

# Annual Monitoring Report 2024/25

December 2025



# Contents

|       |   |    |
|-------|---|----|
| 1.    | Introduction.....   | 2  |
| 2.    | Duty to Cooperate .....   | 2  |
| 3.    | Local Plan and other Planning Policy Documents .....  | 3  |
| 4.    | Neighbourhood Plans .....   | 3  |
| 5.    | Completions of net new housing in 2024/25 .....   | 4  |
| 6.    | Net new dwelling applications permitted in 2024/25 .....                                    | 4  |
| 7.    | Tourism accommodation applications permitted in 2024/25 .....                               | 5  |
| 8.    | Outstanding planning permissions for net new housing – all years .....                      | 6  |
| 9.    | Current Local Plan Allocations – net new housing .....                                      | 7  |
| 10.   | Planning applications data .....  | 8  |
| 11.   | Appeals .....   | 8  |
| 12.   | Residential moorings .....  | 8  |
| 13.   | Moorings/Access to water .....  | 9  |
| 14.   | Heritage indicators .....   | 11 |
| 15.   | Brownfield Register .....   | 12 |
| 16.   | Class E applications.....   | 12 |
| 17.   | Employment .....  | 14 |
| 18.   | Renewable/low carbon energy .....   | 14 |
| 19.   | RAMS .....  | 15 |
| 20.   | Self and Custom Build.....  | 15 |
| 21.   | Progress towards housing targets .....  | 16 |
| 22.   | Progress towards residential moorings target.....   | 17 |
| 23.   | Infrastructure Funding Statement.....   | 17 |
| 24.   | Five Year Land Supply .....   | 18 |
| 24.1. | Calculation.....  | 18 |
| 24.2. | Discussion.....   | 18 |
| 24.3. | Conclusion.....   | 19 |
|       | Appendix A: Neighbourhood Plans in the Broads. ....   | 20 |
|       | Appendix B: Annual refresh of the application for exemption to the duty to permit etc. .... | 21 |
|       | B1 Introduction .....   | 21 |
|       | B2 Land availability .....  | 21 |
|       | B3 Demand from the Register .....   | 25 |
|       | B4 Demand and land availability calculation for base period 10 .....                        | 25 |
|       | Appendix C: Five Year Land Supply Statement .....   | 27 |
|       | Appendix D: General summary of how each policy in the Local Plan was used in 2024/25....    | 32 |

# 1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2024 to 31 March 2025. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan Monitoring indicators are a key component of this AMR. The AMR provides an update on the Duty to Cooperate as well as progress on any work related to producing the Local Plan and other associated documents. The source of the data in this AMR is mainly from data collected and held by the Broads Authority (BA). If you have any queries regarding this AMR, please contact the Planning Team at the Broads Authority on 01603 610734.

# 2. Duty to Cooperate

The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. 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.

A Duty to Cooperate Statement has been produced to accompany the Local Plan and it can be found here [Duty to Cooperate Statement February 2018 \(PDF | broads-authority.gov.uk\)](#). The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 38 dwellings which arises in the Borough's part of the Broads. A new [Duty to Cooperate Statement \(2025\)](#) has been produced for the emerging Local Plan.

The [Norfolk Strategic Planning Framework version 4](#) 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.

The Authority continues to engage proactively with our District Councils, the rest of Norfolk and Suffolk and the County Councils mainly through meetings and responding to consultations, as well as working on joint projects.

Joint projects that were undertaken, completed or started in the 2024/25 monitoring period are as follows:

- Joint work with other authorities on preparation for the Norfolk and Suffolk Local Nature Recovery Strategy.
- Master planning work/Supplementary Planning Document for East Norwich – working with Norwich City Council and Norfolk County Council.
- Work, with Norfolk Local Planning Authorities, on Nutrient Neutrality.
- Worked with other LPAs regarding the reviewed Norfolk Recreation Avoidance Mitigation Strategy (Norfolk RAMS).

### 3. Local Plan and other Planning Policy Documents

The Local Plan for the Broads was adopted in May 2019. It has therefore been in place to be used in determining planning applications for all of the 2024/25 monitoring period. The Local Plan webpage is here: [Local Plan for the Broads \(broads-authority.gov.uk\)](https://broads-authority.gov.uk). The table at [Appendix D](#) reflects the monitoring indicators from the Local Plan. It also shows how the policies are generally working.

During the monitoring period, the Local Plan review continued. The Local Plan webpage above includes work completed to date, which is as follows:

- [An investigation into the technical issues related to 'do float' and 'can float' homes \(May 2024\)](#)
- [Energy Performance in Local Plans, Written Ministerial Statement and the Local Plan for the Broads \(July 2024\)](#)
- [Local Plan Sequential Test \(July 2024\)](#)
- ['More than 10% Biodiversity Net Gain for the Local Plan for the Broads' Topic Paper \(Updated February 2025\)](#)
- [Great Yarmouth Gypsy and Traveller Accommodation Assessment \(GTAA\) Update \(September 2024\)](#)
- [Broads Authority Local Plan Viability Assessment Final Report \(October 2024\)](#)
- [Broads Authority Local Plan Viability Assessment Technical Appendices \(October 2024\)](#)
- [PM2.5 Topic Paper \(November 2024\)](#)
- [Development Boundary Topic Paper \(December 2024\)](#)
- [Broads Authority GTAA Review \(December 2024\)](#)
- [Peat topic paper \(February 2025\)](#)
- [Affordable Housing Topic Paper \(March 2025\)](#)
- [Local Infrastructure Study \(Updated July 2024\)](#)
- [HELAA part 2 \(February\)](#)
- [From HELAA to Local Plan part 2 \(February 2025\)](#)
- [Local Housing Needs Assessment Addendum \(March 2025\)](#)
- [Development Boundaries Topic Paper \(updated August 2024\)](#)

### 4. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2024/25 monitoring period and an up to date list detailing progress of the Neighbourhood Plans is available at:

[Neighbourhood planning \(broads-authority.gov.uk\)](#). [Appendix A](#) shows a map of

Neighbourhood Plans that are relevant to the Broads. Notably, the following Neighbourhood Plans were adopted/made in the monitoring period:

- Loddon and Chedgrave (Chet)
- Reedham
- Trowse with Newton
- Thorpe St Andrew

## 5. Completions of net new housing in 2024/25

The following schemes have been completed in the 2024/25 period. Data was collected either through phoning the applicant or agent or site visits. For the purposes of the AMR, completed means that it has windows and doors. Please note that 'CLEUD' schemes are in this table and section 6 but won't be double counted.

| App No             | District       | Proposal  | Type             | Net New | Self-Build (April 2016 onwards)? |
|--------------------|----------------|---|------------------|---------|----------------------------------|
| BA/2010/0381/CU    | South Norfolk  | Change of Use of single storey barn to holiday cottage  | Holiday home     | 1       | n/a                              |
| BA/2022/0195/FUL   | South Norfolk  | Proposed conversion of existing barn to a short term holiday let.   | Holiday home     | 1       | n/a                              |
| BA/2017/0103/OUT   | Great Yarmouth | Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.  | Market dwellings | 3       | No                               |
| BA/2019/0118/FUL   | Great Yarmouth | 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 | Holiday homes    | 3       | No                               |
| BA/2024/0104/FUL   | South Norfolk  | Change of use from annexe to holiday accommodation  | Holiday home     | 1       | No                               |
| BA/2025/0027/CLEUD | Broadland      | 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 dwellings | 1       | No                               |
| BA/2022/0144/FUL   | South Norfolk  | Change of Use from Residential Annexe to Holiday Accommodation Let Unit   | Holiday home     | 1       | No                               |

Number of residential dwellings: 7

Number of holiday homes: 4

**Total number of dwellings completed in 2024/25: 11**

## 6. Net new dwelling applications permitted in 2024/25

The following table sets out some details of permitted housing related applications. These applications also appear in Section 8 as they are yet to be completed and some map appear in section 5 as they are CLEUD applications.

| Planning application reference  | Parish            | District  | How many new dwellings? | How many dwellings lost? | Net total of dwellings ? | How many new affordable dwellings? | How many affordable dwellings lost? | Net total of affordable dwellings? | On previously developed land? | In development boundary? | Is the dwelling a rural enterprise dwelling? | Is the scheme for elderly/specialist need housing? | Is the scheme for self-build? |
|---------------------------------|-------------------|-----------|-------------------------|--------------------------|--------------------------|------------------------------------|-------------------------------------|------------------------------------|-------------------------------|--------------------------|--|--|-------------------------------|
| BA/2025/0027/CLEUD <sup>1</sup> | Postwick w Witton | Broadland | 1                       | 0                        | 1                        | 0                                  | 0                                   | 0                                  | N/A - CLUED                   | No <sup>^</sup>          | No   | No   | No                            |

1: Lawful Development Certificate for 10 years use of the building and site as a dwellinghouse within Class C3

<sup>^</sup>: Note that these were Lawful Development Certificate

**Total number of dwellings permitted in 2024/25: 1 dwelling**

**Number of dwellings permitted in 2024/25 that count toward the OAN: 1 dwellings**

**It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts of Norfolk were affected by nutrient enrichment issues.**

## 7. Tourism accommodation applications permitted in 2024/25

The following table sets out some details of permitted tourism accommodation related applications. It also identifies if these units are self-contained and, in theory, could be lived in and therefore count towards the Objectively Assessed Housing Need set out in the Local Plan. These applications also appear in Section 8 as they are yet to be completed.

| Planning Application Number | What type? (for example, tent pitches, glamping, caravans, second home, holiday home, other)  | How many new 'units' of holiday accommodation? | How many lost 'units' of holiday accommodation? | Net total 'units' of holiday accommodation? | Any occupancy conditions?  | On Previously developed land? | Count towards OAN? |
|-----------------------------|---|--|---|---|--|-------------------------------|--------------------|
| BA/2024/0007/COND           | Replacement of 3 no. bell tents with mezzanine pods and erection of shelter for waste disposal point - variation of conditions 1, 4 and 7 of planning permission BA/2020/0469/COND  | 3  | 0   | 3   | -  | Yes                           | No                 |
| BA/2024/0115/FUL            | Change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to Treatment Rooms incl new yurt, changes to openings & new balcony   | 2  | 2   | 0   | Yes - Short term holiday only  | Yes                           | No                 |
| BA/2023/0442/FUL            | Replacement chalet & erection of new storage shed alongside.  | 1  | 1   | 0   | Yes: The building shall be used only for the personal enjoyment of the occupiers, incidental to the use of the land as a mooring plot and nothing in this permission shall be construed as permitting the use of the building as a dwelling house and The building shall not be occupied for the purposes of overnight accommodation for more than 20 weeks in total in any calendar year. | Yes                           | No                 |
| BA/2024/0012/FUL            | Conversion of gym to 7no. hotel bedrooms (year round use)   | 7  | 0   | 7   | -  | Yes                           | No                 |
| BA/2023/0436/FUL            | Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping | 3  | 0   | 3   | -  | Yes                           | No                 |
| BA/2024/0104/FUL            | Change of use from annexe to holiday accommodation  | 1  | 0   | 1   | Yes - Short term holiday only  | Yes                           | Yes                |

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.

**1 unit of holiday accommodation counts towards the housing need for the Broads.**

**It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts of Norfolk were affected by nutrient enrichment issues.**

## 8. Outstanding planning permissions for net new housing – all years

Our districts were contacted for any update they have on the schemes, such as through their building regulations teams. If needed, applicants or agents were called to ask if schemes were completed. The following schemes were not completed and the table shows if they had started or not. Applicants or agents were also asked if they had any idea of when the schemes would be completed. For some of the applications, despite numerous attempts at contacting either the agent or applicant, we were unable to get any update on when the scheme was likely to be completed (see last column). Indeed, some applicants who we spoke to, were not able to tell us when their scheme will likely be completed.

| App No                               | District | Proposal   | Net New         | Self-Build (April 2016 onwards)? | Commenced? | Completion: 2025/26 | Completion: 2026/27 | Completion: 2027/28 | Completion: 2028/29 | Completion: 2029/30 | Completion: After 2030 | Completion: Unknown as at April 2025 |
|--------------------------------------|----------|--|-----------------|----------------------------------|------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------------|--------------------------------------|
| BA/2021/0276/CUPA                    | BDC      | Conversion of office to 6 residential units  | 6               | no                               | Yes        | 6                   |                     |                     |                     |                     |                        |                                      |
| BA/2018/0007/FUL                     | GYBC     | Change of use of outbuildings to 2 No. holiday lets  | 2               | n/a                              | Yes        |                     |                     |                     |                     |                     |                        | 2                                    |
| BA/2021/0145/FUL                     | NNDC     | 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.                                      | 3               | n/a                              | No         |                     |                     |                     | 3                   |                     |                        |                                      |
| BA/2012/0271/FUL                     | WDC      | Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.   | 76              | N/a                              | Yes        |                     |                     |                     |                     | 15                  | 61                     |                                      |
| BA/2021/0417/FUL                     | SNDC     | Conversion & change of use to short term holiday let   | 1               | n/a                              | No         |                     |                     |                     |                     |                     |                        | 1                                    |
| BA/2015/0426/FUL                     | WDC      | Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.  | 4 <sup>^</sup>  | yes - 1                          | Yes        |                     |                     |                     | 1                   |                     |                        |                                      |
| BA/2020/0408/FUL                     | ESC      | Demolition of existing dwelling (Westerley) & erection of replacement dwelling and erection of new dwelling on neighbouring plot (The Moorings).   | 1               | no                               | No         |                     |                     |                     |                     |                     |                        | 1                                    |
| BA/2017/0103/OUT                     | GYBC     | Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.   | 16 <sup>§</sup> | no                               | Yes        |                     |                     |                     | 13                  |                     |                        |                                      |
| BA/2018/0279/FUL                     | GYBC     | Change of use of existing barn & cattery to holiday accommodation  | 2 <sup>*</sup>  | n/a                              | Yes        |                     |                     |                     |                     |                     |                        | 1                                    |
| BA/2019/0118/FUL<br>BA/2020/0053/FUL | GYBC     | 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 And... | 9 <sup>#</sup>  | No                               | Yes        |                     |                     |                     | 5                   |                     |                        |                                      |

| App No           | District | Proposal   | Net New                          | Self-Build (April 2016 onwards)? | Commenced? | Completion: 2025/26 | Completion: 2026/27 | Completion: 2027/28 | Completion: 2028/29 | Completion: 2029/30 | Completion: After 2030 | Completion: Unknown as at April 2025 |
|------------------|----------|--|----------------------------------|----------------------------------|------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------------|--------------------------------------|
|                  |          | Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.  |                                  |                                  |            |                     |                     |                     |                     |                     |                        |                                      |
| BA/2020/0259/FUL | GYBC     | Part retrospective: Restoration of pumphouse including extension to form a dwelling and part use as a visitor centre. Restoration of mill for use as annex including re-instatement of scoopwheel and sails. Construction of an outbuilding to house a water treatment plant. Temporary stationing of caravan. | 1                                | No                               | Yes        |                     |                     |                     |                     |                     |                        | 1                                    |
| BA/2023/0014/FUL | ESC      | Change of use of half of the building from storage to residential incl rooflights and windows  | 1                                | No                               | No         | 1                   |                     |                     |                     |                     |                        |                                      |
| BA/2023/0171/FUL | ESC      | Additional residential rooms over single storey link wing. New foyer extending garden room footprint. Internal alterations. Two external storage sheds.  | 3 additional rooms               | No                               | No         |                     |                     |                     |                     |                     |                        | 3 additional rooms                   |
| <b>Total</b>     | -        | -  | <b>122 dwellings<br/>3 rooms</b> | -                                | -          | <b>7</b>            | <b>0</b>            | <b>0</b>            | <b>22</b>           | <b>15</b>           | <b>61</b>              | <b>6 dwellings<br/>3 Rooms</b>       |

\* the permission is for 2 dwellings, but one has been completed.

^ 3 holiday homes have been completed

\$ 3 have been completed

# 3 have been completed and the permission may be adjusted to reduce to 8 – so the remaining 5 are included in the table.

## 9. Current Local Plan Allocations – net new housing

The following shows when the allocations for net new housing that are allocated in the Local Plan for the Broads could be delivered. Please note that the schemes at Pegasus and at Thurne, and more recently, Stokesby, are included in the previous table (as they also have permission).

- HOV3 – there are some discussions about various uses for this site. In the 2019/20 AMR, following discussion with the landowner, they have indicated they are not keen on dwellings.
- NOR1 – continues to be a constrained site, but the Broads Authority are working with Norwich City Council who are liaising with the landowners of that site and other sites in the area regarding bringing forward the site for development. A Masterplan, that is likely to become a SPD, is under production.

## 10. Planning applications data

The following table sets out the number of planning applications received between 1 April 2024 and 31 March 2025 and how many were permitted or refused.

| <b>Applications*</b>   | <b>Total</b> |
|------------------------|--------------|
| Total number submitted | <b>194</b>   |
| Validated applications | <b>172</b>   |
| Approved applications  | <b>166</b>   |
| Refused applications   | <b>15</b>    |
| Withdrawn applications | <b>18</b>    |

\* These totals do 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 96.5%**

## 11. Appeals

The following table sets out the number of appeals between 1 April 2024 and 31 March 2025 and how they were determined.

- Dismissed: 11
- Allowed: 1
- Part Allowed/Part Dismissed: 0
- Withdrawn: 0
- Decisions outstanding: 9

## 12. Residential moorings

No applications for residential moorings were received in monitoring period.

### 13. Moorings/Access to water

The following table sets out some details of permitted mooring/access to water related applications. This does not include replacement quay heading.

| Planning Application Number | Location   | Description   | Number of new moorings/length                    | New visitor moorings (DM33) | Type                                | Public or private? |
|-----------------------------|------------|---|--|-----------------------------|-------------------------------------|--------------------|
| BA/2024/0102/FUL            | Horning    | Extension of plastic quay heading to join to existing plastic piling  | 40m in total length but no new moorings created. | n/a                         | Plastic quay heading                | Private            |
| BA/2024/0160/HOUSEH         | Coltishall | 23m of new timber quay-heading including slipway  | 23m in total length but no new moorings created  | n/a                         | Timber quay-heading                 | Private            |
| BA/2024/0128/FUL            | Brundall   | Reconfiguration of marina, demolition of 6 miscellaneous sheds, removal of caravan. Installation of 75m long floating pontoon and 9 associated finger jetties. Car park resurfacing and creation of landscaped mound. | 0  | n/a                         | Floating pontoon and finger jetties | Private            |

The cumulative list of moorings delivered as a result of policy DM33 (and its predecessor DP16) is as follows.

| <b>Application number</b> | <b>Location</b>                                    | <b>Detail</b>                   | <b>Available?</b>         |
|---------------------------|--|---------------------------------|---------------------------|
| BA/2015/0244/COND         | Barnes Brinkcraft,<br>Hoveton                      | 6 moorings now available.       | Yes                       |
| BA/2012/0121/FUL          | Brundall Church Fen                                | 25m provided.                   | Yes                       |
| BA/2013/0397/FUL          | Ferryview Marina (now<br>Horning Pleasurecraft)    | 2 visitor moorings<br>provided. | Yes                       |
| BA/2013/0163/FUL          | Pyes Mill, Loddon                                  | 2 visitor moorings<br>provided. | Yes                       |
| BA/2014/0426/FUL          | Sutton Staithe                                     | 2 visitor moorings<br>provided. | Yes                       |
| BA/2015/0172/FUL          | Swanecraft   | 2 visitor moorings<br>provided  | Yes                       |
| BA/2014/0010/FUL          | Eastwood Marine,<br>Brundall                       | 2 visitor moorings<br>provided. | Yes                       |
| BA/2017/0268/FUL          | Wayford Marina,<br>Wayford Road, Wayford<br>Bridge | 2 visitor moorings<br>provided. | Yes                       |
| BA/2018/0149/FUL          | Oulton Broad                                       | 4 visitor moorings<br>provided  | Yes                       |
| BA/2019/0118/FUL          | Marina Quays, Great<br>Yarmouth                    | 10 visitor moorings<br>provided | Yes                       |
| BA/2017/0369/FUL          | St Olaves Marina                                   | 2 visitor moorings<br>provided. | Yes                       |
| BA/2021/0456/FUL          | Horning Pleasurecraft<br>Limited                   | 8 visitor moorings<br>provided. | 2 available<br>currently. |

## 14. Heritage indicators

### a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

| Area                    | Adopted                                     |
|-------------------------|---|
| Beccles                 | July 2014                                   |
| Belaugh                 | October 2021                                |
| Bungay                  | January 2022                                |
| Coltishall and Horstead | August 1983 (currently under review by BDC) |
| Ditchingham             | March 2013                                  |
| Ellingham               | March 2013                                  |
| Geldeston               | March 2013                                  |
| Halvergate Marshes      | March 2015                                  |
| Halvergate and Tunstall | September 2023                              |
| Horning                 | December 2012                               |
| Langley Abbey           | February 2014                               |
| Loddon and Chedgrave    | December 2016                               |
| Ludham                  | August 2020                                 |
| Neatishead              | May 2011 (currently under review by BA)     |
| Norwich Bracondale      | March 2011                                  |
| Norwich St Matthews     | March 2007                                  |
| Norwich City Centre     | September 2007                              |
| Oulton Broad            | July 2015                                   |
| Salhouse                | April 2004                                  |
| Somerleyton             | March 2011                                  |
| Stalham Staithe         | March 2017                                  |
| Thorpe St Andrew        | December 2007                               |
| Trowse with Newton      | September 2012                              |
| West Somerton           | November 2018                               |
| Wroxham                 | July 2010                                   |

### b. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

|                  |    |
|------------------|----|
| <b>Grade I</b>   | 1  |
| <b>Grade II*</b> | 6  |
| <b>Grade II</b>  | 14 |
| <b>SAM</b>       | 2  |
| <b>Total</b>     | 23 |

Please note this includes Claxton Castle which is both a SAM and grade II\* so counted twice.

## 15. 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 and update it every year. The most recent register for the Broads Authority can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/brownfield-register>.

## 16. Class E applications

Class E includes the following:

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
  - (i) financial services,
  - (ii) professional services (other than health or medical services), or
  - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
  - (i) an office to carry out any operational or administrative functions,
  - (ii) the research and development of products or processes, or
  - (iii) any industrial process,being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The table within this article shows how some uses have changed to Class E and to other new Classes as well. [Planning: use classes order changes \(pinsentmasons.com\)](#).

The following table sets out some details of permitted E Class uses.

| Planning Application Number | Description   | Parish           | Which land use?             | Is it within the town centre? | New floor space (sqm) | Lost floor space (sqm)? | Net floor space (sqm) |
|-----------------------------|---|------------------|-----------------------------|-------------------------------|-----------------------|-------------------------|-----------------------|
| BA/2024/0430/FUL            | Change of use from a vacant retail unit (Class E) to hot food takeaway (sui generis) with installation of extraction and ventilation equipment and minor external alterations | Hoveton          | From Class E to Sui generis | Yes                           | 0                     | 219                     | -219                  |
| BA/2024/0225/FUL            | Conversion and change of use of an existing agricultural building to use class E and associated works to accommodate Beauty Treatment rooms.                                  | Mettingham       | Class E                     | No                            | 79                    | 0                       | 79                    |
| BA/2024/0138/LBC            | Refurbish restaurant  | Thorpe St Andrew | Classe E                    | No                            | -                     | -                       | -                     |

## 17. Employment

The following table sets out some details of permitted employment related applications.

| Planning Application Number | Description   | What use class? | new floor space (state units) | lost floor space (state units) | Net total (state units) | On previously developed land? |
|-----------------------------|---|-----------------|-------------------------------|--------------------------------|-------------------------|-------------------------------|
| BA/2024/0331/COND           | Additional plant and services   | -               | -                             | -                              | -                       | Yes                           |
| BA/2024/0256/FUL            | Demolition existing dry boatshed and Erection of a new steel framed dry boatshed. | Sui Generis     | -                             | -                              | -                       | Yes                           |
| BA/2024/0042/FUL            | Replace redundant garage with an engineering workshop                             | B2              | 52.2 square metres            | 20.25 square metres            | 31.95 square metres     | Yes                           |

## 18. Renewable/low carbon energy

The following applications were for/included low carbon/renewable energy generation.

| Planning application number | Description  | Location              | Generation   |
|-----------------------------|--|-----------------------|--|
| BA/2023/0445/FUL            | Installation of plant items associated with Combined Heat and Power Plant to include 1x turbine, 1x steam generator, 1x compressor station and 1 package boiler inc. stack | Cantley PC            | -  |
| BA/2024/0191/HOUSEH         | Provision of land based solar panel array  | Burgh Castle PC       | Approximately 7,600kWh, depending on shading, angle and efficiency of cells.                                   |
| BA/2024/01897/FUL           | Solar array and associated inverter shed   | Trowse with Newton PC | They expect the system to generate 42,038 kWh of clean electricity every year and save 8,926 kg CO2 of carbon. |

## 19. RAMS

The following table shows relevant applications. See also the Infrastructure Funding Statement section for details.

| Planning application number | Description  | Location               | RAMS payment |
|-----------------------------|--|------------------------|--------------|
| BA/2023/0436/FUL            | Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping. | Geldeston (Norfolk)    | £866.25      |
| BA/2024/0012/FUL            | Conversion of gym to 7no. hotel bedrooms (year round use)  | Oulton Broad (Suffolk) | £1572.02     |

**2 schemes resulted in RAMS in monitoring period.**

## 20. Self and Custom Build

Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.

The Broads Authority's register can be found here: [Self-build and custom build register \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

The total number of people who filled out the register, between 31 October 2024 and 4pm 30 October 2025 is: zero people.

Since 2017, the Broads Authority has had an exemption from the duty to give enough suitable development permissions to meet the identified demand. In order to maintain this exemption, the Broads Authority needs to check demand against land availability each year.

This calculation is included at [Appendix B](#). As can be seen at Appendix B, when calculating the demand as a percentage of the land availability, in all derivations of the calculation, the % is either well above 20% or is 0%.

MHCLG were asked to confirm the formula for the calculation but had not responded at the time of publication.

**It is not clear if there is an exemption for base period 10.**

## 21. Progress towards housing targets

The Local Plan for the Broads adopts a housing target. This is the first time there has been a housing target for the Broads. The Local Plan says:

The Authority will endeavour to enable housing delivery to meet its objectively assessed housing need throughout the Plan period which is 286 dwellings. The Broads is within 3 housing market areas and the need within each HMA is as follows:

- **Central Norfolk HMA: 163**
- **Waveney HMA: 57**
- **Great Yarmouth Borough HMA: 66**

The Authority will allocate land in the Local Plan to provide around 146 net new dwellings. To meet the remaining requirement of 38 dwellings to 2036, which falls within that part of the Broads in the Borough of Great Yarmouth, the Authority will work with Great Yarmouth Borough Council to address housing need.

As shown in previous sections, in this monitoring period, there were 3 dwellings permitted. See sections 6 and 7.

The annual average housing requirements, as set out in the Local Plan, is 11.43 dwellings.

**The cumulative total of dwellings permitted since adoption of the Local Plan is 61, broken down as follows:**

**2019/20: 21 dwellings**

**2020/21: 7 dwellings**

**2021/22: 21 dwellings**

**2022/23: 3 dwellings**

**2023/24: 7 dwellings**

**2024/25: 2 dwellings**

**The average number of dwellings permitted over the six years is 10.17 dwellings, which is less than the Local Plan average of 11.43 dwellings.**

## 22. Progress towards residential moorings target

The Local Plan for the Broads has an adopted residential mooring target of 63 residential moorings. In the monitoring period, 0 residential moorings were permitted. There has been no other progress on the 51 residential moorings allocated in the Local Plan for the Broads.

**12 residential moorings have been permitted to date. None in this monitoring period.**

## 23. Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) Regulations and National Planning Policy Framework require all local planning authorities to publish their developer contributions data on a regular basis and in an agreed format. Local planning authorities that have received developer contributions must publish, at least annually, an infrastructure funding statement summarising their developer contributions data. Developer contributions include section 106 planning obligations, CIL, section 278 agreements and any agreements that either secure funding towards new development or provide infrastructure as part of any new development.

One scheme involved a Section 106 to ensure:

- the restoration of the mill is secured prior to the use of the dwelling,
- the extant permission is replaced by the up to date permission (and could therefore no longer be built in the future) and,
- the mill and dwelling are never sold separately

**1 scheme resulted in a S106 agreement.**

**2 schemes paid RAMS through Section 111.**

The actual documents that the Government requires to be completed can be found on our website: [Developer contributions \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

## 24. Five Year Housing Land Supply

### 24.1. Calculation

The detailed calculations for the 5-year housing land supply can be found at [Appendix C](#). This is a summary:

| 240 dwelling need |                 |
|-------------------|-----------------|
| Approach          | Supply in years |
| Liverpool         | 3.39            |
| Sedgefield        | 3.05            |

The Liverpool approach spreads any housing delivery shortfall across the plan period rather than concentrating it into the relevant five-year period as in the Sedgefield approach.

**The Broads Authority does not have a five-year land supply when using either the Liverpool method or the Sedgefield method.**

### 24.2. Discussion

The NPPG (Para: 008 Ref: 68-008-20190722) says: In decision-taking, if an authority cannot demonstrate a 5-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11 of the National Planning Policy Framework.

Paragraph 11 of the NPPF says:

*Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.*

Footnotes as follows:

*7 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.*

*8 This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227.*

*9 The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.*

Footnote 8 explains that the policies relating to the provision of housing are out of date if the local planning authority cannot currently demonstrate a five-year supply of deliverable housing sites. The ‘presumption in favour of sustainable development’ is therefore engaged and paragraph 11 d) applies. This means granting permission **unless** the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or the adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits when assessed against the policies in the framework taken as a whole. Under d)i, footnote 7 identifies the policies in the Framework that protect areas or assets of particular importance as those relating to (among others) the Broads Authority, and this provides a strong reason for refusing proposed housing development in the Broads.

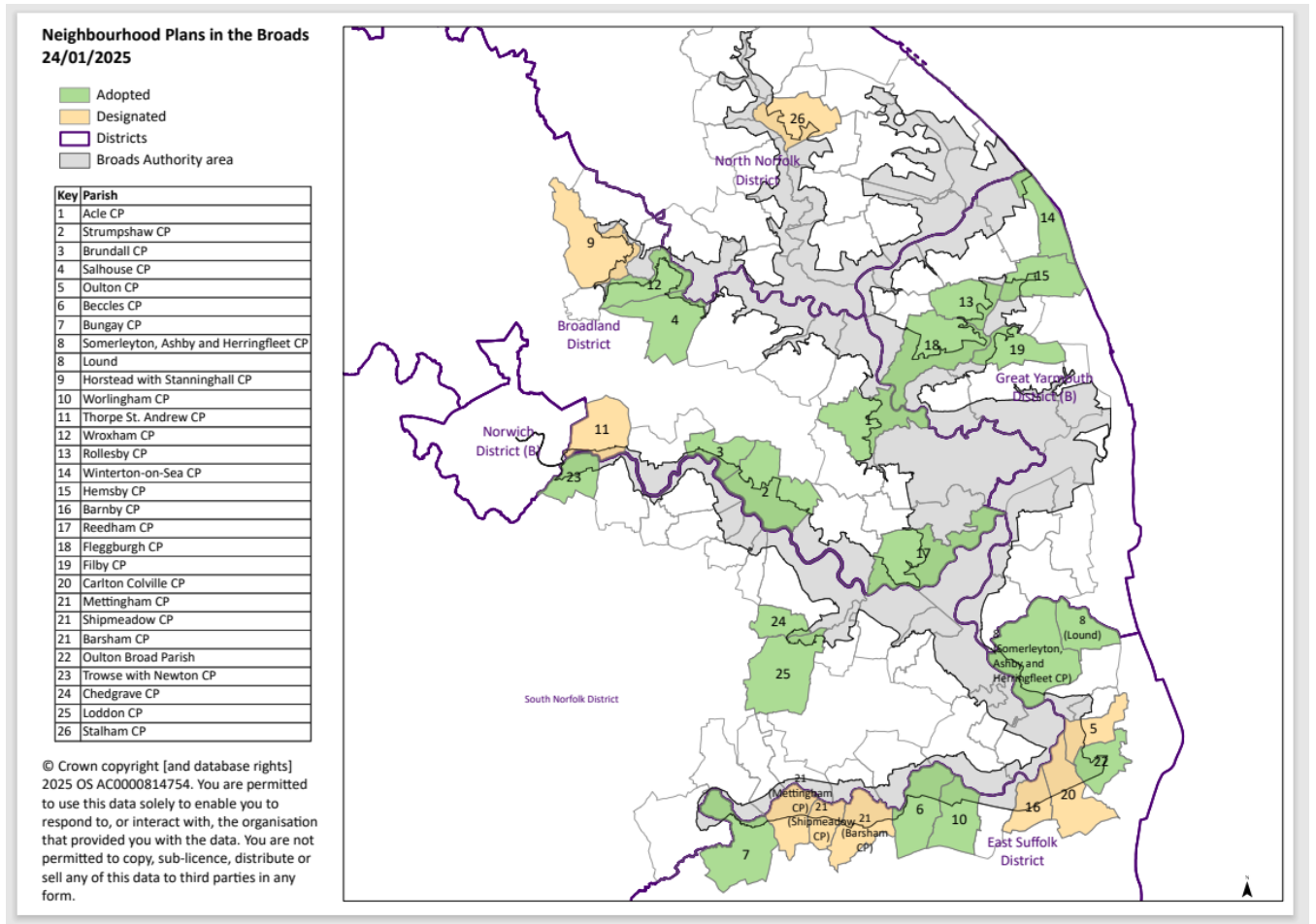
### 24.3. Conclusion

The Authority cannot demonstrate a five-year land supply using the Liverpool method and the Sedgfield method.

However, the NPPF is clear in affording protection to the Broads Authority area because it is of particular importance as acknowledged in paragraph 189 of the NPPF;

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.’

# Appendix A: Neighbourhood Plans in the Broads.



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

## B1 Introduction

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 10.

The NPPG says<sup>1</sup>:

Paragraph: 031 Reference ID: 57-031-20210508

‘An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption’.

The percentage of the deliverability<sup>2</sup> 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.

## B2 Land availability

### B2.1 Deliverability

In terms of deliverability, the NPPF 2024 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. 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 five 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 five years’.

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<sup>1</sup> [Self-build and custom housebuilding registers - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/91222/self-build-and-custom-housebuilding-registers-2019.pdf)

<sup>2</sup> Please note that in July 2020 the NPPG was updated in relation to ‘deliverability’. The changes to the NPPG have been considered when determining if a site is deliverable or not.

The following assumptions have been taken to measure land availability:

- i. For land availability method 1 is based on emerging allocations/permissions that could come forward as self-build.
- ii. For land availability method 2, all allocations/permissions for all dwellings are included.
- iii. The delivery timescales are estimated if not known (see previous sections of AMR).
- iv. The numbers include replacements and net new dwellings.
- v. 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.

## B2.2 Allocations in the Local Plan for the Broads

No allocations in the Local Plan for the Broads are likely to come forward over the next few years.

## B2.3 Extant planning permissions

The following table shows the sites with extant planning permission. This includes replacement dwellings and net new dwellings. It is assumed that these extant planning permissions will be delivered in the next three years. This is effectively the 'best case' scenario but in reality, the land availability could be less. The first table sets out the schemes that are self-build and the second sets out net new and replacement schemes that are and are not self-build.

Please note that this data is different to that in the 5-year land supply (later in this document) because this data goes up until 30 October 2025 whereas the five-year land supply data is up to 31 March 2025. Also, the self-build data includes replacements but not holiday accommodation and so is different to the five-year land supply data (which includes net new market and holiday dwellings but not replacements).

**Table BA: Applications that are for self-build only – method 1**

| Application Number | Number of Dwellings | Is the application for self-build/custom-build? | Net new or replacement | Status as at April 2022 | Estimated completion |
|--------------------|---------------------|---|------------------------|-------------------------|----------------------|
| BA/2015/0426/FUL   | 1 <sup>x</sup>      | Yes   | Net new                | Started                 | End 2028             |

**Total: 1**

<sup>x</sup> This scheme is for four dwellings, but only one is self-build. Three dwellings have been

completed. It is assumed that the self-build dwelling that is part of the scheme has not yet been completed.

**Table BB: Applications that are for all net new and all replacement dwellings but not holiday accommodation.**

| App No                               | Type                                 | No. dwellings | End 2026  | End 2027 | End 2028  | End 2029 | After 2030 |
|--------------------------------------|--------------------------------------|---------------|-----------|----------|-----------|----------|------------|
| BA/2012/0271/FUL                     | Net new                              | 76            |           |          |           |          | 76         |
| BA/2015/0426/FUL <sup>x</sup>        | Net new                              | 1             |           |          | 1         |          |            |
| BA/2017/0103/OUT <sup>%</sup>        | Net new                              | 6             |           |          | 6*        |          |            |
| BA/2019/0118/FUL<br>BA/2020/0053/FUL | Net new                              | 9             |           |          | 5         |          |            |
| BA/2020/0026/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2020/0259/FUL                     | Net new                              | 1             |           | 1*       |           |          |            |
| BA/2020/0408/FUL                     | Net new and replacement <sup>^</sup> | 2             |           | 2*       |           |          |            |
| BA/2021/0276/CUPA                    | Net new                              | 6             | 6         |          |           |          |            |
| BA/2022/0012/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2022/0082/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2023/0014/FUL                     | Net new                              | 1             | 1         |          |           |          |            |
| BA/2023/0040/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2023/0214/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2023/0315/FUL                     | Replacement                          | 1             |           |          | 1*        |          |            |
| BA/2023/0441/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2024/0243/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2024/0244/FUL                     | Replacement                          | 1             | 1*        |          |           |          |            |
| BA/2024/0380/FUL                     | Replacement                          | 1             |           |          | 1*        |          |            |
| BA/2024/0182/FUL                     | Net new                              | 1             |           |          | 1*        |          |            |
| BA/2025/0077/FUL                     | Net new                              | 3             |           |          | 3*        |          |            |
| BA/2025/0120/FUL                     | Net new                              | 1             |           |          | 1*        |          |            |
| <b>Total</b>                         | -                                    | <b>115</b>    | <b>15</b> | <b>3</b> | <b>19</b> | <b>0</b> | <b>76</b>  |

<sup>%</sup> This scheme is for 6 dwellings and 10 holiday homes. Only the 6 market dwellings are included.

<sup>\*</sup> This date is an estimate for the purposes of this calculation

^ This scheme involves replacing one dwelling and adding another, so the total is 2

x This scheme is for four dwellings, but only one is self-build. Three dwellings have been completed. It is assumed that the self-build dwelling that is part of the scheme has not yet been completed.

#### B2.4 Land availability method 1 and 2

According to B1 a) 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 over the next three years. The following table shows the three years that need to be taken into consideration and explains how the land availability for each base period was calculated.

Column 1 (method 1) is for self-build schemes only, including replacements and net new, but not tourist accommodation.

Column 2 (method 2) is for all dwellings including replacements, net new and those that are self-build, but not tourist accommodation.

Please note that the timeline for the AMR is 1 April to 31 March, whereas the base periods for self-build are 31 October to 30 October. For the purposes of this calculation, the end of each year is presumed as set out in the previous table.

| Base period    | Dates of base period               | How calculated   | 1: land availability – self-build only | 2: land availability – all dwellings, but not tourist accommodation |
|----------------|------------------------------------|--|--|---|
| Base period 11 | 31 October 2025 to 30 October 2026 | For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2026 (and 2025). | 0                                      | 15  |
| Base period 12 | 31 October 2026 to 30 October 2027 | For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2027.            | 0                                      | 3   |
| Base period 13 | 31 October 2027 to 30 October 2028 | For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2028.            | 1                                      | 19  |
| <b>Total</b>   | -                                  | -  | <b>1</b>                               | <b>37</b>   |

## B2.6 Total land availability over next three years

| Method :                    | Self-build plots (1) | All plots (2) |
|-----------------------------|----------------------|---------------|
| Local Plan allocations*     | 0                    | 0             |
| Extant planning permissions | 1                    | 37            |
| <b>Total</b>                | <b>1</b>             | <b>37</b>     |

\*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.

The calculations using land availability methods 1 and 2 are carried out in this note.

## B3 Demand from the Register

### B3.1 Numbers on self-build register

The Self-Build Register is made up of the following numbers of people<sup>3</sup>:

- Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.
- Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
- Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
- Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.
- Base period 5, 31 October 2019 to 30 October 2020: **39** people on the self-build register.
- Base period 6, 31 October 2020 to 30 October 2021: **69** people on the self-build register.
- Base period 7, 31 October 2021 to 30 October 2022: **36** people on the self-build register.
- Base period 8, 31 October 2022 to 30 October 2023: **18** people on the self-build register.
- Base period 9, 31 October 2023 to 30 October 2024: **24** people on the self-build register.
- Base period 10, 31 October 2024 to 30 October 2025: **0** people on the self-build register.

Demand method a: The total number on the register at the end of base period 10 is: 395

Demand method b: If the NPPG means to assess those on the register in the base period that has just ended, that would be 0.

## B4 Demand and land availability calculation for base period 10

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

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<sup>3</sup> Previous AMRs have quoted base period 1 as 49, base period 2 as 60, and base period 3 as 59. However due to double counting, the numbers have been checked and the correct figures are used in this AMR.

| Demand method | Availability of land method | People on the register (demand) | Divided by land availability | X100 | =                |
|---------------|-----------------------------|---------------------------------|------------------------------|------|------------------|
| a             | 1                           | 395                             | 1                            | X100 | <b>39,500%</b>   |
| a             | 2                           | 395                             | 37                           | X100 | <b>1,067.57%</b> |
| b             | 1                           | 0                               | 1                            | X100 | <b>0%</b>        |
| b             | 2                           | 0                               | 37                           | X100 | <b>0%</b>        |

## Discussion

The NPPG says:

‘An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption’.

As discussed previously, this guidance is not clear as there are two possible formulae (although we use four in this AMR – to include land availability for self-build only):

1: (Total number on register for all base periods / deliverable housing over next 3 years) x 100

...or

2: (Number on register for the base period that has just ended / deliverable housing over next 3 years) x 100

If the blue equation is used, that results in 0%.

If the green equation is used, that is well over 20%.

We contacted MHCLG twice for clarification as to what the actual formula is to check if an exemption is maintained but at the time of publication, no response was received. As such, there is no definitive answer as to whether the exemption to the duty to permit is continued or not.

**It is not clear if there is an exemption for base period 10.**

# Appendix C: Five Year Land Supply Statement

## C1 Introduction

This Five-Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2024 to 31 March 2025.

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 policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. 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 delivery<sup>40</sup> 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 Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> 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:

<sup>38</sup> 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.

<sup>39</sup> 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.

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

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

<sup>42</sup> 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 2025 to end of March 2030) that have been assessed as 'deliverable'<sup>4</sup> are as follows.

| App No                               | Completion:<br>2025/26 | Completion:<br>2026/27 | Completion:<br>2027/28 | Completion:<br>2028/29 | Completion<br>2029/30 |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|
| BA/2021/0276/CUPA                    | 6                      |                        |                        |                        |                       |
| BA/2021/0145/FUL                     |                        |                        |                        | 3                      |                       |
| BA/2012/0271/FUL                     |                        |                        |                        |                        | 15                    |
| BA/2015/0426/FUL                     |                        |                        |                        | 1                      |                       |
| BA/2017/0103/OUT                     |                        |                        |                        | 13                     |                       |
| BA/2019/0118/FUL<br>BA/2020/0053/FUL |                        |                        |                        | 5                      |                       |
| BA/2023/0014/FUL                     | 1                      |                        |                        |                        |                       |
| <b>Total</b>                         | <b>7</b>               | <b>0</b>               | <b>0</b>               | <b>22</b>              | <b>15</b>             |

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 2025/26 and 2029/30 = 44 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 59 dwellings.

| Broads Five Year supply – using 240 dwellings               | Liverpool approach<br>+ 5% buffer | Sedgefield approach<br>+ 5% buffer |
|---|-----------------------------------|------------------------------------|
| (a) Housing need total 2015-2036                            | 240                               | 240                                |
| (b) Housing need annualised<br>(240/21 years)               | 11.43                             | 11.43                              |
| (c) Housing need April 2020 to 31 March 2025<br>(11.43 x 5) | 57.15                             | 57.15                              |

<sup>4</sup> 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'

| <b>Broads Five Year supply – using 240 dwellings</b>   | <b>Liverpool approach<br/>+ 5% buffer</b> | <b>Sedgefield approach<br/>+ 5% buffer</b> |
|--|---|--|
| (d) Completions between 1 April 2020 and 31 March 2025 <sup>5</sup>                              | 45  | 45   |
| (e) Shortfall since 2020 <sup>6</sup><br>(c – d)   | 12.15                                     | 12.15                                      |
| (f) Revised shortfall using the Liverpool approach<br>(e/12 years x 5 years)                     | 5.01                                      | n/a  |
| (g) OAN 2024/25 to 2029/30<br>(11.43 x 5 years)  | 57.15                                     | 57.15                                      |
| (h) NPPF 5% buffer<br>(g x 0.05)   | 2.86                                      | 2.86                                       |
| (i) Total 5 Year requirement 2024/25 to 2029/30<br>(Liverpool = f+ g + h/Sedgefield = e + g + h) | 65.02                                     | 72.16                                      |
| (j) Predicted supply 2024/25 to 2029/30  | 44  | 44   |
| (k) Surplus (j-i)  | -21.02                                    | -28.16                                     |
| Supply in years<br>(Predicted supply/Total requirement x 5)                                      | <b>3.39 years</b>                         | <b>3.05 years</b>                          |

## C7 Conclusion/Summary

To summarise:

| <b>240 dwelling need</b> |                        |
|--------------------------|------------------------|
| <b>Approach</b>          | <b>Supply in years</b> |
| Liverpool                | 3.39                   |
| Sedgefield               | 3.05                   |

<sup>5</sup> 2020/21: 13. 2021/22: 7. 2022/23: 5. 2023/24: 9. 2024/25: 11

<sup>6</sup> Negative implies an over provision.

## Appendix D: General summary of how each policy in the Local Plan was used in 2024/25

| Policy  | Monitoring Indicators  | Information for specific indicators   | General summary of how policy used in monitoring period | Rating | Notes   |
|---|--|---|---|--------|---|
| SP1: DCLG/PINS Model Policy                                 | No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.  | Zero relevant applications.   | Policy not used in monitoring period.                   |        |   |
| DM1: Major Development in the Broads                        | Planning applications in accordance (or otherwise) with this policy.   | Zero relevant applications.   | No applications permitted contrary to this policy.      | Green  |   |
| DM2: Water Quality and Foul Drainage                        | Applications involving sewage treatment works and what type of system used.  | Connection to public sewer – 5<br>Package sewage treatment plant – 6<br>Septic tank - 1 | No applications permitted contrary to this policy.      | Green  |   |
| DM3: Boat wash down facilities                              | Boat wash down areas and filtration devices delivered as a result of relevant planning applications  | Zero relevant applications.   | Policy not used in monitoring period.                   |        |   |
| DM4: Water Efficiency                                       | Dwellings permitted at 110 l/h/d.<br>Buildings achieving 50% on the BREEAM water calculator.   | -   | Not all schemes met this requirement.                   | Red    | This policy will need to be applied more consistently in the next monitoring period.  |
| SP2: Strategic Flood Risk Policy                            | Permissions granted contrary to Environment Agency Flood Risk advice.  |   | Policy not used in monitoring period.                   |        |   |
| DM5: Development and Flood Risk                             | Permissions granted contrary to Environment Agency Flood Risk advice.  | 1 scheme contrary   | 1 scheme contrary to EA advice.                         | Amber  | EA objected as they believed the previously permitted and extant scheme was perhaps safer because it had a higher refuge. The new scheme was only single storey and not attached to the mill so people would potentially have to walk in flood water to get to the refuge in the mill. We weighted the fact that we could condition an evacuation plan and as a refuge still existed and as there were significant heritage benefits. |
| DM6: Surface water run-off                                  | SuDS delivered in line with the hierarchy.   | Multiple SuDS features used.  | No applications permitted contrary to this policy.      | Green  |   |
| DM7: Open Space on land, play, sports fields and allotments | Open space lost.<br>Open space delivered in line with the policy.<br>Green Infrastructure lost.  | -   | Policy not used in monitoring period.                   |        |   |
| DM8: Green Infrastructure                                   | Green Infrastructure delivered in line with this policy.   |   | No applications permitted contrary to this policy.      | Green  |   |
| SP3: Climate Change   | None identified/ongoing Planning applications in accordance (or otherwise) with this policy.   | -   | No applications permitted contrary to this policy.      | Green  |   |
| DM9: Climate Smart Checklist                                | Development proposals that have adequately completed the checklist.  | 17 checklists requested.  | Improved use of policy.                                 | Green  |   |
| SP4: Soils  | Planning applications in accordance (or otherwise) with this policy.<br>Number of planning approvals leading to permanent loss of 'best and most versatile' (BMV) agricultural land' | No schemes on BMV soil.   | No applications permitted contrary to this policy.      | Green  |   |

| Policy  | Monitoring Indicators   | Information for specific indicators  | General summary of how policy used in monitoring period  | Rating | Notes   |
|---|---|--|--|--------|---|
| DM10: Peat soils  | Development on areas of peat permitted in line with this policy.  | 1 relevant scheme.   | No applications permitted contrary to this policy.   | Green  | Minor widening of mooring cut. Local peat reuse.  |
| SP5: Historic Environment   | Heritage at risk<br>Archaeological field evaluations<br>'Unknown' assets identified.<br>Applications with an interpretation element.<br>Heritage assets re-used.<br>Applications granted contrary to Historic Environment Manager advice.   | See <a href="#">Heritage section</a> .   | No applications permitted contrary to this policy.   | Green  | Objection on heritage grounds (impact on Conservation Area) but double timber waling board proposed so impact greatly reduced. It was considered on balance design does not cause harm when considered against the use of the land as open space and existing structures.<br><br>Two quay heading schemes proposed to use plastic and case officer felt that due to presence of plastic in the area, a refusal was not justified. |
| DM11: Heritage Assets   |   | Zero schemes relevant  | Three applications contrary.   | Amber  |   |
| DM12: Re-use of Historic Buildings  |   | Zero schemes relevant<br>1 unknown asset identified<br>1 scheme with interpretation<br>1 scheme involved re-use<br>2 applications contrary.                      | No applications permitted contrary to this policy.   | Green  |   |
| SP6: Biodiversity   | Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes.  | 0 schemes<br><br>Bird boxes, bat boxes, house martin nests, owl boxes, swallow nest box, night scented planting, native hedge.                                   | No applications permitted contrary to this policy.   | Green  |   |
| DM13: Natural Environment   | Biodiversity and geodiversity features incorporated into schemes.<br><br>Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist.<br><br>Applications permitted against the advice of Natural England and Environment Team. | Only 5 HRAs produced (likely reflecting the impact of nutrient enrichment) – also see <a href="#">RAMS</a> section.<br><br>Zero applications contrary to advice. | No applications permitted contrary to this policy.   | Green  |   |
| DM14: Energy demand and performance                                       | Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy.<br><br>Schemes meeting BREEAM very good standard.   |  | No dwellings met the 10% requirement due to threshold not met. Seems that development did not seek to reduce energy demand in the first place. | Red    | This policy will need to be applied more consistently in the next monitoring period.  |
| DM15: Renewable Energy  | Renewable energy development type and scale   | Solar panels and air source heat pumps – see Renewable Energy section.   | No applications permitted contrary to this policy.   | Green  |   |
| SP7: landscape Character  | Applications permitted contrary to Landscape Architect advice.<br>Applications permitted contrary to Tree Officer advice.   | Zero schemes permitted contrary to advice.   | No applications permitted contrary to this policy.   | Green  |   |
| DM16: Development and Landscape   |   |  | Most applications met policy requirements.   | Green  |   |
| DM17: Land Raising  |   |  | Policy not used in monitoring period.  |        |   |
| DM18: Excavated material  | Planning applications in accordance with the disposal hierarchy.  | -  | No applications permitted contrary to this policy.   | Green  |   |
| DM19: Utilities Infrastructure Development                                | Planning applications in accordance (or otherwise) with this policy.  |  | Policy not used in monitoring period.  |        |   |
| DM20: Protection and enhancement of settlement fringe landscape character | Applications permitted contrary to Landscape Architect advice.  |  | No applications permitted contrary to this policy.   | Green  |   |
| DM21: Amenity   | Applications refused on amenity grounds.  | Zero schemes refused on amenity grounds.   | No applications permitted contrary to this policy.   | Green  |   |
| DM22: Light pollution and dark skies                                      | Lighting schemes in accordance with zone the application is located in.   | -  | No applications permitted contrary to this policy.   | Green  |   |

| Policy   | Monitoring Indicators   | Information for specific indicators   | General summary of how policy used in monitoring period | Rating   | Notes |
|--|---|---|---|--|-------|
| SP8: Getting to the Broads   | Parking areas provided as part of relevant applications/schemes.  | Zero schemes contrary<br>No small craft launch provision.<br>No travel plans produced.  | Policy not used in monitoring period.                   |  |       |
| SP9: Recreational Access around the Broads                           | Schemes permitted contrary to Highways Authority advice.  |   | No applications permitted contrary to this policy.      | Green  |       |
| DM23: Transport, highways and access                                 | Schemes permitted contrary to National Highways advice.<br>Changes to the PROW network.   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM24: Recreation Facilities Parking Areas                            | Launch facilities for small craft gained or lost.<br>Travel Plans produced.   |   | No applications permitted contrary to this policy.      | Green  |       |
| SP10: A prosperous local economy                                     | New employment land.<br>Employment land lost to other uses.<br>Planning applications in accordance (or otherwise) with this policy  | See <a href="#">employment</a> and <a href="#">class E</a> section.   | No applications permitted contrary to this policy.      | Green  |       |
| SP11: Waterside sites  |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM25: New Employment Development                                     |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM26: Protecting General Employment                                  |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM27: Business and Farm Diversification                              |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM28: Development on Waterside Sites                                 |   |   | No applications permitted contrary to this policy.      | Green  |       |
| SP12: Sustainable Tourism  | Tourism development located as set out in policy<br>Tourism land use<br>Provision of new holiday accommodation.<br>Holiday accommodation changed to permanent residential use.  | No applications contrary<br><br>See <a href="#">tourist accommodation section</a><br>See <a href="#">tourist accommodation section</a>  | No applications permitted contrary to this policy.      | Green  |       |
| DM29: Sustainable Tourism and Recreation Development                 |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM30: Holiday Accommodation – New Provision and Retention            |   |   | Zero schemes  | No applications permitted contrary to this policy. | Green |
| SP13: Navigable Water Space  | Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33.<br><br>Moorings provided – type and in line with guide.<br><br>Riverbank stabilisation provided – type and in line with guide.<br><br>Provision for launching of small vessels.<br>Schemes permitted deemed to have significant impact on navigation | Quay heading, jetties provided<br><br>Zero schemes involved launching provision for small craft.<br><br>Zero schemes had significant impact on navigation.<br><br>Winning of material to strengthen the riverbanks, partly timber piling and partly with metal sheet piling, timber capping & waling were types of stabilisation method used. | No applications permitted contrary to this policy.      | Green  |       |
| SP14: Mooring Provision  |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM31: Access to the Water  |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM32: Riverbank stabilisation  |   |   | No applications permitted contrary to this policy.      | Green  |       |
| DM33: Moorings, mooring basins and marinas.                          |   |   | No applications permitted contrary to this policy.      | Green  |       |
| SP15: Residential development  | Number of dwellings delivered.<br>Development in line with spatial strategy.<br>Housing delivery against target.<br>Five-year land supply against housing trajectory.   | See <a href="#">holiday accommodation</a> and <a href="#">dwellings section</a> .<br>See <a href="#">five-year land supply statement</a> .  | No applications permitted contrary to this policy.      | Green  |       |
| DM34: Affordable Housing   | Affordable housing delivered.   | Zero relevant applications.   | Policy not used in monitoring period.                   |  |       |
| DM35: Residential Development within Defined Development Boundaries  | Development within development boundaries   | 1 relevant application  | No applications permitted contrary to this policy.      | Green  |       |
| DM36: Gypsy, Traveller and Travelling Show People                    | Gypsy and Traveller and Travelling Show People sites delivered in line with this policy.  | Zero relevant applications.   | Policy not used in monitoring period.                   |  |       |
| DM37: New Residential Moorings                                       | Provision of residential moorings in line with this policy.   | Zero relevant applications.   | Policy not used in monitoring period.                   |  |       |
| DM38: Permanent and Temporary Dwellings for Rural Enterprise Workers | Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.   | 1 relevant application  | No applications permitted contrary to this policy.      | Green  |       |

| Policy  | Monitoring Indicators   | Information for specific indicators                                      | General summary of how policy used in monitoring period | Rating | Notes  |
|---|---|--|---|--------|--|
| DM39: Residential Ancillary Accommodation                                       | Residential ancillary accommodation permitted (integral or not integral) in line with this policy.  | 1 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| DM40: Replacement Dwellings   | Replacement dwellings permitted in line with this policy  | 4 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| DM41: Elderly and Specialist Needs Housing                                      | Elderly and specialist housing delivered in line with this policy.  | 1 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| DM42: Custom/self-build   | Permissions for self-build  | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| DM43: Design  | Schemes permitted contrary to design expert<br>Schemes permitted contrary to landscape consultant advice.   | Policy used numerous times<br>Zero schemes permitted contrary to advice. | No applications permitted contrary to this policy.      | Green  |  |
| SP16: New Community Facilities  | Visitor and community services and facilities delivered in accordance with this policy.   | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| DM44: Visitor and Community Facilities and Services                             | Visitor and community services and facilities delivered in accordance with this policy.   | 3 relevant applications  | No applications permitted contrary to this policy.      | Green  |  |
| DM45: Designing Places for Healthy Lives  | Planning applications in accordance (or otherwise) with this policy.  | Limited use of this policy.  | Use of this policy seems limited.                       | Red    | This policy will need to be applied more consistently in the next monitoring period. |
| DM46: Safety by the Water   | Relevant schemes providing adequate safety features on site.  | 2 relevant applications  | No applications permitted contrary to this policy.      | Green  |  |
| DM47: Planning Obligations and Developer Contributions                          | Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk and Suffolk County Council  | 1 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| DM48: Conversion of Buildings   | Buildings converted and final use.  | 1 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| DM49: Advertisements and Signs  | Adverts and signs permitted in accordance with policy   | 2 relevant applications  | No applications permitted contrary to this policy.      | Green  |  |
| DM50: Leisure plots and mooring plots   | Mooring and leisure plots provided in line with this policy.  | 1 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| DM51: Retail development in the Broads.   | Planning applications in accordance (or otherwise) with this policy and the relevant district council's policy.<br>Total amount of retail gaining planning permission.<br>Loss of retail. | See section <a href="#">Class E applications</a>                         | No applications permitted contrary to this policy.      | Green  |  |
| ACL1: Acle Cemetery Extension   | Cemetery delivered as per policy.   | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| ACL2: Acle Playing Field Extension  | Sports field delivered as per policy  | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| BEC1: Former Loaves and Fishes, Beccles   | Loaves and Fishes brought back into use in line with this policy.   | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| BEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)                 | Residential moorings provided as per policy.  | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| BRU1: Riverside chalets and mooring plots                                       | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| BRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line | Planning applications in accordance (or otherwise) with this policy.  | 1 relevant application   | No applications permitted contrary to this policy.      | Green  |  |
| BRU3: Mooring Plots   | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| BRU4: Brundall Marina   | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |
| BRU5: Land east of the Yare public house  | Open space lost/negatively affected by development.   | Zero relevant applications.  | Policy not used in monitoring period.                   |        |  |

| Policy  | Monitoring Indicators   | Information for specific indicators | General summary of how policy used in monitoring period | Rating | Notes |
|---|---|-------------------------------------|---|--------|-------|
| BRU6: Brundall Gardens  | Residential moorings provided as per policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| CAN1: Cantley Sugar Factory                                       | Planning applications in accordance (or otherwise) with this policy.  | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| CHE1: Greenway Marine Residential Moorings                        | Residential moorings provided as per policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| DIL1: Dilham Marina (Tyler's Cut Moorings)                        | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| DIT1: Maltings Meadow Sports Ground, Ditchingham                  | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| DIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck | Habitat area/open space/Beck lost/negatively affected by development.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| FLE1: Broadland Sports Club                                       | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| GTY1: Marina Quays (Port of Yarmouth Marina)                      | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR1: Car Parking   | Car parking lost/negatively affected by development.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR2: Horning Open Space (public and private)                     | Open space lost/negatively affected by development.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR3: Waterside plots   | Planning applications in accordance (or otherwise) with this policy.<br>Capacity of Horning Water Recycling Centre.               | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| HOR4: Horning Sailing Club  | Planning applications in accordance (or otherwise) with this policy.<br>Capacity of Horning Water Recycling Centre.               | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR5: Crabbett's Marsh  | Marsh lost/negatively affected by development.  | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| HOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.     | Planning applications in accordance (or otherwise) with this policy.<br>Capacity of Horning Water Recycling Centre.               | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR7: Woodbastwick Fen moorings                                   | Planning applications in accordance (or otherwise) with this policy.<br>Capacity of Horning Water Recycling Centre.               | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR8: Land on the Corner of Ferry Road, Horning                   | Planning applications in accordance (or otherwise) with this policy.<br>Capacity of Horning Water Recycling Centre.               | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOR9: Horning Residential Moorings (Ropes Hill)                   | Residential moorings provided as per policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOV1: Green Infrastructure  | Green Infrastructure lost/negatively affected by development.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOV2: Station Road car park                                       | Car parking lost/negatively affected by development.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOV3: Brownfield land off Station Road, Hoveton                   | Planning applications in accordance (or otherwise) with this policy.<br>Number of houses delivered.<br>Number of units delivered. | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOV4: BeWILDerwood Adventure Park                                 | Planning applications in accordance (or otherwise) with this policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| HOV5: Hoveton Town Centre   | Planning applications in accordance (or otherwise) with this policy.Land use of each unit.  | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| LOD1: Loddon Marina Residential Moorings.                         | Residential moorings provided as per policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| NOR1: Utilities Site  | Planning applications in accordance (or otherwise) with this policy.<br>Number of houses delivered.                               | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| NOR2: Riverside walk and cycle path                               | Delivery of path in line with policy.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |

| Policy  | Monitoring Indicators   | Information for specific indicators | General summary of how policy used in monitoring period | Rating | Notes |
|---|---|-------------------------------------|---|--------|-------|
| ORM1: Ormesby waterworks                              | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| OUL1: Boathouse Lane Leisure Plots                    | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| OUL2: Oulton Broad - Former Pegasus/Hamptons Site     | Planning applications in accordance (or otherwise) with this policy.<br>Number of houses delivered. | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| OUL3 Oulton Broad District Shopping Centre            | Planning applications in accordance (or otherwise) with this policy.<br>Land use of each unit.      | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| POT1: Bridge Area                                     | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| POT2: Waterside plots                                 | Planning applications in accordance (or otherwise) with this policy.                                | 3 relevant applications             | No applications permitted contrary to this policy.      | Green  |       |
| POT3: Green Bank Zones                                | Green Banks lost/negatively affected by development.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SOL1: Riverside area moorings                         | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SOM1: Somerleyton Marina residential moorings         | Residential moorings provided as per policy.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| STA1: Land at Stalham Staithe (Richardson's Boatyard) | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| STO1 Land adjacent to Tiedam, Stokesby                | Planning applications in accordance (or otherwise) with this policy.<br>Number of houses delivered. | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| TSA1: Cary's Meadow                                   | Meadow lost/negatively affected by development.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| TSA2: Thorpe Island                                   | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| TSA3: Griffin Lane – boatyards and industrial area    | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| TSA4: Bungalow Lane – mooring plots and boatyards     | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| TSA5: River Green Open Space                          | Open space lost/negatively affected by development.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| THU1: Tourism development at Hedera House, Thurne     | Planning applications in accordance (or otherwise) with this policy.<br>Number of houses delivered. | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| WHI1: Whitlingham Country Park                        | Planning applications in accordance (or otherwise) with this policy.                                | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| SSTRI: Trinity Broads                                 | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SSUT: Upper Thurne                                    | Planning applications in accordance (or otherwise) with this policy.                                | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| SSCOAST: The Coast                                    | Planning applications in accordance (or otherwise) with this policy.                                | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SSROADS: Main road network                            | Schemes permitted contrary to Highways advice.  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SSMILLS: Drainage Mills                               | Mills brought back into use. Changes to mills in line with this policy.                             | 1 relevant application              | No applications permitted contrary to this policy.      | Green  |       |
| SSPUBS: Waterside Pubs Network                        | Improvements to pubs in line with policy.<br>Pubs lost from public house land use.                  | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SSSTATIONS: Railway stations/halts                    | Improvements to stations in line with policy.   | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |
| SSTRACKS: Former rail trackways                       | Stations lost to other uses.<br>Recreation routes delivered on these schemes.                       | Zero relevant applications.         | Policy not used in monitoring period.                   |        |       |

| <b>Policy</b>                              | <b>Monitoring Indicators</b>                                | <b>Information for specific indicators</b> | <b>General summary of how policy used in monitoring period</b> | <b>Rating</b> | <b>Notes</b> |
|--|---|--|--|---------------|--------------|
| SSLGS: Local Green Space                   | Local Green Spaces lost/negatively affected by development. | Zero relevant applications.                | Policy not used in monitoring period.                          |               |              |
| SSSTAITHES: Staithes                       | Staithes lost/negatively affected by development            | Zero relevant applications.                | Policy not used in monitoring period.                          |               |              |
| SSA47: Changes to the Acle Straight (A47T) | Development that encroaches onto these trackways.           | Zero relevant applications.                | Policy not used in monitoring period.                          |               |              |