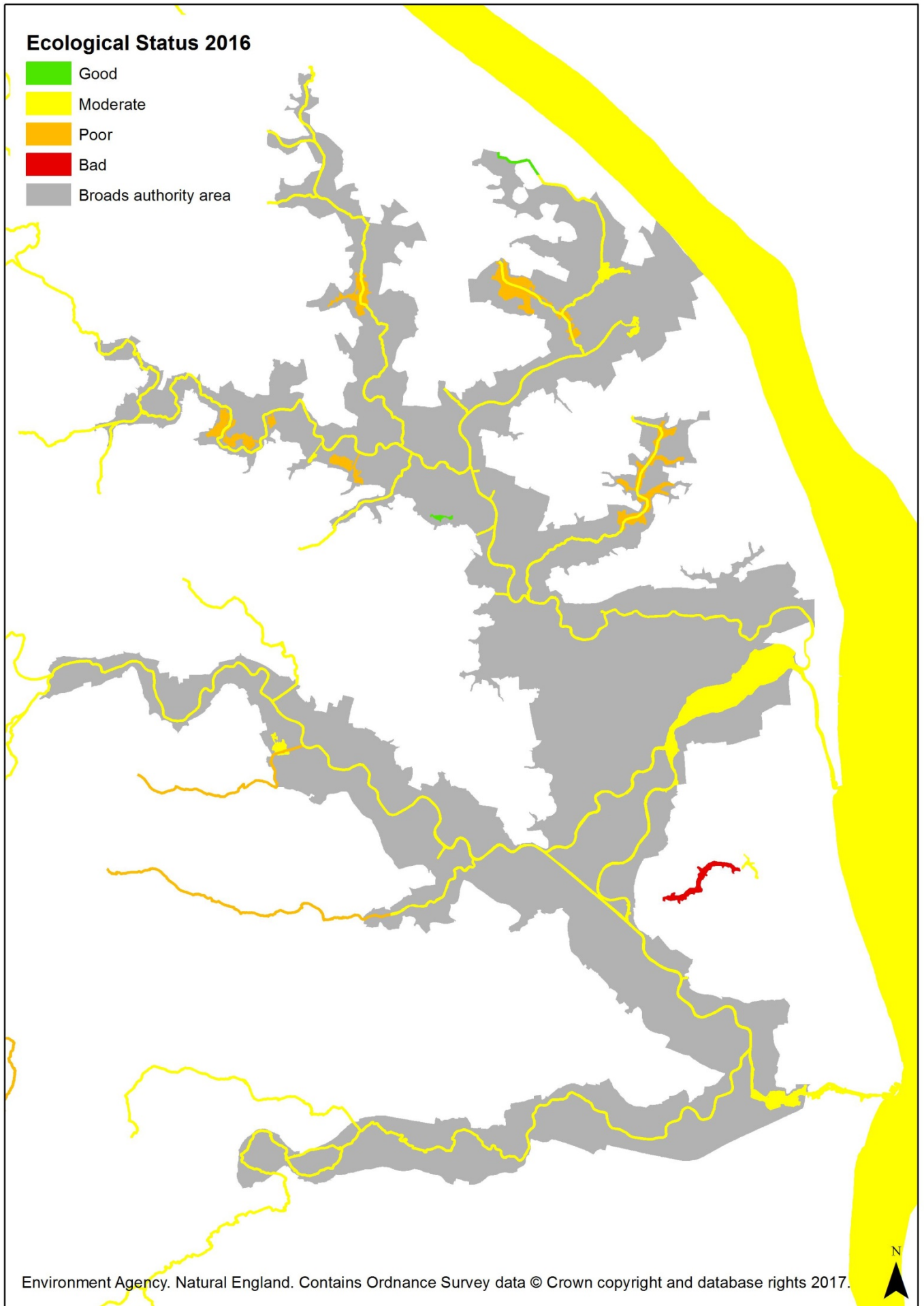
No starter homes have been delivered.

3.7 Moorings and DP16 moorings

Application number	Location	Detail	Available?
BA/2015/0244/COND	Barnes Brinkcraft, Hoveton	6 moorings now available.	Yes
BA/2012/0121/FUL	Brundall Church Fen	25m to be provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings to be provided.	NO
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swancraft	2 visitor moorings to be provided	Yes
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings to be provided.	Yes

3.8 CORE STRATEGY AND DEVELOPMENT MANAGEMENT AND SITES SPECIFIC LOCAL PLAN INDICATORS

- Water Quality – Ecological Status



b. SSSI Condition

(Source: Natural England, July 2017 <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>)

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broads And Marshes	93.57%	54.39%	39.18%	0.00%	6.43%
Barnby Broad & Marshes	100.00%	59.93%	40.07%	0.00%	0.00%
Breydon Water	100.00%	100.00%	0.00%	0.00%	0.00%
Broad Fen, Dilham	100.00%	0.00%	100.00%	0.00%	0.00%
Bure Broads And Marshes	89.93%	43.08%	46.85%	10.07%	0.00%
Burgh Common And Muckfleet Marshes	96.48%	27.72%	68.76%	3.52%	0.00%
Crostick Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	96.46%	72.75%	23.71%	3.54%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	0.00%	0.00%	0.00%	0.00%	100.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water And Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley And Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broads	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broads And Marshes	81.33%	64.69%	16.65%	4.82%	13.85%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton - Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broads And Marshes	83.98%	69.31%	14.67%	14.33%	1.69%

- PSA: The Government's Public Service Agreement (PSA) target to have 95% of the SSSI area in favourable or recovering condition by 2010.
- Favourable condition: means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- Unfavourable Declining: This means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. The site condition is becoming progressively worse.
- Unfavourable no change: This means the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to the site management or external pressures. The longer the SSSI unit remains in this poor condition, the more difficult it will be, in general, to achieve recovery.
- Unfavourable Recovering: Unfavourable recovering condition is often known simply as 'recovering'. SSSI units are not yet fully conserved but all the necessary management measures are in place. Provided that the recovery work is sustained, the SSSI will reach favourable condition in time. In many cases, restoration takes time. Woodland that has

been neglected for 50 years will take several years to bring back into a working coppice cycle. A drained peat bog might need 15-20 years to restore a reasonable coverage of sphagnum.

c. Boat Usage

Source: Broads Authority Tolls Team.

PRIVATE BOATS	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Motor Cruisers	4,685	4,556	4,746	4,852	4,893	4,945	4,967	5,059	5,091	5,086	5,110
Auxiliary Yachts	1,324	1,271	1,172	1,215	1,212	1,188	1,166	1,168	1,152	1,127	1,132
Day Launches	665	661	575	562	549	542	521	514	504	495	556
Outboard Dinghies	1,364	1,309	1,270	1,083	1,112	1,058	1,043	1,062	1,016	962	1,064
Workboats	133	121	159	170	175	179	188	180	172	156	158
Passenger Vessels SPB											22
				<i>Small Passenger Boats (Charitable Trusts & Ferries)</i>							
TOTAL MOTOR BOATS:	8,171	7,918	7,922	7,882	7,941	7,912	7,885	7,983	7,935	7,826	8,042
Sailing Craft	1,415	1,315	1,339	1,298	1,275	1,262	1,214	1,230	1,191	1,107	1,076
Rowing Craft	1,526	1,508	1,553	1,622	1,704	1,701	1,636	1,578	1,532	1,513	1,483
Houseboats	21	16	21	26	21	23	33	27	33	45	45
Total	11,133	10,757	10,835	10,828	10,941	10,898	10,768	10,818	10,691	10,491	10,646
HIRE BOATS	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Motor Cruisers	816	803	843	878	904	894	869	842	821	789	802
Auxiliary Yachts	46	48	49	47	47	46	46	47	43	44	45
ALL CABIN HIRE BOATS:	862	851	892	925	951	940	915	889	864	833	847
Day Launches	307	296	289	296	307	294	289	299	290	295	290
Outboard Dinghies	13	14	13	8	5	4	7	8	10	11	9
Passenger Vessels MCA	13	13	11	12	11	13	11	10	10	6	6
Passenger Vessels SPB											6
				<i>Small Passenger Boats (Commercial)</i>							
TOTAL MOTOR BOATS:	1,195	1,174	1,205	1,241	1,274	1,251	1,222	1,206	1,174	1,145	1,158
Sailing Craft	130	118	123	120	117	110	109	110	108	102	101
Rowing Craft	163	163	152	170	179	184	188	175	184	192	191
Houseboats	16	16	16	16	15	16	16	16	16	16	28
Total	1,504	1,471	1,496	1,547	1,585	1,561	1,535	1,507	1,482	1,455	1,478
Grand Total	12,637	12,228	12,331	12,375	12,526	12,459	12,303	12,325	12,173	11,946	12,124

d. Job Seekers Allowance (Parishes) (Source: <http://www.nomisweb.co.uk>)

The Parishes that are in the Broads Executive Area are in the following Wards. The percentage figures show the number of JSA claimants as a proportion of resident population aged 16-64. The average for Great Britain is 2.1% Red highlights the highest level and green highlights the lowers level. Please note that in most cases only part of the Parish is in the Broads Executive Area; this is the best data available for monitoring unemployment levels in the Broads.

Ward	Out of work benefits June 2016	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017	Out of work benefits March 2018
33UCGN : Acle	1.0%	0.8%	1.3%	1.5%	1.5%
33UCGQ : Blofield with South Walsham	0.5%	0.4%	0.4%	0.5%	0.6%
33UCGR : Brundall	0.8%	0.9%	0.7%	0.6%	1.1%
33UCGU : Coltishall	0.5%	0.4%	0.6%	0.4%	0.9%
33UCHE : Marshes	0.5%	0.5%	0.5%	1.2%	1.7%
33UCHQ : Thorpe St Andrew South East	0.6%	0.6%	0.7%	0.8%	1.0%
33UCHR : Wroxham	0.5%	0.8%	0.8%	0.7%	0.8%
33UDFY : Bradwell North	1.0%	0.8%	1.5%	1.5%	1.9%
33UDGB : Caister South	1.2%	1.4%	2.2%	1.9%	3.1%
33UDGE : East Flegg	1.1%	1.4%	2.1%	2.5%	2.7%
33UDGF : Fleggburgh	1.3%	1.0%	1.3%	1.9%	1.6%
33UDGL : Ormesby	0.9%	1.4%	2.0%	2.4%	2.7%

Ward	Out of work benefits June 2016	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017	Out of work benefits March 2018
33UDGP : West Flegg	1.1%	1.2%	1.4%	1.7%	2.6%
33UFGY : Happisburgh	0.7%	0.6%	1.2%	0.5%	1.4%
33UFHB : Hoveton	1.0%	1.4%	2.1%	1.7%	1.2%
33UFHM : Scottow	0.5%	0.5%	0.5%	0.4%	0.7%
33UFHR : Stalham and Sutton	1.5%	1.7%	1.6%	1.2%	1.3%
33UFHX : Waterside	0.6%	0.7%	0.7%	1.4%	2.0%
33UFHY : Waxham	0.6%	0.9%	0.8%	0.8%	0.9%
33UHHA : Chedgrave and Thurton	1.0%	1.6%	1.3%	1.0%	1.1%
33UHHF : Ditchingham and Broome	0.5%	0.4%	0.6%	0.9%	1.1%
33UHHG : Earsham	0.6%	0.4%	0.6%	0.7%	1.0%
33UHHK : Gillingham	1.0%	1.1%	0.7%	0.9%	0.8%
33UHHQ : Loddon	1.2%	1.2%	1.4%	1.5%	1.2%
33UHHY : Rockland	0.7%	0.8%	0.7%	0.5%	0.8%
33UHJC : Stoke Holy Cross	0.4%	0.5%	0.5%	0.6%	0.7%
33UHJF : Thurlton	0.8%	0.6%	1.2%	1.1%	1.1%
42UHFY : Beccles North	1.2%	1.3%	1.8%	1.0%	2.1%
42UHGB : Bungay	1.0%	1.0%	1.1%	0.9%	2.0%
42UHGD : Carlton Colville	1.1%	1.2%	1.5%	1.7%	1.9%
42UHGE : Gunton and Corton	1.0%	1.3%	2.0%	2.0%	2.3%
42UHGK : Lothingland (GYBC)	1.2%	1.0%	2.1%	2.7%	2.8%
Oulton Broad	1.6%	1.6%	1.6%	1.8%	2.8%
Whitton	1.9%	2.9%	3.5%	4.2%	5.0%
42UHGT : Wainford	0.8%	0.9%	1.0%	0.8%	1.0%
42UHGW : Worlingham	0.9%	0.7%	0.9%	0.6%	1.0%

e. Visitor statistics 2015

(Source: STEAM 2015/16)

Visitor numbers	7.4 Million	7.462 +0.3%
Direct spend	£431 Million	£437M +1.5%
Economic impact	£584 Million	£584M +1.5%
Jobs dependent	7,245	7190 -0.8%

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/8
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50	7760.30	8456.3

g. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 2017-2018: Somerton Conservation Area re-appraised (awaiting adoption)
- 2016-2017: Loddon and Chedgrave Conservation Area re-appraisal adopted, Stalham Staithe Conservation Area re-appraisal adopted
- 2015-2016: Oulton Broad Conservation Area re-appraisal adopted
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: Langley Abbey re-appraisal adopted
- 2012-2013: Ellingham, Ditchingham Dam and Geldeston re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton re-appraisals adopted
- 2010-2011: Belagh and Wroxham re-appraisals adopted

h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

- 2017 – 2018: 22
- 2016 – 2017: 26
- 2015 – 2016: 28
- 2014-2015: 28
- 2013-2014: 29
- 2012-13: 26
- 2011-2012: 37
- 2010-2011: 49

i. Indices of Multiple Deprivation

This Topic Paper discusses the issue of Deprivation as it relates to the Broads Authority Executive

Area. http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/764474/The-Index-of-Multiple-Deprivation-Topic-Paper.pdf

j. Crime Map

August 2016. Source: <https://www.police.uk/>

Please note that it seems the ability to interrogate the map on the website has changed and therefore these figures cannot be updated. Other ways of reporting crime data in the area will be considered for future annual monitoring reports.

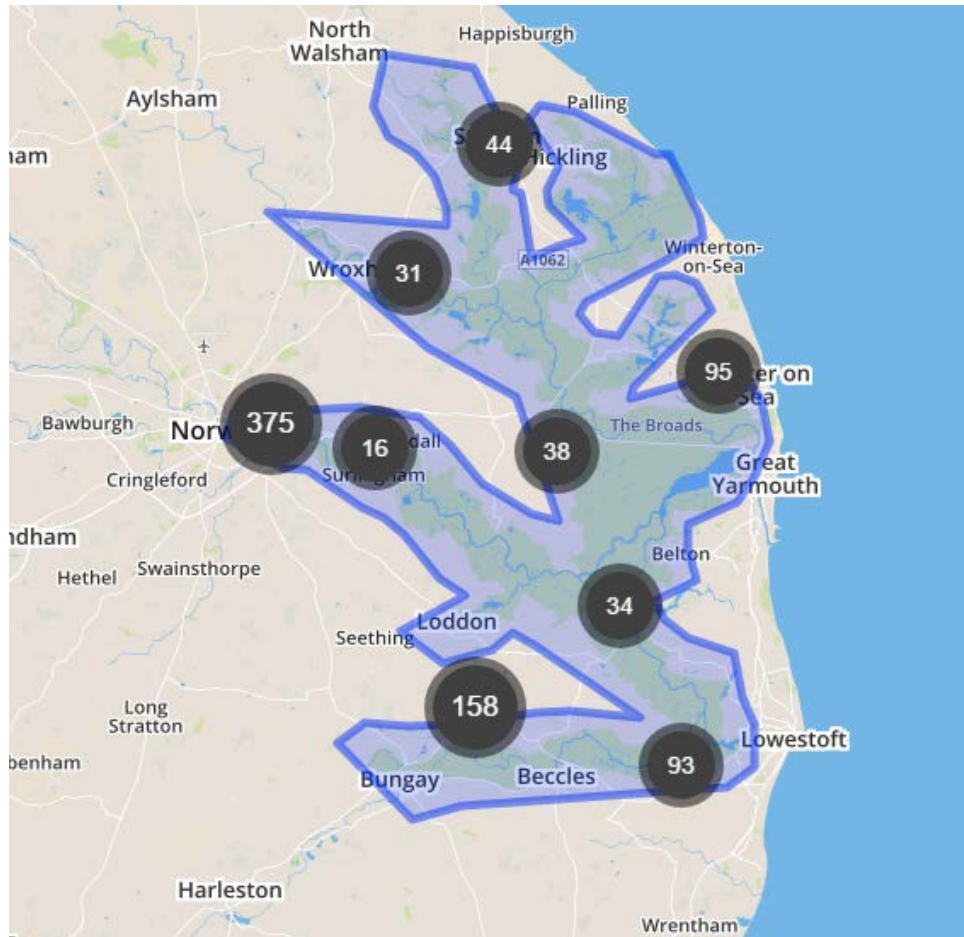
General overview of the Broads. All Crime.

All crime (884)

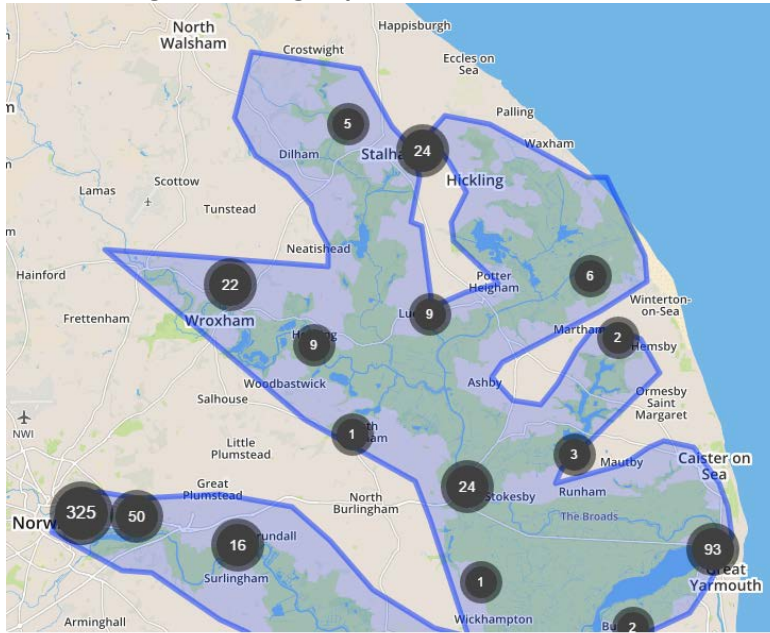
Crime types

- Anti-social behaviour (290)
- Bicycle theft (13)
- Burglary (32)
- Criminal damage and arson (98)
- Drugs (11)
- Other crime (14)
- Other theft (67)
- Possession of weapons (3)
- Public order (41)
- Robbery (2)
- Shoplifting (43)
- Theft from the person (5)
- Vehicle crime (38)
- Violence and sexual offences (227)

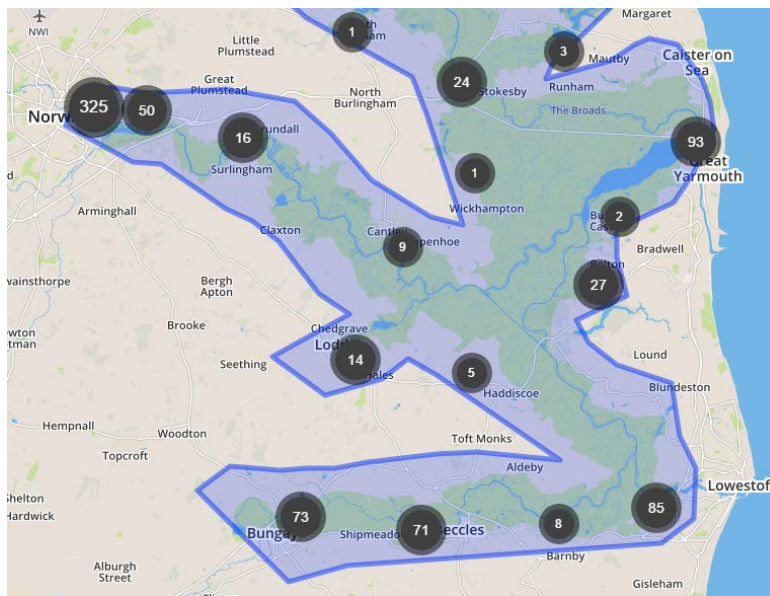
The following map shows the general distribution of these crimes around the Broads.



The following map shows the general distribution of crime around the northern area of the Broads.



The following map shows the general distribution of crime around the southern area of the Broads.



k. Amount of Planning Obligations

(Source: Norfolk County Council, Planning Obligations Monitoring Statement, July 2018)

Status of S106 Agreements, 2000 – June 2018

District	Agreed S106	Outstanding enquiries	Total Cases/Sites
Broads Authority	3	0	3

Building Progress on Sites with Agreed Section 106, 2000 – June 2018 based at spring 2018 Survey

District	Permitted (but not started)	Building has commenced	Fully Complete	Total
Broads Authority	0	1	2	3

4 Duty to Cooperate

- 4.1** The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (i.e. defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies.
- 4.2** The following provides an overview of the types of cooperation going on between BA and other organisations covered by the duty during the year under review.
- 4.3** A Duty to Cooperate Statement has been produced to accompany the Publication version of the Local Plan and it can be found here http://www.broads-authority.gov.uk/_data/assets/pdf_file/0018/1136601/BLP-Appendix-E-Final-Broads-Local-Plan-Duty-to-Cooperate-Statement-ba160318.pdf.
- 4.4** The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 39 dwellings which arises in the Borough's part of the Broads.
- 4.5** The Norfolk Strategic Planning Framework has been produced and endorsed by all Norfolk Local Planning Authorities. This is a series of agreements that all Norfolk Authorities will sign up to.

5 Potential residential dwelling development over the coming five years

Allocations in the Sites Specifics Local Plan 2014 (Thurne and Oulton broad) and emerging Local Plan (Stokesby) which could come forward over the next five years. Also extant planning applications that are anticipated to come forward (as at April 2018).

Site	2018/19	2019/20	2020/21	2021/22	2022/23
PUBSTO1		2	2		
PUBOUL2 BA/2012/0271/FUL BA/2016/0151/COND BA/2017/0037/NONMAT			10	30	30
PUBTHU1 BA/2017/0103/OUT					8
BA/2017/0383/FUL		1			
BA/2015/0426/FUL	2	2			
BA/2005/1567/HISTAP BA/2013/0242/COND BA/2015/0256/COND BA/2017/0498/COND		2	2	2	2
BA/2013/0381/CU BA/2012/0382/LBC			1		
BA/2015/0246/FUL		2			
BA/2017/0151/FUL		1			
BA/2017/0191/FUL		1			
BA/2017/0208/FUL			1		
BA/2017/0457/FUL	1				
BA/2017/0474/FUL	2				
BA/2017/0311/FUL		1			
BA/2016/0444/FUL		1			
BA/2008/0172	1	1			
Total	6	12	14	32	40

6 Self Build

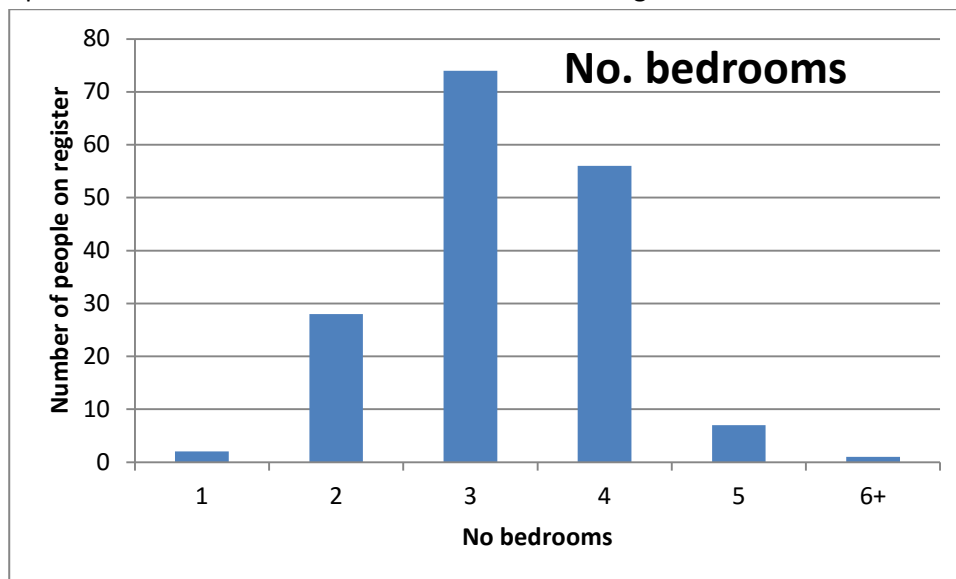
6.1 Introduction

As the Local Planning Authority for the Broads Executive Area, we are required to keep a register of those people wishing to acquire land to build a home. This part of the AMR monitors progress on self-build. The Self Build Register has been in place since April 2016. It was created by King's Lynn and West Norfolk and the Broads Authority, South Norfolk District Council and Breckland Council all use the same register. The Register can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/self-build-and-custom-build-register>. The NPPG says that '*relevant authorities are encouraged to publish, in their Authority Monitoring Report, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources*'.

6.2 Headline data

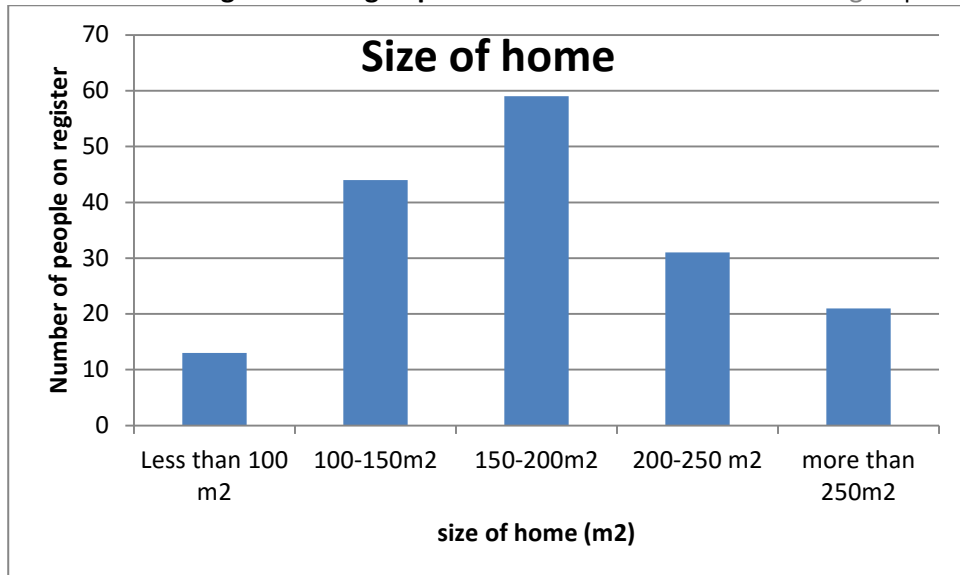
Here is the headline data:

- The Broads Authority does not charge a fee for the register.
- The first base period for the register was from April 2016 to 30 October 2016 and in this period there were 49 people on the self-build register. The second base period was 31 October 2016 to 30 October 2017 and there were 60 people on the register. At the end of this AMR Period (which is the financial year), there were 139 people on the register. Whilst this AMR covers the period to 31 March 2017 the third base period was 31 October 2017 to 30 October 2018 and there were 59 people on the register in that base period.
- So as at the end of base period 3 (30 October 2018) there was a total of 168 people on the register
- The Broads Authority does not have a Part 1 and Part 2 at the time of writing².
- The following graph shows the number of bedrooms those on the register would like to have:

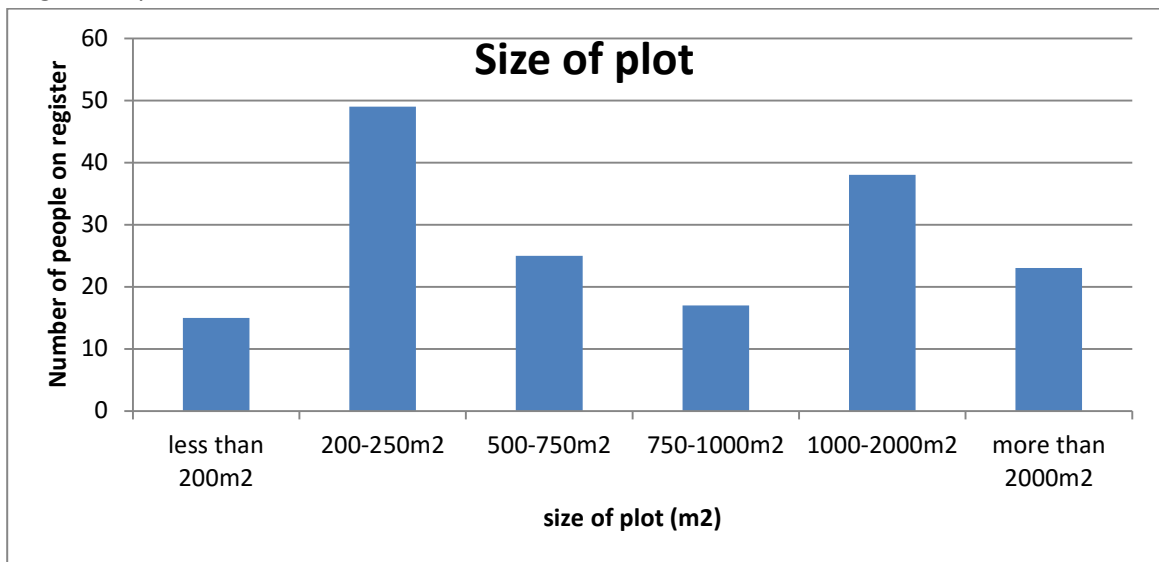


- In terms of size of homes those on the register would like to build:

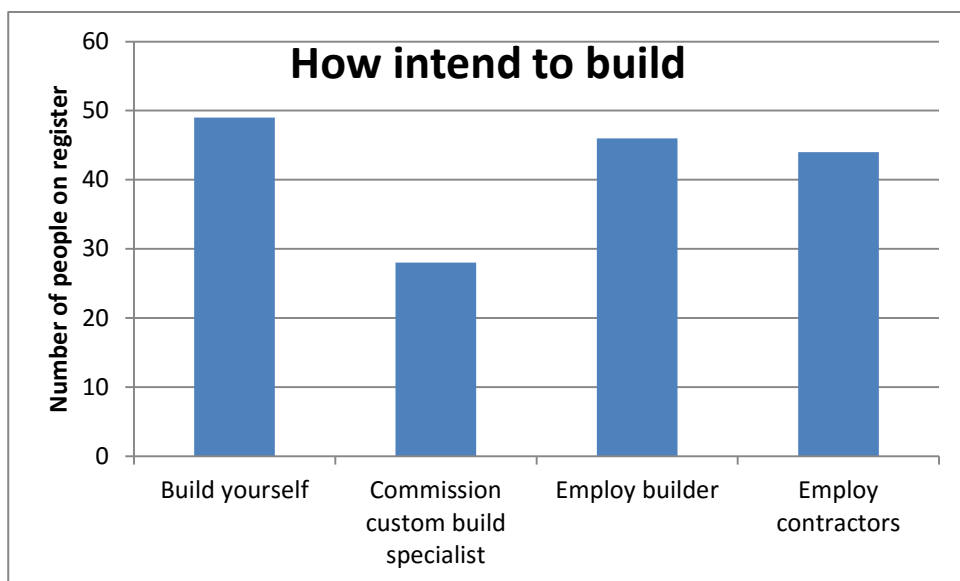
² Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility criteria except for a local connection test must be entered on Part 2 of the register.



- Turning to the plot size:

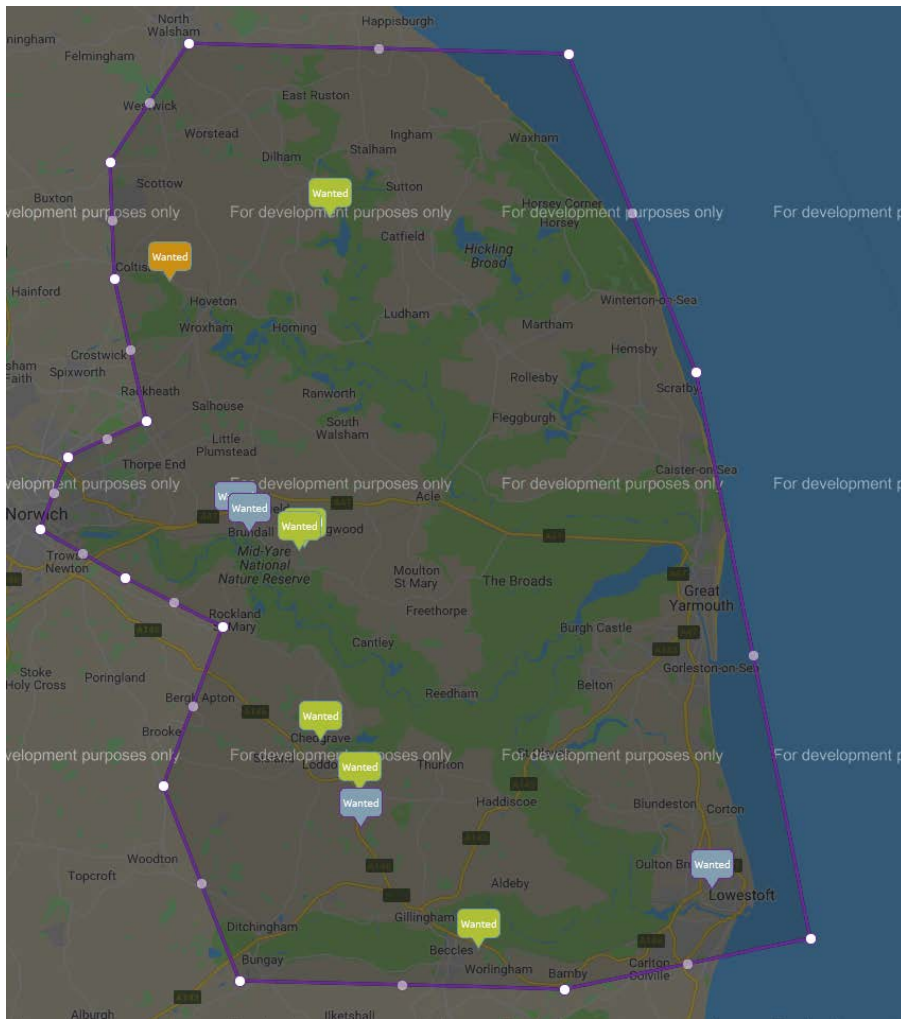


- How people wish to build their home:



6.3 Other sources of data

Another source of data for those who want to build a self-build house is <http://www.selfbuildportal.org.uk/needaplot>. The image below is taken from that website and shows the Broads area generally.



Source: <http://www.selfbuildportal.org.uk/needaplot>

6.4 Exemption to the Duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in each base period.

Pursuant to the Self-build and Custom Housebuilding Regulations 2016³, section 11, 'Exemption from duty in section 2A of the Act', the Broads Authority has an exemption from the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in base period 2.

The Regulations go on to say: '*where a relevant authority has been granted an exemption under section 2B of the Act in respect of a base period, no application is required in respect of any subsequent base periods in which the circumstances specified in paragraph (2) continue to apply unless the Secretary of State gives notice in writing to the authority that an application is required in respect of any base period*'.

For base period 3, the analysis concludes that the Broads Authority will still be exempt and will not need to apply to the Secretary of State. The calculation is set out in [Appendix B](#), where it is demonstrated that the 20% threshold is exceeded.

6.5 Meeting the demand of Base Period 1

Between 1 April 2016 and 30 October 2018 the Authority has granted permission for 9 dwellings which are considered as self-build. Also since 1 April 2016, 6 dwellings have been completed which are considered as self-build.

³ http://www.legislation.gov.uk/ukxi/2016/950/pdfs/ukxi_20160950_en.pdf

7 **Brownfield Register**

The [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires local authorities to prepare and maintain registers of brownfield land that is suitable for housing. All Local Planning Authorities were required to set up a Brownfield Register by the end of 2017. The register for the Broads Authority can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/brownfield-register>. The sites on the register as at April 2018 are as follows:

- Former Pegasus/Hamptons Site, Coldecott Road, Oulton Broad, Suffolk
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=M96Z8STBT0000>
- Derbys Quay Bridge Wharf Gillingham Dam Gillingham Beccles Norfolk NR34 OPA
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=MOJ2UJTB00200>
- Hedera House, The Street, Thurne, Norfolk
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=ON9TEYTB01W00>
- Building next to Kings Head Hotel, Station Road, Hoveton.
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/995569/11_HOVETON-and-WROXHAM-new.pdf
- Spinnakers, near A143, St Olaves, Norfolk.
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0012/995574/16_ST_OLAVES-new.pdf
- Riverside House Woods End Kirby Bedon NR14 7ED
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OF0SJATBG8V00>
- The Valley House Low Road Mettingham Suffolk NR35 1TS
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=NZUKQATBFTZ00>
- Barnes Brinkcraft (Formerly Moore & Co), Staithe Way Road, Wroxham, Norwich, NR12 8TH
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=NXYOW9TB01W00>
- Former Waterside Rooms, Station Road, Hoveton.
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/995569/11_HOVETON-and-WROXHAM-new.pdf
- Old Broads Hotel Site, Station Road, Hoveton
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/995569/11_HOVETON-and-WROXHAM-new.pdf
- Utilities Site
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/995570/12_NORWICH-new.pdf

Appendix B – Annual refresh of the application for exemption to the duty to permit etc.

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 3.

The NPPG says⁴:

Paragraph: 030 Reference ID: 57-030-20170728

- a) A relevant authority may make an application for an exemption if for any base period (see the section on what having a 'duty to grant planning permission etc' means) the demand for self-build and custom housebuilding is greater than 20% of the land identified by that relevant authority as being available for future housing.
- b) As relevant authorities have 3 years in which to permission sufficient land to match demand, demand should be assessed over 3 base periods. For this purpose demand is the aggregate number of new entries on Part 1 of the register in that base period and the 2 preceding base periods. For the first 2 years, there will not be 3 base periods so relevant authorities should rely on the current base period and any previous base period (if applicable).
- c) Land availability is the total number of new houses on land in the area of the relevant authority, assessed by that authority as being deliverable in that base period, the 2 preceding base periods, and the 2 subsequent base periods.

Paragraph: 031 Reference ID: 57-031-20170728

- d) For subsequent and concurrent base periods relevant authorities must continue to calculate at the end of each base period demand on their register as a percentage of the deliverability of housing over the next 3 years. Where this continues to be over 20% that authority is deemed to still be exempt and does not need to apply again to the Secretary of State.

The percentage of the deliverability of housing is the result of a calculation based on the following data: land availability and demand from the register. This percentage is compared to the 20% threshold noted in the NPPG.

i. Land availability

Land availability method 1: According to c) above, land availability is to be taken to be the total number of new houses on land in the area of the relevant authority, assessed by that authority as being likely to be deliverable in that base period, the two preceding base periods, and the two following base periods. For the assessment for base period 3, the following base periods need to be taken into consideration:

- Base period 1: 1 April 2016 to 30 October 2016
- Base period 2: 31 October 2016 to 30 October 2017
- Base period 3: 31 October 2017 to 30 October 2018
- Base period 4: 31 October 2018 to 30 October 2019
- Base period 5: 31 October 2019 to 30 October 2020

Land availability method 2: As stated in d) above, in relation to proving that the 20% threshold continues to be exceeded, the land availability for the next three years should be used.

⁴ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

The calculations for both of these methods are carried out in this note.

In terms of deliverability, the NPPS states that: *'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.'*

The following assumptions have been taken to measure land availability:

- The schemes considered as deliverable are based on emerging allocations that could come forward as self-build,
- The delivery timescales are estimated
- The numbers include replacements and net new dwellings.
- Holiday accommodation is not included.

The land availability is therefore considered a best case scenario (in reality could be much less) which is a conservative approach for the calculation of the percentage of deliverability of housing.

- Allocations in the emerging Local Plan

Regarding allocations in the emerging Local Plan, it is anticipated that the allocation at Stokesby may deliver dwellings in the next 3 years and as the landowner intends to build them himself they are considered as self-build.

Site	2018/19	2019/20	2020/21
PUBSTO1		2	2
Total		2	2

- Extant planning permissions

The following table shows the potential timescale for the delivery of the sites with extant planning permission. This includes replacement dwellings and net new dwellings as well as a manager's dwelling. It is assumed that these extant planning permissions will be delivered in base period 4 and 5. It is assumed that these could be delivered as self-build. This is effectively the 'best case' scenario but in reality the land availability in the next two base periods from extant permissions is likely to be less.

Site	Total
BA/2015/0426/FUL	4
BA/2005/1567/HISTAP BA/2013/0242/COND BA/2015/0256/COND BA/2017/0498/COND	4
BA/2013/0381/CU BA/2012/0382/LBC	1
BA/2015/0246/FUL	2

Site	Total
BA/2017/0151/FUL	1
BA/2017/0474/FUL	2
BA/2008/0172	2
BA/2015/0426/FUL	4
BA/2016/0065/FUL	1
BA/2016/0184/FUL	1
BA/2016/0265/FUL	1
BA/2016/0323/FUL	1
BA/2016/0408/FUL	1
BA/2017/0078/FUL	1
BA/2017/0151/FUL	1
BA/2017/0170/HOUSEH	1
BA/2017/0191/FUL	1
BA/2017/0244/FUL	1
BA/2017/0307/FUL	1
BA/2017/0474/FUL	2
BA/2017/0484/FUL	1
BA/2018/0042/FUL	1
BA/2018/0137/FUL	1
BA/2018/0139/FUL	1
BA/2018/0141/FUL	1
BA/2018/0253/FUL	1
BA/2018/0280/FUL	1
Total	40

- Completions in base period 1, 2 and 3.

2016/2017 monitoring period – 3

2017/2018 monitoring period – 3

- Total land availability

	Using the five base period method (c)	Using the next three years method (d)
Local Plan allocations	4	4
Extant planning permissions	40	40
Completions in base period 1, 2 and 3	6	-
	50	44

ii. Demand from the Register

Demand method a): The total numbers on the register for base period 3 is 59. This was correct as at 31 October 2018. So the demand quantification as per requirements of a) above is 59.

Demand method b): According to b) above however, the calculation should be based on the base period in question and the preceding two base periods. The demand would therefore be the total number on the register which is 168.

iii. Demand and land availability calculation

Due to the uncertainties in the NPPG about how to calculate the demand, each combination of demand and land availability is calculated as follows:

Demand method	Availability of land method	People on the register	Divided by land availability	X100	=
a	1	59	50	X100	118%
a	2	59	44	X100	134%
b	1	168	50	X100	336%
b	2	168	44	X100	382%

The figures all exceed 20% and therefore the exemption continues for base period 3. It is confirmed that the Broads Authority will still be exempt and will not need to apply to the Secretary of State.