

**Duty to Cooperate Agreement:
Between the Broads Authority and Great Yarmouth Borough Council:
In relation to housing need and delivery
Report by Planning Policy Officer**

Summary:	This report introduces a draft agreement with Great Yarmouth Borough Council under the Duty to Cooperate. The Agreement is to continue the current approach of meeting the entire need of that part of Great Yarmouth which sits within the Broads Authority area in the Great Yarmouth Local Plan
Recommendation:	It is recommended that Planning Committee agree this recommendation and that the Chair of Planning Committee sign the agreement on behalf of the Broads Authority.

1 Introduction

- 1.1 This report covers a draft Duty to Cooperate Agreement with Great Yarmouth Borough Council in relation to the delivery of objectively assessed housing need.

2 Housing need, completions, permissions and allocations

- 2.1 The Central Norfolk Strategic Housing Market Assessment set the need for housing in the Broads Authority Executive Area part of Great Yarmouth at 66 dwellings.
- 2.2 Since April 2015 to April 2017 there have been the following:
- Completions: 1
 - Permissions: 6
- 2.3 The draft Local Plan makes the following allocations:
- Thurne – assume 16 dwellings
 - Stokesby – assume 4 dwellings
- 2.4 The residual housing need in the Broads part of Great Yarmouth is: 39 dwellings

3 The agreement

- 3.1 The Housing Topic Paper (2017)¹ explains how the housing need for the Broads will be met. It sets out detail regarding the part of the Broads in Great Yarmouth. Essentially, as the area is highly constrained with small settlements with few services, it is considered meeting the needs would be contrary to sustainability principles.
- 3.2 Great Yarmouth Borough Council, in their responses to the Issues and Options and Preferred Options consultation, have consistently stated that due to the special qualities of the Broads, they will continue with their current approach of meeting the entire need of the Broads Authority part of Great Yarmouth in their local planning area.
- 3.3 The agreement, as set out at Appendix A, formalises this representation.
- 3.4 It should be noted that there is an extant Memorandum of Understanding with Great Yarmouth which also sets this stance out. Given that was signed around 4 years ago (although remains in place) and given the importance of Duty to Cooperate, this specific agreement has been produced to support the Local Plan.

4 Financial Implications

- 4.1 No financial implications.

Background papers: None

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Appendices: APPENDIX A: Duty to Cooperate Agreement.
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¹ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/984464/Revised-Housing-Topic-Paper-agreed-July-2017.pdf



GREAT YARMOUTH
BOROUGH COUNCIL



Duty to Cooperate Agreement
Between the Broads Authority and Great Yarmouth Borough Council
In relation to housing need and delivery
October 2017

AGREEMENT

This agreement is made in accordance with long established practice, formalised in a series of Memoranda of Understandingⁱ, and in meeting the 'duty to cooperate'ⁱⁱ on strategic planning matters.

Great Yarmouth Borough Council and the Broads Authority recognise the value of constraints to housing development in the Broads, having regard to legal dutiesⁱⁱⁱ and national policy^{iv} etc., but also the importance of meeting housing needs^v.

Great Yarmouth Borough Council commits to meeting the whole of the Borough's housing requirement

The Broads Authority agrees to report housing completions within the Great Yarmouth Borough part of the Broads to Great Yarmouth Borough Council, and that these are counted towards Great Yarmouth Borough Council's housing delivery targets.

Signature:

Print name:	Councillor Graham Plant	Sir Peter Dixon
Position:	Leader and Chair of Policy and Resources Committee	Chair of Planning Committee
Authority:	Great Yarmouth Borough Council	Broads Authority

BACKGROUND

The Broads Authority (BA) is the local planning authority for the whole of the designated Broads Area, part of which lies within Great Yarmouth Borough.

Great Yarmouth Borough Council (GYBC) is the local planning authority for the Borough excepting that part within the designated Broads area, and the local housing authority for the whole of the Borough.

GYBC defined the whole of the Borough as a housing market area, and this has been agreed by all the neighbouring authorities^{vi}.

GYBC published a Strategic Housing Market Assessment (SHMA) for the whole of the Borough in 2013, and adopted a Core Strategy providing for the whole of the Borough's needs (7,140 dwellings 2013 to 2030), including that for that part of the Borough in the Broads.) That SHMA does not seek to separately identify the housing need for that part of the Borough within the Broads.

Working with partners^{vii} BA produced a Strategic Housing Market Assessment for the Central Norfolk area, which calculated an Objectively Assessed Housing Need for the Broads. This included that part of the Broads within Great Yarmouth (notwithstanding that this is in a different Housing Market Area), and for this specific area calculated a need for total of 66 dwellings between 2015 and 2036.

The Publication Local Plan for the Broads allocates land for around 20 dwellings in the Great Yarmouth Borough part of the Broads. During the period April 2015 and April 2017 there was one dwelling completed, and 6 dwellings permitted but not completed. BA therefore calculates it has a residual need for an additional 39 dwellings for that area.

ⁱ E.g. Memorandum of Understanding on 'Treatment of Housing and Employment Needs and Delivery in the Broads' between GYBC and BA dated February 2014.

ⁱⁱ Under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended).

ⁱⁱⁱ Including those under the Norfolk and Suffolk Broads Act 1989 (as amended).

^{iv} Including paragraph 115 of the National Planning Policy Framework (NPPF).

^v Including paragraphs 47 and 54 of the NPPF.

^{vi} Most recently, for Norfolk authorities, in the draft Norfolk Strategic Framework they published in August 2017.

^{vii} Breckland District Council, North Norfolk District Council, Broadland District Council, South Norfolk District Council and Norwich City Council.