

Planning Committee

Agenda 08 November 2019

10.00am

Yare House, Thorpe Road, Norwich, NR1 1RY

Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 11 October 2019 (Pages 3 – 10)**
4. Points of information arising from the minutes
5. To note whether any items have been proposed as matters of urgent business

Matters for decision

6. **Chairman's announcements and introduction to public speaking**
Please note that as there are no planning applications on this agenda for consideration, there is no public speaking. This is in accordance with the Authority's Code of Conduct for Planning Committee
7. Request to defer applications included in this agenda and/or to vary the order of the agenda
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
There are no applications for consideration.

Enforcement

9. **Enforcement of planning control: Blackgate Farm, High Mill Road, Cobholm, Great Yarmouth (Pages 11 – 19)**
Report by Head of Planning
10. **Enforcement Update (Pages 20 – 22)**
Report by Head of Planning

Policy

11. **Consultation documents update and proposed responses: Minerals and Waste Local Plans** (Pages 23 - 27)
12. **Annual Monitoring Report 2019, 5-year land supply and Self-build exemption update** (Pages 28 – 59)
Report by Planning Policy Officer
13. **Heritage Asset Review Group Role and Membership** (Pages 60 – 63)
Report by Head of Planning

Matters for information

14. **Appeals to the Secretary of State update** (Pages 64 – 65)
Report by Senior Planning Officer
15. **Decisions made by Officers under delegated powers** (Pages 66 – 70)
Report by Head of Planning
16. **Circular 28/83 Planning application statistics for Quarter 3 ending September 2019** (Pages 71 – 77)
Report by Head of Planning
17. **To note the date of the next meeting – Friday 6 December 2019 at 10.00am at Yare House, 62/64 Thorpe Road, Norwich NR1 1RY**

Planning Committee

Minutes of the meeting held on 11 October 2019

Contents

1.	Apologies and welcome	2
	Openness of Local Government Bodies Regulations 2014	2
2.	Declarations of interest and introductions	2
3.	Minutes of Planning Committee meeting held on 13 September 2019	2
4.	Points of information arising from the minutes	2
5.	To note whether any items have been proposed as matters of urgent business	3
6.	Chairman's announcements and introduction to public speaking	3
7.	Requests to defer applications and/or vary the order of the agenda	3
8.	Applications for planning permission	3
	(1) BA/2018/0505/COND Waveney Model Flying Club, St Mary's Road, Aldeby	3
9.	Enforcement Update	5
10.	Consultation documents and proposed response	5
11.	Appeals to the Secretary of State	6
12.	Decisions made by officers under delegated powers	6
13.	Date of next meeting	7
	Appendix 1	8
	Declaration of interests Planning Committee, 11 October 2019	8

Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Bill Dickson, Andree Gee, Lana Hemsall, Tim Jickells, James Knight, Vic Thomson, Fran Whymark

In attendance

Natalie Beal – Planning Policy Officer (for Minute 10), Sandra Beckett – Administrative Officer (Governance), Nigel Catherall – Planning Officer, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning.

Members of the public in attendance who spoke

Mr Richard Smith – Applicant for Application BA/2018/0505/COND

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies received from, Jacque Burgess, Bruce Keith, Leslie Mogford and Marie-Pierre Tighe, Director of Strategic Services.

The Chair stated that Tristram Hilborn was no longer a member of the Planning Committee due to other additional commitments. He would still be on the Audit and Risk Committee.

Openness of Local Government Bodies Regulations 2014

The Chair gave notice that the Authority would be recording the meeting in accordance with the Code of Conduct, with the Authority retaining the copyright. No other member of the public indicated that they would be recording the meeting.

2. Declarations of interest and introductions

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered.

3. Minutes of Planning Committee meeting held on 13 September 2019

The minutes of the meeting held on 13 September 2019 were approved as a correct record and signed by the Chair subject to an amendment to Minute 11, last paragraph of the resolution to read: “Consideration to be given to having a specific workshop style format” to be consistent with the minute above the resolution.

4. Points of information arising from the minutes

Minutes 10, 11 and 12 Draft planning documents for consultation - the planning documents for the Draft Statement of Community Involvement, Draft Marketing and Viability Supplementary Document (SPD) and the Draft Flood Risk SPD were referred to the Broads Authority on 27 September 2019 and had been approved for public consultation.

Minute 14: Extinguishment of Public Rights of Way – the Broads Authority on 27 September 2019 agreed to the proceed with the extinguishment of the public rights of way. The Head of Planning was attending a meeting in the following week to progress matters and members would be updated.

Two members reiterated concerns expressed at the previous meeting about the use of links for appendices in reports for review and due to be published for consultation. It was considered that these should be attached to the report itself and form a single document as wi-fi did not always work, it was impractical to download several documents and switch between each and links were considered unsuitable for those with a visual impairment and/or could cause difficulties for those using tablets. Officers commented that links were used when the accompanying documents were large, and could make the complete set of papers too large to send via email. Officers would discuss with the Governance team on the best way forward.

5. To note whether any items have been proposed as matters of urgent business

There were no items of urgent business

6. Chairman's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wished to speak were invited to come to the Public Speaking desk when the application on which they wished to comment or respond to questions was being presented.

7. Requests to defer applications and/or vary the order of the agenda

No requests to defer or vary the order of the agenda had been received.

8. Applications for planning permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decision set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decision.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officer's report, and which were given additional attention.

(1) BA/2018/0505/COND Waveney Model Flying Club, St Mary's Road, Aldeby

Amendment to approved flying hours, variation of condition 3 of permission

BA/2015/0055/COND. **Applicant: Mr Richard Smith**

The Planning Officer provided a detailed presentation on the proposal to amend the flying hours originally approved under condition 3 of the planning permission granted in 2015 for the use of the 1.5 acre site as an airfield for flying model aircraft. The site has been used by the Waveney Model Flying Club since 2005, initially under a temporary permission with permanent permission granted for its use as such in 2008 and permission given for a variation to the hours of use in 2015. The proposed hours of operation detailed in this application had been subject to a number of consultations. The combined total difference to the approved hours between 1 May to 31 August inclusive would be an additional 5.5 hours and from 1 September to 30 April inclusive an additional 7 hours. The proposed additional hours were for “silent” flight (electric powered and gliders). Although these hours were an increase, the actual take up would depend on weather conditions and the suitability for flying and were designed to allow for flexibility in use. The hours proposed were also a significant reduction from the original proposal, the applicant having taken note of the views of the local community and highways. The additional hours would be for electric models only and there would be no Sunday afternoon sessions. Although not absolutely silent, this would represent the less intrusive of the two approved classifications of flight. The planning balance to consider was between recreational amenity and amenity of local residents.

The Planning Officer concluded that the flying of model aircraft on this site was established and permitted. The proposed amendment to the approved flying hours was not considered unreasonable or excessive, and the removal of the Sunday afternoon session would make a more telling contribution to residential amenity. Overall the additional hours proposed were considered to be minor additions and reasonable. The proposal was considered acceptable in terms of potential impacts on highways and a designated site and in accordance with policies of the Local Plan. The application was recommended for approval.

Mr Smith as applicant on behalf of the Waveney Model Flying Club clarified that the sound level for electric powered craft was a maximum of 74 decibels as opposed to 82 decibels for internal combustion planes. These were measured using a sound meter at specific distances and 1 metre off the ground and were the maximum figures allowed. The noise impact on residential amenity would depend on the wind direction and speed and type of plane. Mr Smith explained that a log book was kept documenting dates and times, types of model aircraft being flown and their frequency. From this it was calculated that there had been 45% usage since January 2019. The extra hours requested were based on this. He commented that there were more electric models than being flown since planning permission was first granted. He confirmed that model aircraft were not permitted to fly beyond the 200-metre no-fly zone as delineated on the aerial photograph provided in the Planning Officer’s presentation.

The Planning Officer confirmed that neither the Broads Authority nor South Norfolk Council had received any complaints about the club not adhering to the flying zones over the last 4 years.

Members were mindful that the use of the area for flying model aircraft was established and the proposed additional hours, with the exclusion of Sunday afternoons, were for silent craft.

They were of the view that the amenity of residents had been considered and the changes were acceptable. A member commented that if it appeared that the majority of the vociferous objections were from those who had moved to the area following the use having been established, could this be material.

The Head of Planning confirmed that there was recent legislation concerning “agent of change” which affected the way in which pre-existing activities could be dealt with. The important point in this case was that the club was proposing additional activities and the Committee had to determine the intrinsic acceptability of this change.

Andree Gee proposed, seconded by Harry Blathwayt and

It was resolved unanimously to approve the application subject to conditions outlined within the report as the proposal is considered to be in accordance with Policies DM13, DM21, and DM23 of the Local Plan for the Broads (2019), and the National Planning Policy Framework (2019) which is a material consideration in the determination of this application.

9. Enforcement Update

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

Former Marina Keys building – It was expected that the decision notice for the application BA/2018/0118/FUL would be issued in the following week.

Land at Beauchamp Arms Public House, Ferry Road, Carlton St Peter – Unauthorised caravans. An additional caravan had been placed on the site although it was not being used. Officers would continue to monitor the site.

It was resolved to note the report.

10. Consultation documents and proposed response

The Committee received a report outlining the proposed officer response to recently received planning policy consultations from Great Yarmouth Borough and Norfolk County Council. The first set of responses were to Great Yarmouth Borough’s Draft Local Plan Part 2 concerning the further focused changes only, not on the draft policy or allocations. The second set of responses concerned Norfolk County Council’s report on the Great Yarmouth Transport Strategy.

The Planning Policy Officer provided further comments for inclusion in the responses to Norfolk County Council on the Great Yarmouth Transport Strategy concerning tourism, transport and growth in the area. These were proposed following a stakeholders’ meeting attended by one of the Authority’s Planning Officers as follows:

- Not much mention of travel by boat/ship – tourism people arrive by boat at the quay as do workers on offshore oil rigs, shipping and windfarm supply vessels, and in

increasing numbers by cruise ship. This should be considered as all three could have a positive impact upon the town, or impacts upon the transport network, in particular the cruise ship passengers.

- People also access the town by boat from the Broads and this needs to be strengthened both for users of the Broads having access to the tourist offer of Great Yarmouth, but also to strengthen the sustainable access point to the Broads by rail or good road links. Therefore, the proposed cycling and walking measures that benefit this need to be considered, including better links from the yacht station and things like bike hire or walking routes or their promotion to visitors to Great Yarmouth by boat.
- Finally, some of the descriptive section includes information which might need updating. For example, at 3.1.17 the rolling stock needs have begun to be upgraded and works have commenced on signalling and new automated railway crossings.

Members agreed with the proposed responses together with the additional ones set out above. They also commented how impressed they were with the breadth of intent and ambitious nature of the proposals within the consultation document.

James Knight proposed, seconded by Fran Whymark and

It was resolved unanimously to note the report and endorse the proposed responses together with all the additional comments outlined above.

11. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since 11 January 2019. James Knight declared an interest in the information report as he was one of the appellants. This would be a regular declaration pending determination of the appeal.

Members noted that the appeal at **Nursery View, Burghwood Road Ormesby** against the Authority's refusal to provide planning permission for 4 detached dwellings with garages and access had been dismissed. There were three outstanding appeals awaiting consideration by the Secretary of State.

It was resolved to note the report.

12. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 29 August to 27 September 2019. Members confirmed that they received notice of all planning applications and decisions in the weekly lists.

A member queried whether it would be possible to indicate the status of the applicant /relevant organisation on behalf of which planning permission was being sought, on the schedule of delegated decisions in order to clarify the organisation applying or who might be carrying out the proposed development.

The Head of Planning confirmed that the Authority, in the same way as all Local Planning Authorities, was required to document the application on the basis of the names supplied on the application form. It could be erroneous to make assumptions, since this might be misleading and it was open to anyone to submit a planning application.

It was resolved to note the report.

13. Date of next meeting

The next meeting of the Planning Committee would be held on Friday 8 November 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 11.40 am

Signed by

Chairman

Appendix 1

Declaration of interests Planning Committee, 11 October 2019

Member	Agenda/minute	Nature of interest
James Knight	8 BA/2018/0505/COND	South Norfolk Council Ward member
James Knight	11	Planning Appeal appellant – Grange Walk Wroxham

Planning Committee

08 November 2019

Agenda item number 9

Enforcement of planning control: Blackgate Farm, High Mill Road, Cobholm, Great Yarmouth

Report by Head of Planning

Summary

Unauthorised development has taken place at Blackgate Farm comprising the surfacing of the site, the installation of services and the standing and use of 5 static caravan units for residential use for the purposes of a private travellers' site.

Recommendation

That an Enforcement Notice be served.

Contents

1.	Site location	1
2.	The unauthorised development	2
3.	The planning issues	3
	The acceptability of the development	3
	The expediency of enforcement action	5
4.	Material considerations	7
5.	Human Rights	8
6.	Conclusion and recommendation	9

1. Site location

- 1.1. The site is located to the west of Great Yarmouth, immediately north of the Gapton Hall Retail Park and to the west of the A47 (formerly A12). The land to the north of the site is known as Cobholm Island and is divided into multiple plots with a variety of uses, including commercial (including scrapyards), residential, grazing land and allotments. To the immediate west is a small marsh and beyond this the landscape opens out to the

marshes which border Breydon Water to the north. Directly across the A47 to the east is a small area of open ground, with the Tesco superstore further to the north.

- 1.2. The site comprises a residential plot known as Blackgate Farm which measures approximately 50m wide x 130m long and is bounded by 2m high tall boundary walls and fences. The entire plot has been laid to asphalt. A large, detached chalet bungalow occupies the northern part of the plot with an area for private amenity space adjacent to the bungalow separated from the remainder of the plot by 2m tall fencing.
- 1.3. The site is accessed via an unmade road off of Gapton Hall Road which is located 40m south of the Gapton Hall roundabout. The Gapton Hall Road provides access to the Gapton Hall Retail Park and the eponymous industrial estate. The unmade road which accesses the subject site runs parallel to the A47 and also accesses the land and properties at Cobholm Island.
- 1.4. The site is identified on the Environment Agency's Flood Risk Maps as being in Flood Risk Zone 3. It is outside of any development boundary. It is not in a Conservation Area.

2. The unauthorised development

- 2.1. Blackgate Farm is a residential property with a substantial curtilage. This curtilage can be used for purposes incidental to the enjoyment of the property by its occupiers, but under planning law there is no other lawful use.
- 2.2. The curtilage has been entirely laid to asphalt and provision made to subdivide it to create up to 14 plots for the standing of static caravans for residential use. These plots would be located along the western and southern boundaries of the site, with 5 along the west and 9 proposed along the south. Services comprising electricity, water and sewerage have been installed to each of the plots, along with provision for bottled gas. Space for vehicle parking is laid out beside and/or in front of each plot. A number of plots are separated by low fencing.
- 2.3. Since 2017 a number of static caravans have been installed on the site. At the most recent site visit there were 5 static units installed along the western boundary and a further 2 statics and 1 tourer on the southern boundary. Of these, 5 were in residential use and 1 was being refurbished pending residential use. The landowner has advised that it is his intention to develop the site for 14 units; the infrastructure for the full complement of 14 units is in place.
- 2.4. It is the case that there has been a material change of use of the residential curtilage of the chalet bungalow on the site from ancillary residential use to the use of the land as a site for the standing and use of caravans for residential purposes. This is development which requires planning permission and no planning permission has either been sought or granted. An agent on behalf of the landowner has previously and repeatedly advised that a planning application seeking retrospective consent would be submitted, but nothing has been received.

- 2.5. It is also the case that operational development which requires planning permission has taken place, in the form of the laying of the asphalt. The Town and Country Planning (General Permitted Development) (England) Order 2015 allows the provision of hard surfacing for any purpose “incidental to the enjoyment of the dwellinghouse”, but this is subject to conditions including that where this exceeds 5 sqm it must be either porous or drain to a porous surface elsewhere within the curtilage. This has not been achieved here, so the surfacing does not benefit from permitted development rights and planning permission is required. No planning permission has either been sought or granted.

3. The planning issues

- 3.1. The Broads Authority has a Local Enforcement Plan, which was adopted on 8 July 2016 and sets out its approach to dealing with enforcement matters. At paragraph 3.7 it states that

“...Whilst the law gives a Local Planning Authority strong legal powers to deal with breaches of planning control, in most cases the first choice of approach is to use negotiation to reach a satisfactory resolution in a timely manner. The negotiations would aim to achieve one of the following outcomes:

- To apply for retrospective planning permission if the development is acceptable and would have got planning permission in the first place; or
- To amend the development so it is acceptable and then apply for retrospective planning permission if the development is capable of being acceptable; or
- To amend the development so it is in accordance with the approved plans if the amendments are acceptable; or
- To remove the unauthorised development or cease the unauthorised use if the development is unacceptable and incapable of being made acceptable”

- 3.2. In determining how to take this matter forward, the Local Planning Authority (LPA) must, therefore, first consider whether the unauthorised development is acceptable in planning terms, whether it is capable of being made acceptable, or whether it is unacceptable. If the unauthorised development is not and cannot be made acceptable, then the LPA must consider the expediency of enforcement action.

The acceptability of the development

- 3.3. Looking first at the acceptability of the existing unauthorised development, which comprises the change of use to a site for the standing and use of currently 5 caravans for residential purposes. Policy DM35 of the Adopted Local Plan for the Broads (2019) seeks to locate all new residential development within settlements and states:

“New residential development will only be permitted within defined development boundaries, and must be compatible with other policies of the Development Plan”.

3.4. In this case, the site is outside of any development boundary, so does not meet the first part of the policy.

3.5. The development plan also contains a strategic policy which sets out, amongst other matters, a broad spatial strategy for residential development, which includes the promotion of the development boundary approach. This policy, SP15, indicates that housing development will be located in such a way as to promote sustainable patterns of development. In this case, whilst there are some facilities locally, specifically at the retail development at Gapton Hall, these are not sufficient in either scale or variety to make the site either sustainable or suitable for further residential development. This reinforces the in-principle conflict with DM35.

3.6. The site is located within an area identified on the Environment Agency's Flood Risk Maps as being in Flood Risk Zone 3. Policy DM5 of the Adopted Local Plan for the Broads (2019) states:

"Development with the Environment Agency's flood risk zones will be acceptable only when:

- i. It is compatible with national policy and when the sequential and the exception test, where applicable, have been satisfied...."

3.7. National policy on flood risk is set out in the National Planning Policy Framework (NPPF) and seeks to steer new development to areas with the lowest probability of flooding. Guidance on the implementation of the policy is set out in the Technical Guidance to the NPPF, which identifies Flood Risk Zones (FRZs) according to the probability of river and sea flooding (without taking into account the presence of defences), with FRZ1 being the lowest risk area and FRZ3 the highest risk area. It then identifies which types of development are suitable for which FRZ, with the calculation based on vulnerability to risk. Uses classified as "Highly vulnerable" to flood risk are identified as not appropriate types of development in FRZ3. Caravans, mobile homes and park homes intended for permanent residential use are identified as highly vulnerable uses.

3.8. Policy DM23 of the Adopted Local Plan for the Broads (2019) states:

"Development proposals that need to be accessed by land shall:

- (a) Be assessed in terms of their impact upon the highway network in respect of traffic capacity, highway safety and environmental impact of generated traffic. As appropriate, mitigation will be required including off-site works, points of access, visibility and turning facilities; ...".

As detailed at 1.3 above, access to this site is via an unmade access off Gapton Hall Road, which itself links to the trunk road network at Gapton Hall roundabout. It should be noted that the roundabout itself is under the jurisdiction of Highways England. The potential for development on this site has previously been considered by Norfolk County Council as the Local Highways Authority. Concerns were raised regarding the intensification of the use of the unmade access as this would require a right-turn off

Gapton Hall Road close to the roundabout, which is already very sensitive in terms of traffic movements and partially operated by traffic signal to aid capacity and movement issues. They advise that mitigation might be achievable, for example in the form of yellow box marking. However, they question the likely effectiveness of this given the existing traffic issues here. On the basis of the above, an objection on highways grounds would be anticipated in the event of an application being submitted and it is considered that there is conflict with policy DM23.

- 3.9. Due to conflict with policies SP15, DM5 and DM23 the unauthorised development at Blackgate Farm does not comply with the second part of policy DM35 above and is unacceptable. As it is unacceptable it is not appropriate to seek a retrospective application. It is also the case that the conflicts with development plan policy are fundamental and could not be overcome by amendments to the development, so there is no basis for requesting these. The LPA must, therefore, proceed on the basis that as the development is unacceptable and cannot be made acceptable, the next step is to consider the expediency of enforcement action.

The expediency of enforcement action

- 3.10. When a breach of planning control has taken place and the LPA is considering what action is appropriate it will need to look carefully at a number of factors. The first factor is expediency. This may be explained as an assessment of the harm that is being caused by the breach. Harm may arise through a range or combination of factors, for example:
- Adverse impact on visual amenity due to poor design or materials;
 - Adverse impact on neighbouring amenity due to noise, overlooking or loss of privacy;
 - Inappropriate or conspicuous development that has an adverse impact on a protected landscape or Conservation Area; and/or
 - Risk to human life.
- 3.11. In considering expediency it is also necessary to take account of the impacts and costs of taking action, which would include the resources required to do this, as well as what is likely to be achieved. The more harm that is being caused then the more likely it is that it will be expedient to take enforcement action due to the need to stop the harm. Conversely, if there is little harm it may not be expedient to pursue the matter, particularly if the costs are high.
- 3.12. There are two types of harm that result from this particular unauthorised development and these may be characterised as generic and site specific. The generic harm arises from allowing development which is unsustainable in policy terms to remain – not only is it intrinsically unsustainable, but it undermines the locational strategy and the policies in the development plan as well as the principles of the NPPF and NPPG. In undermining these, the retention of the non-compliant development would undermine the integrity of the planning system and the protection of this system is a valid and

justifiable objective. In terms of site-specific harm, there are significant risks to both existing and future occupiers from the location of the units within the functional flood plain, which could result in harm to health or loss of life; there are also significant risks to the public from the increased use of the access, which could result in reduced highway safety, congestion and accidents. Overall it is considered that the harm resulting from the development is significant. There will be costs associated with enforcement action, however, when balanced against the need to ensure, amongst other matters, public safety, enforcement action is likely to be expedient given the benefits of securing a cessation of the development.

- 3.13. The second test is one of proportionality; enforcement action should always be proportionate to the seriousness of the harm being caused. As detailed above, the harm occurring here includes risks to the safety and wellbeing of occupiers of the units as they are located in highly vulnerable structures within an area of high flood risk. This is significant harm. The effect of enforcement action would also be significant for the current occupiers, as it would result in the cessation of the unauthorised residential use and the need for the affected individuals to find alternative accommodation or locations. Whilst it is recognised that the impact for the residents is significant, the personal impact does not justify retaining units in an unsafe location where planning permission could not be granted. Put simply, the planning system should not be allowing such uses in such an area despite the fact that people are prepared to live there. When looking at proportionality, consideration must also be given to the public harm (in terms of reduced highway safety) resulting from the use of the access and whether the public benefits resulting from enforcement action (in terms of improved highways safety) are proportionate to the impacts which would be experienced by the occupiers. Overall it is considered that the private benefits should not override the public benefits and that enforcement action to secure the cessation of the unauthorised development is proportionate.
- 3.14. The Local Enforcement Plan identifies the need to ensure consistency so that a similar approach is taken in similar circumstances to achieve similar outcomes. This third test is somewhat harder to apply as there has previously been no similar case. The principle of the approach taken, as outlined at 3.1 and 3.2 above, is however, consistent with both the Local Enforcement Plan and the approach taken on other cases so consistency can be demonstrated.
- 3.15. Finally, it is noted in the Local Enforcement Plan that whilst the law gives an LPA strong legal powers to deal with unauthorised development, the preferred approach is always to seek to negotiate a solution and the fourth test considers whether this approach has been applied. In negotiating a solution, the outcome will either be that the development is (or is made) acceptable and planning permission is granted, or, where the development is not and cannot be made acceptable, that the breach is stopped. In this case, for the reasons outlined at 3.3 – 3.9 above, the development cannot be made acceptable and there is no prospect of planning permission being granted. The solution will therefore require the cessation of the development.

- 3.16. The LPA has sought to engage with the landowner and his representative to discuss the site. These approaches have been both formal and informal. There has been no response to recent requests for discussion and there has been no reply in response to the service of a Planning Contravention Notices (PCN) in May 2019. A PCN is served to obtain information on a site and suspected unauthorised development as a formal precursor to enforcement action and there is a legal duty to respond; to fail to do so is a criminal offence. Given the landowner's failure to engage it is considered unlikely that compliance could be achieved by negotiation.

4. Material considerations

- 4.1. It is important when making planning decisions to establish whether there are any material considerations which should be taken into account, and what weight should be given to these.
- 4.2. In this case, it is noted that the landowner is a traveller and that his intention in undertaking the unauthorised development has been to provide a site for his family to use as, effectively, a private traveller facility. He has explained this to officers in person.
- 4.3. There is a requirement for an LPA to undertake a housing needs assessment for traveller accommodation and this is set out in the NPPF at para 61, with full details provided in Planning Policy for Traveller Sites. Accordingly, a Gypsy and Traveller Accommodation Needs Assessment was carried out on behalf of the LPA in 2017 as part of the Local Plan for the Broads. This found that there is no identified need for sites or pitches in the Broads area.
- 4.4. The Government's Planning Policy for Traveller Sites states that "where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward...". A policy was therefore included in the Adopted Local Plan for the Broads and DM36 states:

"Development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Show People will be supported where they meet an identified need....

Where there is a proven need, appropriate development will be allowed where the following criteria are met:

(b) Well related to existing settlements, services and facilities and do not harm the character and appearance of the area; ...

(d) there are no severe residual impacts to the safe and efficient operation of the highway network; ...

(n) Due regard has been given to all types of flood risk; ..."

- 4.5 The development does not meet the first test of the policy, as there is no proven need. However, it is necessary (in accordance with the Planning Policy for Traveller Sites

document) to nonetheless consider the scheme against the criteria. In this case, due to the unsustainable location of the site, the impact on the highways network as detailed at 3.8 above and the high flood risk it is concluded that the development does not meet the criteria of the policy. Therefore, whilst the ethnicity of the landowner and the purpose of the development is a material consideration, it cannot be accorded significant weight due to the outstanding constraints of the site.

5. Human Rights

- 5.1 The provisions of the European Convention on Human Rights (ECHR) need to be considered as an integral part of the LPA's decision-making in cases such as this. Here, it is necessary to consider the consequences of taking enforcement action on the rights of the individuals concerned and whether it is necessary and proportionate in the circumstances.
- 5.2 Article 8 of the ECHR provides for the following:
- “1. Everyone has the right to respect for his private and family life, his home and his correspondence.
2. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.”
- 5.3 It can be seen from this that the rights of an individual (or a group of individuals) under Article 8 do not override the need to comply with national legislation, including planning law, and the obligation on public authorities to act compatibly with Convention rights does not give travellers a right to establish sites in contravention of planning control. What is important is that in determining what action to take the LPA considers whether the action proposed is necessary and proportionate in the circumstances.
- 5.4 In this case, it is considered that the site is not suitable for residential use for reasons of vulnerability to flood risk, access to services and impact on the highways network. These considerations are fundamental and cannot realistically be overcome. The site is therefore not suitable for the proposed use and the LPA cannot reasonably and justifiably permit the use to continue; to do so would undermine its own and national planning policies and place individuals at risk. It is considered therefore that the action proposed is both necessary and proportionate.
- 5.5 If the recommendation to take enforcement action is accepted the LPA will liaise with the Housing Authority and the traveller service at the relevant local authorities to secure alternative accommodation for those affected.

6. Conclusion and recommendation

- 6.1. The unauthorised development at Blackgate Farm seeks to provide a facility primarily for the use of the landowner's family. While the LPA is mindful of the difficulty of providing suitable sites for traveller use, it is not the case that if an individual is happy to provide one then this obviates the need to comply with planning policy. It is necessary, as with all development proposals, to assess the relevant planning considerations and judge the scheme against the development plan. In this case, whilst the site does not have a significantly detrimental impact on either the character or appearance of the Broads, there are concerns around the adverse impact on the highways network resulting from the use of the access to the site, whilst the location within the highest flood risk zone precludes against residential development. Furthermore, the site is not in a sustainable location for residential use and is outside of any development boundary. It is not a location suitable for residential development.
- 6.2. The Local Enforcement Plan explains that where an unauthorised development is unacceptable and cannot be made acceptable, the LPA should seek to negotiate a solution. There is no realistic prospect of a negotiated solution here and it is recommended that an Enforcement Notice is served requiring the cessation of any residential use of the units, the removal of the units and the services which render them capable of independent habitation, the removal of the hard standings and the reversion of the plot to a residential curtilage. A compliance period of 6 months would be appropriate, to avoid immediate hardship to the current occupants.

Author: Cally Smith

Date of report: 25 October 2019

Background papers: enforcement file. Planning Policy for Traveller Sites. Gypsy and Traveller Accommodation Needs Assessment (2017)

Planning Committee

08 November 2019

Agenda item number 10

Enforcement Update pc081119

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

That the report be noted.

Committee Date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none">• Authority granted to serve Section 215 Notices.• First warning letter sent 13 April 2017 with compliance date of 9 May.• 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Monitoring 15 June 2017. Further vandalism and deterioration. • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission. • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019. • Pre-demolition surveys almost complete and works to commence thereafter. 24 October 2019
14 September 2018	Land at the Beauchamp Arms Public House, Ferry	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the

Committee Date	Location	Infringement	Action taken and current situation
	Road, Carleton St Peter		<p>Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so.</p> <ul style="list-style-type: none"> • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019. • Site monitored 15 October 2019

Author: Cally Smith

Date of report: 24 October 2019

Planning Committee

08 November 2019

Agenda item number 11

Consultation documents and proposed response – Minerals and Waste Local Plans

Report by Planning Policy Officer

Summary

This report sets out the officer's proposed response to planning policy consultations recently received, and invites any comments or guidance from the Committee.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Broads Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's endorsement, comments or guidance are invited.

Author: Natalie Beal

Date of report: 23 October 2019

[Broads Plan](#) objectives: 8.1

Appendix 1 – Planning policy consultations received

Appendix 1

Planning policy consultations received

Organisation: Norfolk County Council

Document :

The Preferred Options document is available to view below (due to its size it has been published in the following sections):

- [Contents page, Acronyms, Introduction, Norfolk spatial portrait, vision and objectives, general policies, waste management specific policies, minerals specific policies.](#)
- [Introduction to mineral extraction sites and map legend](#)
- [Proposed aggregate mineral extraction sites in Breckland](#)
- [Proposed aggregate mineral extraction sites in Broadland](#)
- [Proposed aggregate mineral extraction sites in Great Yarmouth](#)
- [Proposed aggregate mineral extraction sites in West Norfolk](#)
- [Proposed silica sand extraction sites and areas in West Norfolk](#)
- [Proposed mineral extraction sites in North Norfolk](#)
- [Proposed mineral extraction sites in South Norfolk](#)
- [Appendices, including six proposed waste management sites and glossary](#)

Due date: 30 October (but extension agreed)

Status: Preferred Options

Proposed level: Planning Committee endorsed

Notes

Norfolk County Council are preparing a Norfolk Minerals and Waste Local Plan Review to consolidate the three **adopted DPDs** into one Local Plan, ensure that the policies within them remain up-to-date and to extend the plan period to the end of 2036.

The Preferred Options version is out for consultation.

Proposed response

- 1.5 - one specific site for carstone extraction
- 1.14 – tpa – presume that is tonnes per annum – not used consistently in this para
- Page 12 – SA section – bullet point list does not mention landscape impact or biodiversity
- 5.16 The area known as the Brecks – you wrote breaks.
- Where is MW1? The first policy is MW2.
- MW2 – The first part is written in quite a different way to other policies I have read; rather than saying that impacts of development will be minimised on the criteria, or schemes will address the criteria, you ask for information only. I am not sure how strong this approach is. b) what about the quantity of surface water (as in what to do with it in relation to flooding) and the quality of water bodies? e) what agriculture land class do you consider this to be – Grade 1 and 2 perhaps – might need to say that. What about if the soil that is to be excavated or disturbed is peat

soils? Peat soils have many special qualities, such as a carbon sink, but are a carbon source if allowed to dry out. We recommend that you consider protecting Peat Soils – you can look at our Peat Soils policy for ideas. i) what are ‘outdoor recreation facilities’ and do you need to include Local Green Space as well as Open Space?

- 8.12 – request there is some text, perhaps as a footnote, that refers to the identified dark skies of the Broads and refers to our maps and policy.
- 8.16 says ‘Directing lighting downwards and away from properties but taking this literally, this contradicts – implying angling the light away from properties which could cause light pollution. I think you are saying design any lighting so it points downwards and ensure that there is no light trespass, for example into neighbouring properties. You might want to consider that wording and you might want to look at our policy on light pollution. The key point is – do you really need lighting, if so why? Keep it to a minimum, use it when needed and point it down and have it fully shielded – I suggest you get those points across strongly in the policy.
- 8.24 first bullet point – weave in wording that refers to the setting of the landscapes.
- 8.31 and section 12 – I see you refer to soil grades 1, 2 and 3a. As a bit of advice from our experience, do you know where 3a is? There is limited mapping relating to 3a. You might want to consider removing this or just saying ‘3’. Happy to chat this through. Should the soil grade be mentioned in the policy? Note what is said on page 73, I – that 3a and 3b are not mapped.
- 8.32, 12.2 – temporary yes, but for a number of years. Suggest that text is clarified. See above regarding if the soil is peat soils and its care.
- 8.35 – is it worth asking applicants to state how they have considered water and rail and road and thoroughly justify their chosen mode, rather than just encourage it?
- MW3, last bullet point – is that a travel plan? MW4 refers to travel plans.
- MW4 – is it better to just say ‘greenhouse gas emissions’? Does using the term ‘endeavour’ reduce the strength of criterion c? d) just demonstrate or implement too?
- 12.4 says ‘Given their nature, most waste management facilities will tend to be suitably located on previously developed land and industrial locations and it is not expected that there will be a great need to locate such uses on agricultural land’ – not sure what this is saying – they tend to be located there or are suitable to be located there?
- Map 3 – see above comments – where are areas of 3a?
- Section 12 – no mention of peat soils and their qualities – see above.
- Page 41 onwards and then 64 onwards – formatting – should this have a section number – perhaps section 13? The bullet points are numbered differently to elsewhere in the Plan – WO rather than, say, 13.2 etc.
- WP4 – a) when compared to another option that takes longer?
- W7.1 – do you mean 2018?
- WP13 – so a, b, c are ‘or’ and d, e, f are ‘and’. It might be easier to separate them out and say something like ‘in all cases d, e, f will apply’.
- WP15 – first para seems reasoned justification rather than policy text. Suggest the Broad Authority be involved in the organisations listed in para 3 – the organisations in para 4 seem to be the ones that need to be involved in the Masterplan.

- WP17 and MP11 – on adoption, presume we will be sent these GIS layers to upload to our system?
- Page 71, and MP2 – that NPPF paragraph applies to the Broads too. We have a Major Development policy. Why is the AONB excluded and the Broads not? Or is it?
- Page 73, g – why not the undesignated heritage assets?
- MP2.14 – ‘Developers wanting to extract mineral from specific sites or land within an area of search allocated in the Minerals and Waste Local Plan Review will still need to apply for and be granted planning permission before mineral extraction can take place’.
- MP2 – why the 3mile/5 mile rule for minerals?
- MP4.1 and MP4 – how about if the reservoir is not associated with mineral abstraction?
- Page 76 – what is shown on this map? There is no key. If it is core river valleys, why are the rivers over in the Broads not blue?
- MP6 might make sense but the first part says acceptable, unacceptable and acceptable. A check might be needed.
- MP8.3 ‘The need for annual reports after the initial five-year period will be assessed on a case by case basis’.
- M65.5 - starts off saying ‘The site is not located **within...**’. Being within is one issue, but affecting the setting of is another. So such assessments should state whether the site is near to those designations. This should therefore correctly read that the site is near to the Broads.
- Page 181 onwards – Min 38 - Waveney Forest, Fritton – support not allocating this site.
- Min 65, Stanninghall Quarry – extension to existing minerals site. No landscape visual or character concerns with regards to the Broads itself.
- Min 25, we would definitely want to be consulted on any forthcoming planning applications on this site, particularly concerning landscape scheme and restoration as the landscape character areas in this locality are well defined and susceptible to change.
- Min 211, Restoration as wet grassland for biodiversity needs to be balanced with long-term effects on local landscape character. The local character and experience of the landscape varies between the north and south of the site and restoration should reflect this.
- Generally, an LVIA assesses the effects of a development (the impact) on the landscape as a resource and the effects on visual receptors. The assessment will cover both the site itself and a wider study area determined by desk study and ground-truthing. LVIA's should be carried out to a set standard (Guidelines for landscape and visual impact assessment, 3d edition – which I believe is part of the NCC validation checklist) so by definition will be required to include the site and any surrounding area that could be affected by the development; Existing: “Submission of a Landscape and Visual Impact Assessment which will identify any potential impacts to the wider landscape and suggest appropriate mitigation measures ...” Proposed: “Submission of a Landscape and Visual Impact Assessment which will identify any potential effects and suggest appropriate mitigation measures ...” This text is used across a number of the policies.

SA Part A Scoping

Page 31 needs a very big update.

- Core Strategy, DM and Sites not in place any more.
- Local Plan adopted May 2019.
- Flood Risk SPD – most recent is 2017
- Broads Plan is 2017

Seems relevant to refer to our dark skies data and policy

SA – Part B

4.5 – did you consider a zone from the Broads?

Planning policy consultations received

Organisation: Suffolk County Council

Document:

The relevant documents can be viewed below:

[SMWLP Modifications \(PDF, 3MB\)](#)

[SMWLP Main Modifications Addendum SA \(PDF, 1.3MB\)](#)

[SMWLP HRA of Modifications \(PDF, 1.2MB\)](#)

SMWLP Tracked Changes Plan

- [Sections 1 to 6 \(PDF, 1.1MB\)](#)
- [Sections 7 to 17 \(PDF, 4.8MB\)](#)
- [Sections 18 to 19 \(PDF, 863KB\)](#)
- [Appendix 1 \(PDF, 106KB\)](#)
- [Appendix 2 \(PDF, 36KB\)](#)

Due date: 18 November

Status: Modifications Consultation

Proposed level: Planning Committee endorsed

Notes

Following the public hearing held in June as part of the ongoing Examination in Public, the County Council is publishing Modifications to the Plan in order to make it sound.

Proposed response

MM13 and MM29

- The proposed wording says 'in'. Should that be 'on'?
- If a scheme does have a 'significant adverse effect' then that sounds like it is a big problem. Could there be instances where the mitigation might not be possible, appropriate, viable or feasible? So could schemes not come forward as a result of their impact? Should there be mention of that?

Planning Committee

08 November 2019

Agenda item number 12

Annual Monitoring Report 2019, 5-year land supply and self-build exemption update

Report by Planning Policy Officer

Summary

This report introduces the Annual Monitoring Report for the 2018/19 financial year. It also covers the 5-year land supply and self-build exemption. The final report will be uploaded to the Broads Authority's website.

Recommendation

To endorse the Annual Monitoring Report, 5-year land supply statement and self-build exemption update.

1. Introduction

- 1.1. The Annual Monitoring Report (AMR) assesses the progress of the Broads Local Development Framework/Local Plan during the year 1 April 2018 to 31 March 2019. The report covers both Planning Policy and Development Management.
- 1.2. Concerning Planning Policy, the AMR covers progress against the Local Development Scheme and an update on work undertaken under the auspices of Duty to Cooperate.
- 1.3. Concerning Development Management, the AMR sets out the types of planning applications approved and covers appeals and decisions of the appeals.
- 1.4. When agreed, the AMR will be uploaded to the Broads Authority's website. There may be some formatting amendments to the report in Appendix 1, in line with the new accessibility regulations for web-based documents.
- 1.5. This AMR reflects the monitoring indicators from previous AMRs. The Local Plan for the Broads was adopted in May 2019 and therefore the next AMR will be very different as it will include the monitoring indicators set out in the adopted Local Plan.
- 1.6. The Committee's endorsement, comments or guidance are invited.

2. 5-year land supply statement

- 2.1. The AMR contains the 5-year land supply statement.

- 2.2. The purpose of the 5-year housing land supply is to indicate whether sufficient sites are available to meet the housing requirement set out in adopted strategic policies for the next 5 years - see section 5 and Appendix B of the AMR.
- 2.3. 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 11d of the National Planning Policy Framework.
- 2.4. The 5-year land supply statement shows the following:
 - a) It is concluded that the Broads Authority is not an under provider and therefore a buffer of 5% will be added.
 - b) Using the Liverpool Approach with a 5% buffer, the Authority has 12.98 years.
 - c) Using the Sedgefield Approach with a 5% buffer, the Authority has 18.79 years.

3. Self-build exemption

- 3.1. The AMR contains information about one of the duties on Local Planning Authorities relating to self-build.
- 3.2. There is a duty on Local Planning Authorities to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period. This needs to be done within 3 years of the end of the relevant base period.
- 3.3. The Authority has exemption to this duty for base period 2 and 3.
- 3.4. The self-build section of the AMR (section Appendix A) shows that for base period 4 the demand on the register as a ratio of land available exceeded the 20% threshold, so the exemption applies to base period 4.
- 3.5. It should be noted that the timeline for self-build base periods (31 October to 30 October) does not fit with the timeline for AMRs (1 April to 31 March). However, as the AMRs tend to be published in November, we take the opportunity to present the self-build exemption update in the AMR.

Author: Natalie Beal

Date of report: 31 October 2019

Appendix 1 – Annual Monitoring Report 2018/19

Annual Planning Monitoring Report 2018-19

Broads Authority
November 2019



Yare House
62-64 Thorpe Road
Norwich NR1 1RY
Tel 01603 610734
Email: planningpolicy@broads-authority.gov.uk
www.broads-authority.gov.uk

Contents

Contents

Executive Summary	3
1. Introduction	5
2. Local Plan Preparation	6
3. Monitoring of Policies and Decisions	9
4. Duty to Cooperate.....	18
5. Housing Supply and Five-Year Land Supply Statement	19
6. Self Build	20
7. Brownfield Register.....	22
Appendix A – Annual refresh of the application for exemption to the duty to permit etc.	24
Appendix B: Five Year Land Supply Statement	27

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

www.broads-authority.gov.uk

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

Broads Authority, Yare House, 62-64 Thorpe Road, Norwich NR1 1RY
tel: 01603 756076; email: planningpolicy@broads-authority.gov.uk.

Cover photograph:

'Thurne Mill' by kind permission of **Jackie Dent**, the photographer and copyright holder,
who is a member of the Broads Authority's Planning Team

Executive Summary

This Annual Monitoring Report (AMR) reviews the year 1st April 2018 until 31st March 2019. The nature and purposes of local planning authority 'annual' monitoring reports has changed significantly as a result of new legislation. These reports are no longer submitted to Government, and are now just for the benefit of the planning authority and its public. National output indicators are no longer required to be reported.

- **Local Development Scheme.** The Local Development Scheme (LDS) sets out the Authority's three year programme for plan preparation. The current Broads Local Development Scheme (version 4) was approved in July 2019 and can be found here: https://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/1011468/Broads-Local-Plan-LDS-June-2019.pdf
- **Local Development Plan Document/Local Plan preparation.**

The following documents were produced over this AMR period:

- [Housing Supply Topic Paper v2](#)
- [Broads 5-year land supply at March 2019](#)
- [Assessment of residential moorings nominations received during the Publication Consultation January 2018 \(Amended July 2018\)](#)
- [Updated Viability Appraisal for the Broads Local Plan \(Nov 2018\)](#)
- [Strategic Flood Risk Assessment Position Statement, Produced by the Broads Authority and the Environment Agency \(updated July 2018\)](#)
- **Local Plan**

At the time of writing, the Local Plan has been adopted (May 2019).

During this monitoring period (April 2018 to March 2019), the following stages of the Local Plan were completed:

- Matters, Issues and Questions were responded to in May and June 2019.
- Hearings were held in July and September 2018.
- Consultation on the Modifications Version was held in February and March 2019.
- **Monitoring Policies and Plans:**
See page 10 onwards for detail but some highlights are:
 - The majority of the water bodies are moderate or poor in relation to ecological status.
 - Most SSSIs meet their PSA targets.
 - The numbers of private boats and hire boats is slightly fewer than last year.

- **Monitoring Planning Permissions:**

Outline summary statistics are provided.

- Approval of 90.3% of the planning and related applications determined during the year is noted (as a percentage of validated applications).
- Total market residential dwellings permitted: 8. Total net dwellings: 7
- 36 net new holiday accommodation permitted in total. 7 count towards the OAN.
- Self-build: 0 permitted.
- Within Development Boundaries: 1 out of 7 = 14.3%
- On previous developed land: 6 out of 7 = 85.7%
- 0 permissions were granted contrary to Environment Agency advice.
- 0 moorings gained under DP16 this AMR period which covers 2017/18 (although 18 gained through this way in total since adoption of the Development Management Policies DPD in 2011).
- **Monitoring Completions**
 - 1 net new dwelling completed.

- **Duty to Cooperate:** The Authority continued to liaise and undertake joint work with the other relevant bodies, and in particular with the neighbouring local and county authorities, the Marine Management Organisation and other members of the UK national parks family. Norfolk Local Planning Authorities have produced a Norfolk Strategic Framework (NSF) to ensure that planning is undertaken strategically and the requirements of the Duty to Cooperate are met. Great Yarmouth Borough Council have agreed to accommodate the residual dwellings arising from the Broads Authority.
- **Self-Build:** The Self-Build Register had been in place since April 2016. The Self-Build Register is made up of the following numbers of people:
 - 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.

Importantly the Broads Authority has an exemption from the duty to permit etc for base periods 2, 3 and 4 (see [Appendix A](#)).

1. Introduction

- 1.1. This Annual Monitoring Report assesses the progress of the Broads Local Development Framework/Local Plan during the year 1st April 2018 to 31st March 2019. The legislation covering Monitoring Reports has changed, giving greater flexibility to local planning authorities about the timing and content of the report, and removing the requirement for it to be submitted to the Secretary of State.
- 1.2. Key events during the year affecting the context within which the Authority carries out its functions as a local planning authority are described below. During the 2018/2019 financial year, there were many announcements relating to planning, but they came into effect at the start of the 2019/2020 financial year and thus are not detailed in this AMR.

April 2018 Extended permitted development rights to convert agricultural buildings into homes come into force. James Brokenshire replaces Sajid Javid as housing secretary. New government data reveals "significant" worsening of housing affordability.

June 2018 European court ruling has overturned the UK position that planning authorities may take mitigation measures into account in determining whether an appropriate assessment is required under the Habitats Regulations.

July 2018 Kit Malthouse is appointed as the new housing minister, replacing Dominic Raab, who becomes the government's Brexit secretary. The government publishes its finalised revised NPPF. 352,000 homes granted permission in year up to June 2018, new MHCLG figures show

July 2018 New parliamentary group formed on good design and placemaking. Government publishes new revised National Planning Policy Framework.

September 2018 The number of households in England is set to increase at an average annual rate of 159,000 over the next 25 years, a drop of almost a quarter compared to the previous estimates, new government figures show. New and updated guidance on plan-making and assessing housing need is published by the Ministry of Housing, Communities and Local Government, as part of a series of changes to its Planning Practice Guidance.

October 2018 As part of its Budget announcements, the government proposes introducing new permitted development rights, allowing commercial buildings to be demolished and redeveloped as housing and more freedom for high street properties to be converted to other uses.

November 2018 A new "Building Better, Building Beautiful" commission is intended to boost the quality of the built environment as part of its drive to increase the number of new homes being built.

December 2018 Draft Environment Bill published.

February 2019 Revised NPPF published.

March 2019 Government loses NPPF fracking High Court case over 'unlawful' consultation. The chancellor Philip Hammond's Spring Statement this week included a host of planning-related measures. Number of homes permitted in 2018 down from 2017, new MHCLG figures show.

2. Local Plan Preparation

2.1. Planning Policy Documents in Place at end of March 2019.

2.1.1. At the time of publishing this report, the new Local Plan is adopted. However, at the end of the year under review (March 2019) the Broads Local Development Framework (or Local Plan) comprised the following:

- A. Local Development Documents. No change since the last Monitoring Report.
 - Development Plan Documents -
 - i. **Core Strategy** (adopted Sept 2007)
 - ii. **Development Management Policies** (adopted November 2011)
 - iii. **Sites Specific Allocations Local Plan** (adopted 2014)
- B. Other Planning Policy Documents. No change since the last Monitoring Report.
 - i. **Statement of Community Involvement** (March 2014)
 - ii. **Local Development Scheme** (updated in August 2017)
 - iii. **Annual Monitoring Reports**
 - iv. **Flood Risk Supplementary Planning Document** (adopted March 2017)
- C. Neighbourhood Plans
 - i. **Acle Neighbourhood Plan** (adopted February 2015)
 - ii. **Strumpshaw Neighbourhood Plan** (adopted July 2014)
 - iii. **Brundall Neighbourhood Plan** (adopted 2016)
 - iv. **Salhouse Neighbourhood Plan** (adopted 2017)
 - v. **Wroxham Neighbourhood Plan** (adopted 2019)

2.2. Local Development Scheme (LDS) Progress

2.2.1. The Local Development Scheme for the Broads sets out a 3 year programme for the preparation of new local development documents. The current Local Development Scheme was adopted in July 2019 and is here: https://www.broads-authority.gov.uk/data/assets/pdf_file/0003/1011468/Broads-Local-Plan-LDS-June-2019.pdf

2.3. Guides¹

2.3.1. At the time of writing, the following guides had been consulted on and adopted. No change since the last Monitoring Report.

Mooring design guide

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

Riverbank stabilisation guide

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

Biodiversity Enhancements guide

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

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

Waterside Bungalows and Chalets guide

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

Landscaping strategy guide

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

2.4. Local Plan Progress

At the time of writing, the Local Plan has been adopted (May 2019).

During this monitoring period (April 2018 to March 2019), the following stages of the Local Plan were completed:

- Matters, Issues and Questions were responded to in May and June 2019.
- Hearings were held in July and September 2018.
- Consultation on the Modifications Version was held in February and March 2019.

Go here for more information: <https://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/examination-of-the-local-plan-for-the-broads-2018>

During the monitoring period, the following studies were produced to support the examination of the plan:

- Updated Viability Appraisal 2018: https://www.broads-authority.gov.uk/_data/assets/pdf_file/0010/1418653/EPS28-Updated-Viability-Appraisal-for-the-Broads-Local-Plan-Nov-2018.pdf
- Waveney SFRA 2018: <https://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/local-plan-background-studies/strategic-flood-risk-assessment-level-1-april-2018/#Waveney>
- Housing Supply Topic Paper 2018: https://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/1295930/EPS6b-Housing-Supply-Topic-Paper-July-2018-version-2.pdf

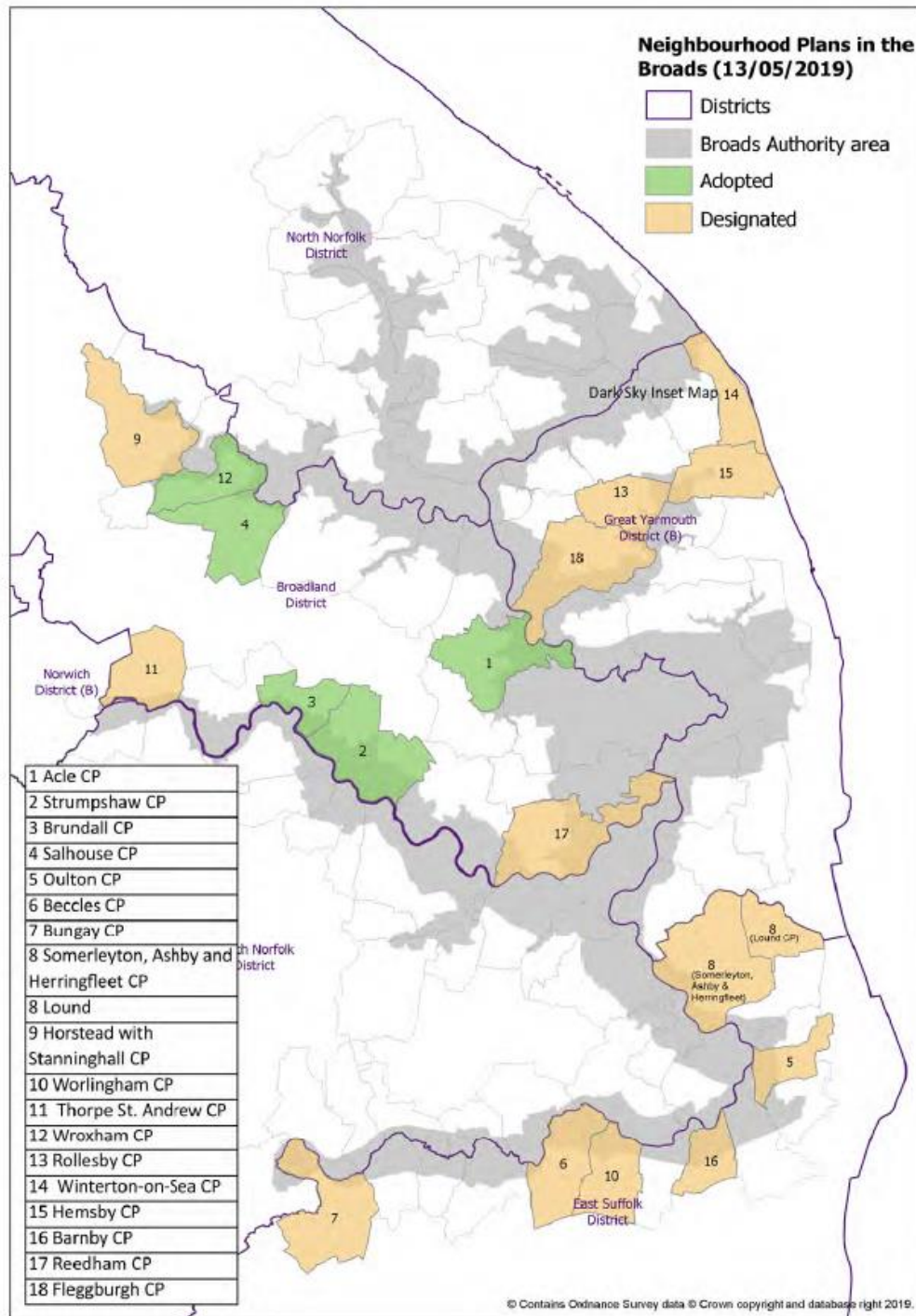
2.5. Neighbourhood Plans

At the time of writing, this was the status of the Neighbourhood Plans in progress in the Broads. Adopted Neighbourhood Plans are referred to above.

- [Barnby](#) – Designated a Neighbourhood Area by Waveney Council and the Broads Authority in June 2018.
- [Beccles](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in June 2015.
- [Bungay](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in April 2016.
- [Cathedral, Magdalen and St Augustine's area \(within the City of Norwich\)](#) - Norwich City Council and Broads Authority resolved to **refuse** the Forum and Area applications. A new area has been designated but this is not in the Broads Authority Executive Area so the Broads Authority will not be involved in decision making.
- [Fleggburgh](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in April 2019.
- [Hemsby](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in November 2017.
- [Horstead with Stanninghall](#) - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in August 2016.
- [Lound with Ashby, Herringfleet and Somerleyton](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in August 2016.
- [Oulton](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in December 2018.
- [Reedham](#) - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in April 2019.
- [Rollesby Neighbourhood Plan](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in March 2017.

- [Thorpe St Andrew](#) - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in April 2017.
- [Winterton on Sea](#) - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in August 2017.
- [Worlingham](#) - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in February 2017.

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



3. Monitoring of Policies and Decisions

3.1 HOUSING TARGETS

The Authority has no adopted Local Plan housing targets from the Regional Spatial Strategy to report on. There was no Local Plan housing target adopted in 2018/19.

3.1 PLANNING APPLICATIONS 01/04/18 to 31/03/19

Applications*	Totals
Total number submitted	265
Validated applications	238
Approved applications	215
Refused applications	10
Withdrawn applications	15
* 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 **90.3%**

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

3.2 APPEALS

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

3.3 PLANNING PERMISSIONS

Source: Broads Authority Planning Team

a) Renewable Energy

None

b) Town Centre Uses

None

c) Affordable Housing

Number of dwellings: zero

d) Employment Uses (floorspace)

Application Number	District/County	Parish	In Development Boundary?	Previously Developed Land?	Employment Floorspace Change (gross internal floorspace* in square metres).			
					Use Class	New Floorspace	Lost Floorspace	Net Totals
BA/2018/0082/FUL	Broadland	Brundall	no	no	B1	261	0	261
BA/2018/0439/FUL	South Norfolk	Claxton	no	Yes	B1	0	0	0
BA/2019/0064/FUL	South Norfolk	Ditchingham	no	yes	B8	158	0	158

e) Dwellings

Application Number	District/County	Parish	Within Development Boundary?	Previously Developed Land?	All Dwellings			Affordable Dwellings Only			Gypsy, Traveller and Travelling Show People			Residential moorings			Is it self/custom build?
					New Dwellings	Lost Dwellings	Net Dwellings	New Aff. Dwellings	Lost Aff. Dwellings	Net Aff. Dwellings	No. New Pitches	No. pitches lost	Net pitches	No. New Resi Moorings	No. resi moorings lost	Net resi moorings	
BA/2017/0484/FUL	Waveney	Ashby, Herringfleet and Somerleyton	no	No	1	0	1	0	0	0	0	0	0	0	0	0	No
BA/2018/0162/COND	North Norfolk	Smallburgh	no	Yes	4	0	4	0	0	0	0	0	0	0	0	0	No
BA/2018/0420/FUL	Broadland	Brumdall	no	Yes	1	1	0	0	0	0	0	0	0	0	0	0	No
BA/2018/0477/PN	Broadland	Wroxham	Yes	Yes	1	0	1	0	0	0	0	0	0	0	0	0	No

Total dwellings permitted: 8

Total net new dwellings: 7

Self-build: 0

Net new within Development Boundaries: 1 out of 7 = 14.3%

On previous developed land: 6 out of 7 = 85.7%

f) Replacement Permissions

Application Number	District/County	Parish	What permission(s) does this replace or amend?	Explain <u>clearly</u> how this affects earlier monitoring results.
			Ref. No(s).	<i>i.e. is this an alternative scheme (completely replaces earlier scheme), or a partial change, or entirely additional to earlier scheme?</i>
BA/2018/0128/COND	North Norfolk	Horning	BA/2017/0307/FUL	This replaces the previous planning permission for a replacement riverside chalet.
BA/2018/0025/COND	Broadland	Coltishall	BA/2005/5107/HISTAP	Replaces previous permission for garage with planning permission for garage and bedroom accommodation above.
BA/2018/0026/COND	Broadland	Coltishall	BA/2005/3803/HISTAP	Replaces previous permission for garage with planning permission for garage and bedroom accommodation above.
BA/2018/0305/FUL	Great Yarmouth	Thurne	BA/2018/0305/FUL	Relocates sewage treatment plant to different part of site.

g) Holiday Accommodation

Application Number	District/County	Parish	Units of Holiday Accommodation*	New Units	Lost Units	Net Units	Within Development Boundary?	Previously Developed Land?	Description
BA/2018/0007/FUL*	Great Yarmouth	Somerton	2	2	0	2	No	No	Conversion of outbuildings to form 2 units
BA/2018/0070/FUL	North Norfolk	Dilham	60	35	0	35	No	No	Extension to campsite
BA/2018/0112/CU*	Waveney	Oulton Broad	1	1	0	1	Yes	Yes	Outbuilding to holiday use
BA/2017/0168/FUL*	North Norfolk	Horning	1	2	0	2	No	No	Updated design of approved holiday dwelling
BA/2018/0269/FUL*	North Norfolk	Ludham	2	2	0	2	No	No	Change of use of former WWII MT shed
BA/2018/0182/COND	South Norfolk	Haddiscoe	33	33	47	-14	No	No	Remove 23 touring, 18 seasonal and 6 static pitches, replace with 33 static caravans
BA/2018/0168/FUL	Broadland	Brundall	1	1	0	1	No	No	Demolition of storage building, erection of holiday chalet
BA/2018/0279/FUL	Great Yarmouth	Repps with Bastwick	2	2	0	2	No	No	Conversion of 2 buildings to holiday accommodation
BA/2018/0390/FUL	South Norfolk	Gillingham	1	1	0	1	no	no	1x glamping pod
BA/2019/0036/FUL	South Norfolk	Trowse	1	1	0	1	no	no	Whitlingham campsite
BA/2018/0411/COND	North Norfolk	Potter	0	0	0	0	no	Yes	Amend occupancy condition
BA/2018/0461/FUL	North Norfolk	Hoveton	18	3	0	3	yes	Yes	Two storey extension to hotel Wroxham to provide 3 first floor rooms

*= counts towards OAN (as SHMA assessed empty homes such as holiday homes). These are not sheds, caravans or camping pitches and they have a kitchen and bathroom so are self-contained and could be lived in if they were not for holiday homes. So, 7 of these holiday accommodation units count towards the OAN.

3.4 COMPLETIONS

- South Norfolk: 0 net new dwellings
- North Norfolk: 1 net new dwelling
- Great Yarmouth Borough Council: 0 net new dwellings
- East Suffolk: 0 net new dwelling
- Norwich: 0 net new dwellings
- Broadland: 0 net new dwellings

Source: Council monitoring officers and BA site visits.

3.5 Starter Homes

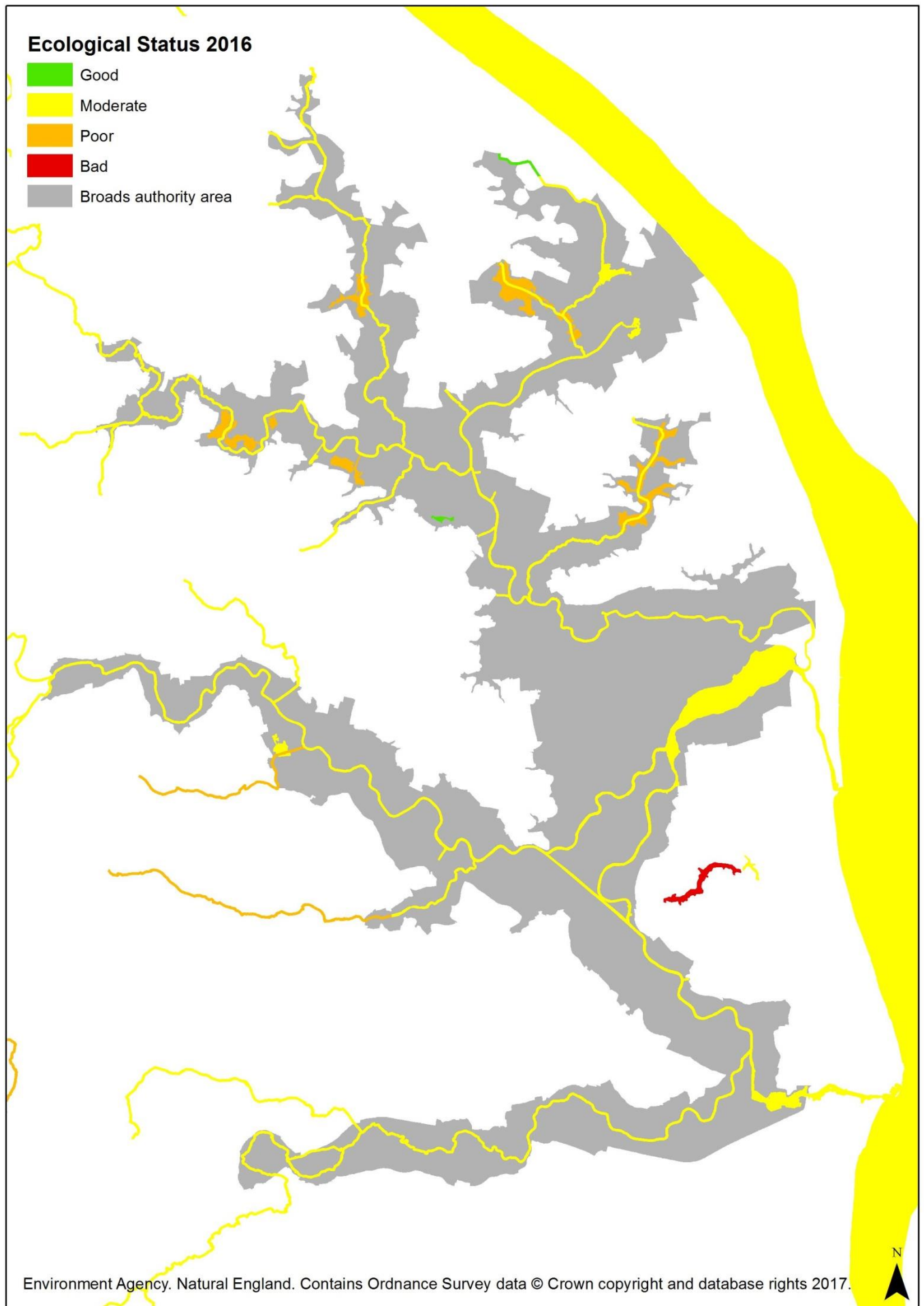
No starter homes have been delivered.

3.6 Moorings and DP16 moorings

Application number	Location	Detail	Available?
BA/2015/0244/COND	Barnes Brinkcraft, Hoveton	6 moorings now available.	Yes
BA/2012/0121/FUL	Brundall Church Fen	25m to be provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings to be provided.	NO
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swancraft	2 visitor moorings to be provided	Yes
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings to be provided.	Yes
BA/2017/0268/FUL	Wayford Marina, Wayford Road, Wayford Bridge	2 visitor moorings to be provided.	Yes

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

- Water Quality – Ecological Status



b. SSSI Condition

(Source: Natural England, May 2019 <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>)

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broads And Marshes	93.57%	54.39%	39.18%	0.00%	6.43%
Barnby Broad & Marshes	100.00%	59.93%	40.07%	0.00%	0.00%
Breydon Water	100.00%	100.00%	0.00%	0.00%	0.00%
Broad Fen, Dilham	100.00%	0.00%	100.00%	0.00%	0.00%
Bure Broads And Marshes	89.93%	43.08%	46.85%	10.07%	0.00%
Burgh Common And Muckfleet Marshes	96.48%	27.72%	68.76%	3.52%	0.00%
Crosthew Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	96.46%	72.75%	23.71%	3.54%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	0.00%	0.00%	0.00%	0.00%	100.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water And Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley And Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broads	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broads And Marshes	80.62%	63.97%	16.65%	4.82%	14.57%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton-Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broads And Marshes	50.52%	39.22%	11.30%	47.72%	2.20%

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

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

c. Boat Usage

Source: Broads Authority Tolls Team.

PRIVATE BOATS	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Motor Cruisers	4,556	4,746	4,852	4,893	4,945	4,967	5,059	5,091	5,086	5,110	5,079
Auxiliary Yachts	1,271	1,172	1,215	1,212	1,188	1,166	1,168	1,152	1,127	1,132	1,093
Day Launches	661	575	562	549	542	521	514	504	495	556	574
Outboard Dinghies	1,309	1,270	1,083	1,112	1,058	1,043	1,062	1,016	962	1,064	1,060
Workboats	121	159	170	175	179	188	180	172	156	158	156
Passenger Vessels SPB										22	21
<i>Small Passenger Boats (Charitable Trusts & Ferries)</i>											
TOTAL MOTOR BOATS:	7,918	7,922	7,882	7,941	7,912	7,885	7,983	7,935	7,826	8,042	7,983
Sailing Craft	1,315	1,339	1,298	1,275	1,262	1,214	1,230	1,191	1,107	1,076	1,081
Rowing Craft	1,508	1,553	1,622	1,704	1,701	1,636	1,578	1,532	1,513	1,483	1,513
Houseboats	16	21	26	21	23	33	27	33	45	45	49
Total	10,757	10,835	10,828	10,941	10,898	10,768	10,818	10,691	10,491	10,646	10,626

HIRE BOATS	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Motor Cruisers	803	843	878	904	894	869	842	821	789	802	806
Auxiliary Yachts	48	49	47	47	46	46	47	43	44	45	46
ALL CABIN HIRE BOATS:	851	892	925	951	940	915	889	864	833	847	852
Day Launches	296	289	296	307	294	289	299	290	295	290	301
Outboard Dinghies	14	13	8	5	4	7	8	10	11	9	9
Passenger Vessels MCA	13	11	12	11	13	11	10	10	6	6	6
Passenger Vessels SPB										6	7
<i>Small Passenger Boats (Commercial)</i>											
TOTAL MOTOR BOATS:	1,174	1,205	1,241	1,274	1,251	1,222	1,206	1,174	1,145	1,158	1,175
Sailing Craft	118	123	120	117	110	109	110	108	102	101	95
Rowing Craft	163	152	170	179	184	188	175	184	192	191	194
Houseboats	16	16	16	15	16	16	16	16	16	28	26
Total	1,471	1,496	1,547	1,585	1,561	1,535	1,507	1,482	1,455	1,478	1,490
Grand Total	12,228	12,331	12,375	12,526	12,459	12,303	12,325	12,173	11,946	12,124	12,116

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

The Parishes that are in the Broads Executive Area are in the following Wards. The percentage figures show the number of JSA claimants as a proportion of resident population aged 16-64. The average for Great Britain is 2.6% Red highlights the highest level and green highlights the lower level. Please note that in most cases only part of the Parish is in the Broads Executive Area; this is the best data available for monitoring unemployment levels in the Broads.

Ward	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017	Out of work benefits March 2018	Out of work benefits March 2019
Acle	0.8%	1.3%	1.5%	1.5%	1.8%
Blofield with South Walsham	0.4%	0.4%	0.5%	0.6%	0.7%
Brundall	0.9%	0.7%	0.6%	1.1%	1.0%
Coltishall	0.4%	0.6%	0.4%	0.9%	0.8%
Marshes	0.5%	0.5%	1.2%	1.7%	1.9%
Thorpe St Andrew South East	0.6%	0.7%	0.8%	1.0%	1.2%
Wroxham	0.8%	0.8%	0.7%	0.8%	1.1%
Bradwell North	0.8%	1.5%	1.5%	1.9%	1.7%
Caister South	1.4%	2.2%	1.9%	3.1%	3.3%
East Flegg	1.4%	2.1%	2.5%	2.7%	2.7%
Fleggburgh	1.0%	1.3%	1.9%	1.6%	2.5%
Ormesby	1.4%	2.0%	2.4%	2.7%	2.5%
West Flegg	1.2%	1.4%	1.7%	2.6%	2.4%
Happisburgh	0.6%	1.2%	0.5%	1.4%	0.5%
Hoveton	1.4%	2.1%	1.7%	1.2%	1.6%
Scottow	0.5%	0.5%	0.4%	0.7%	0.5%
Stalham and Sutton	1.7%	1.6%	1.2%	1.3%	1.4%

Ward	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017	Out of work benefits March 2018	Out of work benefits March 2019
Waterside	0.7%	0.7%	1.4%	2.0%	1.8%
Waxham	0.9%	0.8%	0.8%	0.9%	1.2%
Chedgrave and Thurton	1.6%	1.3%	1.0%	1.1%	1.7%
Ditchingham and Broome	0.4%	0.6%	0.9%	1.1%	1.4%
Earsham	0.4%	0.6%	0.7%	1.0%	1.5%
Gillingham	1.1%	0.7%	0.9%	0.8%	1.3%
Loddon	1.2%	1.4%	1.5%	1.2%	1.4%
Rockland	0.8%	0.7%	0.5%	0.8%	0.9%
Stoke Holy Cross	0.5%	0.5%	0.6%	0.7%	0.5%
Thurlton	0.6%	1.2%	1.1%	1.1%	1.6%
Beccles North	1.3%	1.8%	1.0%	2.1%	3.3%
Bungay	1.0%	1.1%	0.9%	2.0%	2.9%
Carlton Colville	1.2%	1.5%	1.7%	1.9%	1.8%
Gunton and Corton	1.3%	2.0%	2.0%	2.3%	1.4%
Lothingland (GYBC)	1.0%	2.1%	2.7%	2.8%	3.1%
Oulton Broad	1.6%	1.6%	1.8%	2.8%	2.6%
Whitton	2.9%	3.5%	4.2%	5.0%	3.8%
Wainford	0.9%	1.0%	0.8%	1.0%	1.6%
Worlingham	0.7%	0.9%	0.6%	1.0%	1.5%

e. Visitor statistics 2017

(Source: STEAM 2017)

	2016	2017
Visitor numbers	7.462 million	7.692 million
Direct spend	£437M	£446M
Economic impact	£584M	£606M
Jobs dependent	7190	7,222

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/8	2018/9
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50	7760.30	8456.3	8625.8

g. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 2019-20 Horning and Ludham draft appraisals completed out to consultation
- 2018-2019: Somerton Conservation area adopted
- 2016-2017: Loddon and Chedgrave Conservation Area re-appraisal adopted, Stalham Staithe Conservation Area re-appraisal adopted

- 2015-2016: Oulton Broad Conservation Area re-appraisal adopted
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: Langley Abbey re-appraisal adopted
- 2012-2013: Ellingham, Ditchingham Dam and Geldeston re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton re-appraisals adopted
- 2010-2011: Belagh and Wroxham re-appraisals adopted

h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

- 2018-2019: 18
- 2017 – 2018: 22
- 2016 – 2017: 26
- 2015 – 2016: 28
- 2014-2015: 28
- 2013-2014: 29
- 2012-13: 26
- 2011-2012: 37
- 2010-2011: 49

i. Indices of Multiple Deprivation

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

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

4 Duty to Cooperate

- 4.1** The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (i.e. defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies.
- 4.2** The following provides an overview of the types of cooperation going on between BA and other organisations covered by the duty during the year under review.
- 4.3** A Duty to Cooperate Statement has been produced to accompany the Local Plan and it can be found here http://www.broads-authority.gov.uk/_data/assets/pdf_file/0018/1136601/BLP-Appendix-E-Final-Broads-Local-Plan-Duty-to-Cooperate-Statement-ba160318.pdf.
- 4.4** The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 38 dwellings which arises in the Borough's part of the Broads.
- 4.5** At the time of writing, the Norfolk Strategic Planning Framework version 2 has been produced and endorsed by all Norfolk Local Planning Authorities. This is a series of agreements that all Norfolk Authorities will sign up to.

5 Housing Supply and Five-Year Land Supply Statement

5.1 Go to [Appendix B](#) for the most up to date five-year land supply. As a summary:

- a) It is concluded that the Broads Authority is not an under provider and therefore a buffer of 5% will be added.
- b) Using the Liverpool Approach with a 5% buffer, the Authority has 12.98 years.
- c) Using the Sedgefield Approach with a 5% buffer, the Authority has 18.79 years.

6 Self-Build

6.1 Introduction

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

6.2 Headline data

Here is the headline data:

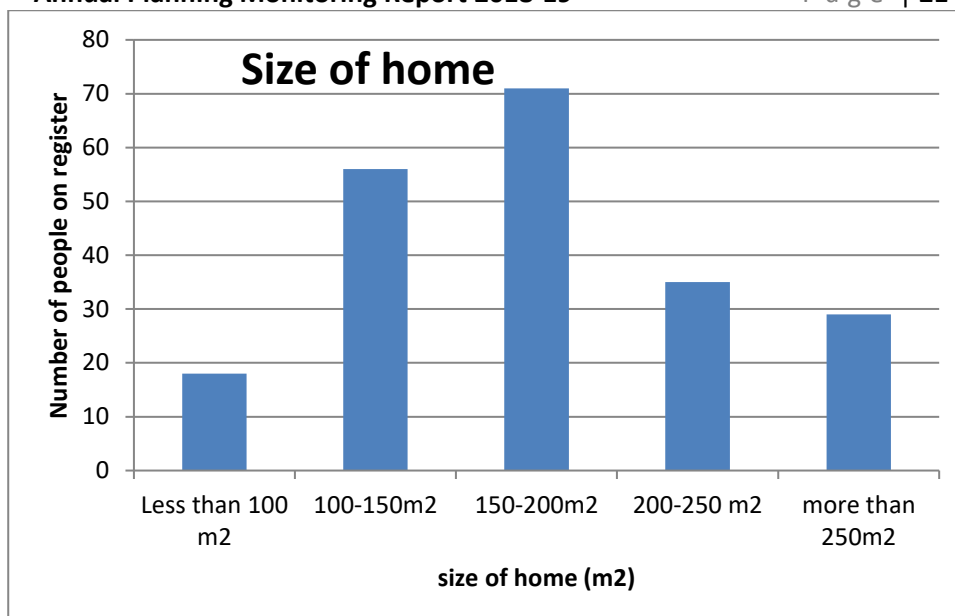
- The Broads Authority does not charge a fee for the register.
- The first base period for the register was from April 2016 to 30 October 2016 and in this period there were 42 people on the self-build register. The second base period was 31 October 2016 to 30 October 2017 and there were 62 people on the register. The third base period was 31 October 2017 to 30 October 2018 and there were 55 people on the register. Whilst this AMR covers the period to 31 March 2018 the fourth base period was 31 October 2018 to 30 October 2019 and there were 50 people on the register in that base period².
- So as at the end of base period 4 (30 October 2019) there was a total of 209 people on the register
- The Broads Authority does not have a Part 1 and Part 2 at the time of writing³.
- The following graph shows the number of bedrooms those on the register would like to have:



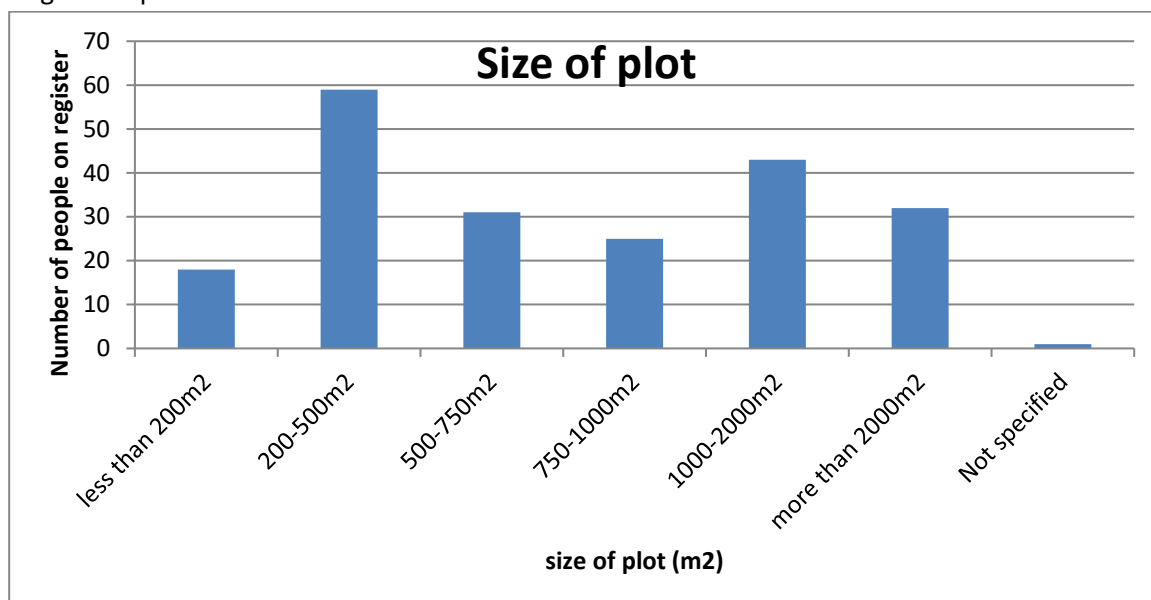
- In terms of size of homes those on the register would like to build:

² Please note that these figures may vary from previous Annual Monitoring Reports. These figures have been corrected to reflect the removal of those who have entered themselves on the register more than once, perhaps in different base periods.

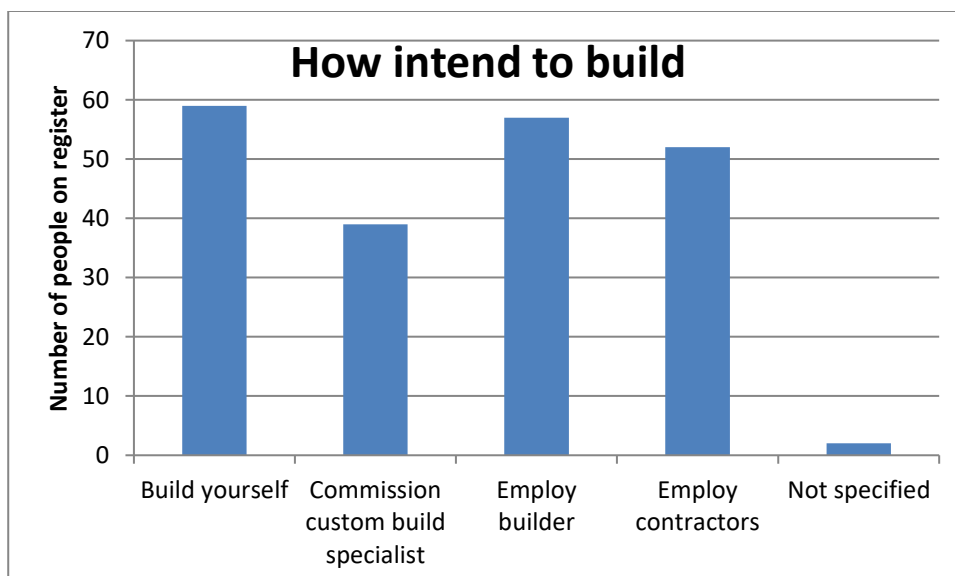
³ Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility criteria except for a local connection test must be entered on Part 2 of the register.



- Turning to the plot size:



- How people wish to build their home:



It seems that the 'need a plot' function of the <https://selfbuildportal.org.uk/> is not available anymore. This showed a map with flags showing where a plot was needed or offered and screen shots of this map were added to previous AMRs. The NPPG does not state what other sources of data Local Planning Authorities should refer to. In the absence of advice in the NPPG and in the absence of 'need a plot' function, no other sources of demand in self and custom build, apart from our own register, have been identified for this AMR.

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

Pursuant to the Self-build and Custom Housebuilding Regulations 2016⁴, section 11, 'Exemption from duty in section 2A of the Act', the Broads Authority has an exemption from the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in base period 2 and 3.

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

For base period 4, the analysis concludes that the Broads Authority will still be exempt and will not need to apply to the Secretary of State. The calculation is set out in [Appendix A](#), where it is demonstrated that the 20% threshold is exceeded.

6.5 Meeting the demand of Base Period 1

Between 1 April 2016 and 30 October 2019, according to our monitoring, we have permitted 8 dwellings that Development Management Officers have classed as self-build. This excludes holiday accommodation and replacement dwellings. If replacement dwellings were included this number would rise to 16 dwellings.

7 Brownfield Register

The [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires local authorities to prepare and maintain registers of brownfield land that is suitable for housing. All Local Planning Authorities were required to set up a Brownfield Register by the end of 2017. The register for the Broads Authority can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/brownfield-register>. The sites on the register as at April 2019 are as follows:

- Former Pegasus/Hamptons Site, Coldecott Road, Oulton Broad, Suffolk
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=M96Z8STBT0000>
- Derbys Quay Bridge Wharf Gillingham Dam Gillingham Beccles Norfolk NR34 OPA
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=MOJ2UJTB00200>
- Hedera House, The Street, Thurne, Norfolk
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=ON9TEYTB01W00>
- Building next to Kings Head Hotel, Station Road, Hoveton.
http://www.broads-authority.gov.uk/data/assets/pdf_file/0007/995569/11_HOVETON-and-WROXHAM-new.pdf
- The Valley House Low Road Mettingham Suffolk NR35 1TS
<http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=NZUKQATBFTZ00>
- Former Waterside Rooms, Station Road, Hoveton.

⁴ http://www.legislation.gov.uk/uksi/2016/950/pdfs/uksi_20160950_en.pdf

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/995569/11_HOVETON-and-WROXHAM-new.pdf

- Old Broads Hotel Site, Station Road, Hoveton
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/995569/11_HOVETON-and-WROXHAM-new.pdf
- Utilities Site
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/995570/12_NORWICH-new.pdf
- Old School House St Olaves Road Herringfleet NR32 5QT
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POVWNNTBGTD00>
- The Old Stables Hall Farm Hall Lane Postwick NR13 5HQ
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OR7OJATBGJA00>
- Land At The Manor Staithe Road Ludham Norfolk NR29 5AB
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=NNWV80TBFJN00>
- Claxton Manor Barn Complex The Street Claxton Norfolk NR14 7AS
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=NRM7AOTBFML00>
- Broadholme Caldecott Road Lowestoft Suffolk NR32 3PH
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=NT2RNQTB00500>
- Erequay The Rhond Hoveton Norfolk NR12 8UE
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OGFOMLTB01U00>
- The Pyghtle Broad Road Ranworth Norwich Norfolk NR13 6HS
<https://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OQCGB0TB01W00>

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

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 4.

The NPPG says⁵:

Paragraph: 030 Reference ID: 57-030-20170728

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

Paragraph: 031 Reference ID: 57-031-20170728

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

The percentage of the deliverability⁶ of housing is the result of a calculation based on the following data: land availability and demand from the register. This percentage is compared to the 20% threshold noted in the NPPG.

i. Land availability

Land availability method 1: According to c) above, land availability is to be taken to be the total number of new houses on land in the area of the relevant authority, assessed by that authority as being likely to be deliverable in that base period, the two preceding base periods, and the two following base periods. For the assessment for base period 4, the following base periods need to be taken into consideration:

- Base period 2: 31 October 2016 to 30 October 2017
- Base period 3: 31 October 2017 to 30 October 2018
- Base period 4: 31 October 2018 to 30 October 2019
- Base period 5: 31 October 2019 to 30 October 2020
- Base period 6: 31 October 2020 to 30 October 2021

Land availability method 2: As stated in d) above, in relation to proving that the 20% threshold continues to be exceeded, the land availability for the next three years should be used. The calculations for both methods are carried out in this note.

In terms of deliverability, the NPPF states that: *'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or*

⁵ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

⁶ Please note that in July 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.

sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'.

The following assumptions have been taken to measure land availability:

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

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

- Allocations in the Local Plan for the Broads

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

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

- Extant planning permissions

The following table shows the sites deemed as self-build, 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. It is assumed that these could be delivered as self-build. This is effectively the 'best case' scenario but in reality the land availability in the next two base periods from extant permissions is likely to be less.

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 2019 whereas the five year land supply data is up to 31 March 2019. Also the self-build data includes replacements (as discussed above) but not holiday accommodation and so is different to the five year land supply data (which includes net new market and holiday dwellings).

Application Number	Date	New Dwellings	Lost Dwellings	Net Dwellings	Is the application for self-build/custom-build?	Net new or replacement
BA/2016/0065/FUL	03/05/2016	1	0	1	Yes	Rural enterprise worker dwellings
BA/2016/0200/OUT	11/08/2016	1	1	0	Yes	Replacement
BA/2016/0265/FUL	09/03/2017	1	1	0	yes	Replacement
BA/2017/0151/FUL	03/07/2017	1	0	1	Yes	Net new
BA/2017/0197/COND	08/08/2017	1	0	1	Yes	Net new
BA/2017/0307/FUL	27/10/2017	1	1	0	Yes	Replacement
BA/2017/0474/FUL	12/03/2018	2	0	2	Yes	Net new
BA/2017/0476/COND	23/03/2018	1	1	0	Yes	Replacement
BA/2018/0042/FUL	05/04/2018	1	1	0	Yes	Replacement
BA/2017/0244/FUL	12/02/2018	1	1	0	Yes	Replacement
BA/2018/0420/FUL	29/01/2019	1	1	0	yes	Replacement

Application Number	Date	New Dwellings	Lost Dwellings	Net Dwellings	Is the application for self-build/custom-build?	Net new or replacement
BA/2019/0044/FUL	20/06/2019	1	0	1	yes	Net new
BA/2018/0374/FUL	18/04/2019	1	0	1	yes	Net new
BA/2018/0504/FUL	18/04/2019	1	1	0	yes	Replacement
BA/2018/0470/FUL	10/04/2019	1	0	1	yes	Net new

- Total land availability

	Method 1 Using the five base period (c)	Method 2 Using the next three years (d)
Local Plan allocations	4	4
Extant planning permissions	16	16
Total	20	20

The land availability for both methods is the same. The table in the previous section shows two permissions in 2016, but these were in base period 1 and method one is limited to base period 2, 3, 4, 5, 6.

ii. Demand from the Register

The Self-Build Register is made up of the following numbers of people⁷:

- 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.

Demand method a): The total numbers on the register for base period 4 is 50. This was correct as at 31 October 2019. So the demand as per requirements of a) above is 50.

Demand method b): According to b) above however, the calculation should be based on the base period in question and the preceding two base periods. This is therefore for base periods 2, 3 and 4. The demand would therefore be 167.

iii. Demand and land availability calculation for base period 4

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

Demand method	Availability of land method	People on the register	Divided by land availability	X100	=
a	For this period, land availability is the same	50	20	X100	250%
b		167	20	X100	835%

The figures all exceed 20% and therefore the exemption continues for base period 4. It is confirmed that the Broads Authority will still be exempt and will not need to apply to the Secretary of State.

⁷ 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.

Appendix B: Five Year Land Supply Statement**B1 Introduction**

- 1.1 This Five Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2018 to 31 March 2019.

B2 Housing figures, two Strategic Housing Market Assessments and Duty to Cooperate Agreement with Great Yarmouth Borough Council.

- 1.2 The housing target as set out in the Local Plan for the Broads (adopted May 2019) is 240 dwellings between 2015 and 2037.
- 1.3 When working out the buffer to apply (section 3), the 2016 SHMA figures are used for April 2012 to end of March 2015 and the 2017 SHMA figures are used for April 2015 onwards. However, for looking forward into the future (section 4), the 2017 SHMA is used as the 2017 SHMA is the most up to date SHMA.
- 1.4 An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agree 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 69 dwellings according to the 2016 SHMA and 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN for Great Yarmouth Borough.

B3 Five% or Twenty% Buffer

1.5 To ascertain delivery to decide which buffer to use, the previous five years' worth of completions are assessed.

1.6 Completions in the Broads since 1 April 2014 and to 31 March 2019:

- Waveney District: 4
- Norwich: 0
- South Norfolk: 54
- Broadland: 5
- Great Yarmouth Borough: 4
- North Norfolk: 2

Total: 69 dwellings completed since April 2014.

Average completions over 5-year period: 13.8

1.7 As discussed in section 2, there are two SHMAs with two slightly different Objectively Assessed Needs (OAN) that apply to the Broads over the last five years.

1.8 The 2016 SHMA's OAN was 320 dwellings from 2012 to 2036. To reflect the Duty to Cooperate Agreement with Great Yarmouth Borough Council (see section 2), subtract 49 dwellings from the OAN which leaves the SHMA OAN for the Broads as 271 dwellings.

1.9 The 2017 SHMA's OAN was 286 from 2015 to 2036. To reflect the Duty to Cooperate Agreement with Great Yarmouth Borough Council (see section 2), subtract 46 dwellings from the OAN which leaves the SHMA OAN for the Broads as 240 dwellings.

1.10 The annual average OAN for the Broads is as follows:

- 271 dwellings/24 years = 11.29 dwellings per annum up to end of March 2015 according to the 2016 SHMA.
- 240 dwellings/21 years = 11.43 dwellings per annum from April 2015 to end of March 2019 according to the 2017 SHMA.

1.11 According to the OAN annual average:

- For the period from 1 April 2014 to 31 March 2015 11.29 dwellings should have been delivered.
- For the period from 1 April 2015 to 31 March 2019 45.72 dwellings should have been delivered
- Therefore, a total of 57.01 dwellings should have been delivered from 1 April 2014 to 31 March 2019.

1.12 The difference between the dwellings completed at 69 dwellings and the dwellings that should have been delivered at 57.01 dwellings is an over provision of 12 dwellings.

1.13 As such, it is concluded that the Broads Authority is not an under provider and therefore a **buffer of 5% will be added.**

B4 Five Year Land Supply taking the Broads Authority Executive Area as a whole

- 1.14 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. 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.
- 1.15 Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2019 to end of March 2024).

Allocation reference or planning application number	2019/20	2020/21	2021/22	2022/23	2023/24
PUBHOV3					6
PUBSTO1	2	2			
PUBOUL2 BA/2012/0271/FUL BA/2016/0151/COND BA/2017/0037/NONMAT		10	30	30	6
PUBTHU1 BA/2017/0103/OUT				8	8
BA/2017/0383/FUL	1				
BA/2015/0426/FUL	2	2			
BA/2005/1567/HISTAP BA/2013/0242/COND BA/2015/0256/COND BA/2017/0498/COND	2	2	2	2	
BA/2013/0381/CU BA/2012/0382/LBC		1			
BA/2015/0246/FUL	2				
BA/2017/0151/FUL	1				
BA/2017/0191/FUL	1				
BA/2017/0208/FUL		1			
BA/2017/0311/FUL	1				
BA/2016/0444/FUL	1				
BA/2008/0172	1				
BA/2019/0018/FUL		1			
BA/2018/0279/FUL		2			
BA/2018/0168/FUL			1		
BA/2018/0269/FUL			2		
BA/2018/0112/CU		1			
BA/2018/0007/FUL			2		
BA/2017/0484/FUL		1			
BA/2018/0477/PN	1				
BA/2018/0162/COND	4				
Total	19	22	37	40	20

Total assumed to be delivered between 2019/20 and 2023/24 = 138 dwellings.

- 1.16 As calculated in section 3, the buffer to be applied is 5%.

Broads Five Year supply	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2015 to 31 March 2019 (11.43 x 4)	45.72	45.72
(d) Completions between 1 April 2014 and 31 March 2019	69	69
(e) Shortfall since 2014 ⁸ (c – d)	-23.28	-23.28
(f) Revised shortfall using the Liverpool approach (e/17 years ⁹ x 5 years)	-6.84	n/a
(g) OAN 2019/2020 to 2023/24 (11.43 x 5 years)	57.15	57.15
(h) NPPF 5% buffer (g x 0.05)	2.86	2.86
(i) Total 5 Year requirement 2019/2020 to 2023/24 (Liverpool = f+ g + h/Sedgefield = e + g + h)	53.16	36.73
(j) Predicted supply 2019/2020 to 2023/24	138	138
(k) Surplus (j-i)	84.84	101.27
Supply in years (Predicted supply/Total requirement x 5)	12.98 years	18.79 years

B6 Conclusion/Summary

1.17 To summarise:

Area	Liverpool	Sedgefield
Broads Authority Executive Area	12.98 years	18.79 years

⁸ Negative implies an over provision.

⁹ As this statement is produced in 2019, there are 17 years left in the plan period.

Planning Committee

08 November 2019

Agenda item number 13

Heritage Asset Review Working Group - role and membership

Report by Head of Planning

Summary

This report summarises the role of the Heritage Asset Review Working Group (HARG) and invites appointments to HARG from the Planning Committee.

Recommendation

To note the report and to confirm the membership of the HARG.

1. Introduction

- 1.1. One of the Broads Authority's three purposes is to conserve and enhance the natural beauty, wildlife and cultural heritage of the Broads. This is set out in Section D of the Broads Plan (2017), and policies to achieve this are included in the Local Plan for the Broads (2019). The Authority's current annual strategic priorities include the delivery of the Water, Mills and Marshes Landscape Partnership Scheme. This is a wide-ranging project covering many of the Authority's objectives, but with a particular focus on conserving landscape character and enhancing the area's cultural landscape.
- 1.2. Since March 2010, the Authority has had a Heritage Asset Review Member Working Group (HARG), set up by members of the Planning Committee to guide officers in the protection of heritage assets. Initially, its main purpose was to address the high number of Buildings at Risk identified in a survey at that time, but it has subsequently proved a very useful mechanism for informal and collaborative working between officers and members on all aspects of the historic environment. It has addressed specific and detailed issues about the cultural heritage of the Broads and has also been helpful in progressing the implementation of Water, Mills and Marshes. Reporting back to the Planning Committee provides a formal and appropriate level of scrutiny for the Group's work.

2. Membership

- 2.1. HARG's membership comprises members of the Planning Committee, including the Chair and Vice Chair, and four other members. Other Planning Committee members are also welcome to attend.
- 2.2. The most recent appointments to HARG made at the Planning Committee in December 2018 are shown in Table 1.

Table 1:

HARG Membership 2018/19

Member	Representing
Melanie Vigo di Gallidoro	Chair of Planning Committee
Bruce Keith	Vice-Chair of Planning Committee
Mike Barnard	Planning Committee member
Jacquie Burgess	Planning Committee member
Bill Dickson	Planning Committee member
Haydn Thirtle	Heritage champion

- 2.3. In view of the subsequent changes to the Planning Committee membership, it is necessary to appoint new members to HARG.
- 2.4. In 2019 HARG met in response to specific issues only. However, it is proposed to re-introduce quarterly meetings so that members can be better involved and informed about the progress of the projects and strategies around the historic environment.
- 2.5. The Group is an advisory body and the terms of reference are at Appendix 1.
- 2.6. The next meeting is scheduled for 6 December 2019 following the Planning Committee meeting.

3. Role of the Group

- 3.1. The purpose of HARG is to provide guidance and direction on specific heritage issues. It can be proactive and develop strategies, such as for a building at risk. It can also advise where enforcement action might be appropriate, for example where unauthorised work to a listed building has taken place.
- 3.2. The Group is particularly useful in planning and prioritising the review of appraisals and management plans for existing and new Conservation Areas.
- 3.3. The Group monitors the local list to ensure consistency and inclusion is justified. This is prior to adoption by Planning Committee and is a continuing process.

- 3.4. The Group helps to explore and advise appropriate partnership working and external funding opportunities to maximise positive impact on the Historic Environment. It also provides guidance on communicating advice to owners to achieve the maximum impact and benefit to the Historic Environment.
- 3.5. The Group has also advised on the development and progress of the Water, Mills and Marshes project.

4. Financial implications

- 4.1. There are potential financial implications associated with the use of statutory notices to protect historic assets. Similarly, there are financial implications in taking enforcement action, in preparing a List of Locally important Heritage Assets and in the preparation and publication of guidance for owners. These are reported on a case-by-case basis.

5. Conclusion

- 5.1. HARG addresses specific and detailed issues relating to the historic environment in the Broads, reporting to Planning Committee. To continue to address and progress these issues, input from members is still required.
- 5.2. The Planning Committee is asked to consider the membership of HARG and appoint members to the Group for 2019/20.

Author: Cally Smith/Sandra Beckett

Date of report: 25 October 2019

Background papers: Previous report

[Broads Plan](#) objectives: Section D

Appendix 1 – Role and terms of HARG

Appendix 1

Heritage Asset Review Member Working Group: Role and terms of reference

Role

The role of the Heritage Asset Review Member Working Group ('the Working Group') is to advise Broads Authority officers on cultural heritage matters. This may include authorisation of the serving of Urgent Works and Repairs notices, Building Preservation notices and Enforcement notices. The designation of new Conservation Areas, and the adoption of re-appraisals and management plans for existing Conservation Areas, will continue to be reported to the Authority's Planning Committee for decision.

These matters are delegated to officers, specifically in the case of urgency when the delegated powers might be exercised after consultation with the Chair or Vice-Chair of Planning Committee. It is not proposed to alter this arrangement.

Terms of Reference

The Working Group is asked to look at cultural heritage matters with a view to:

- Protecting heritage assets identified as being 'at risk' and prioritising and taking appropriate action to achieve their protection; developing and adopting a strategy for their long/medium/short-term future, including heritage assets at risk from climate change; and developing and approving the publication of advice to owners of heritage assets.
- Developing and adopting criteria for the preparation of a list of locally important heritage assets; and developing and adopting a strategy for their long/medium/short term future, identifying where and what changes of use might be appropriate to secure the future of the asset.
- Considering, where necessary, appropriate enforcement action against unauthorised works to protected structures.
- Considering appropriate methodology for the preservation and enhancement of designated conservation areas in the Broads Authority Executive Area. Considering re-appraisals and boundary changes to existing Conservation Areas and the designation of new Conservation Areas in the Broads Authority executive area, including Landscape Character Assessment work.
- Exploring opportunities for partnership working with other organisations and agencies (including English Heritage and National Park Authorities) involved in the Historic Environment, and opportunities for external fundraising.

Reporting

The Working Group meets quarterly and reports to the Broads Authority's Planning Committee.

Planning Committee

08 November 2019

Agenda item number 14

Appeals to the Secretary of State update pc 8-11-19

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority since 11 January 2019.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/W/19/3226955 BA/2018/0303/FUL	Mr Grant Hardy	Appeal submitted 17 April 2019. Start date 1 May 2019.	Thatched Cottage Watergate Priory Farm Beccles Road St Olaves Norfolk	Appeal against refusal of planning permission: Erection of dwelling	Delegated Decision 20 December 2018. Notification Letters by 8 May. Statement by 5 June 2019. Inspector site visit scheduled for 15 July 2019, but postponed

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
					by Planning Inspectorate. New date awaited.
APP/E9505/W/19/3233093 BA/2018/0460/FUL	Wayford Marina Ltd.	Appeal submitted 12 July 2019. Start date 29 July 2019.	Wayford Marina Wayford Road Wayford Bridge Wayford	Appeal against refusal of planning permission: Erection of 5 holiday lodges. Enlarge boat wash facilities	Delegated Decision 12 February 2019. Notification Letters by 5 August 2019. Statement of Case by 2 September 2019. Appeal dismissed 11 October 2019
APP/E9505/W/19/3237552 BA/2019/0214/FUL	James Knight LEF Trading Ltd	Appeal submitted 19 September 2019. Awaiting start date from Planning Inspectorate	Land off Staitheway Road, Wroxham	Appeal against refusal of planning permission: Erection of two dwellings	Committee decision 16 August 2019 Planning Decision issued 21 August 2019.

Author: Sandra Beckett

Date of report: 22 October 2019

Background papers: BA appeal and application files

Planning Committee

08 November 2019

Agenda item number 15

Decisions made by Officers under delegated powers

Report by Head of Planning

Summary

This report sets out the delegated decisions made by officers on planning applications from 28 September to 25 October 2019.

Recommendation

That the report be noted.

Parish	Application	Site	Applicant	Proposal	Decision
Haddiscoe And Toft Monks PC	BA/2019/0257/CLEUD	Land At Low Road Haddiscoe	Mr Colin Shirley	Lawful Development Certificate for 10 years use of land for the siting of a mobile home.	CLUED Issued
Haddiscoe And Toft Monks PC	BA/2019/0289/HOUSEH	The Hollies Low Road Haddiscoe Norfolk NR14 6PJ	Mr Tim Haycock	Replacement boatshed (Retrospective)	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Haddiscoe And Toft Monks PC	BA/2019/0107/FUL	White House Farm Thorpe Road Haddiscoe Norfolk NR14 6PP	Helen Haywood	New driveway and foot paths (part retrospective)	Approve Subject to Conditions
Haddiscoe And Toft Monks PC	BA/2019/0274/CLEUD	Cuttbridge Cottage Station Road Haddiscoe NR31 9JA	Mr & Mrs Christina Palmer	Lawful Development Certificate for the standing of a mobile home.	Refuse
Hoveton Parish Council	BA/2019/0264/APPCON	Wilderness Meadow Drive Hoveton NR12 8UN	Ms Sue Myhra	Details of Condition 13: flood evacuation plans and condition 16: external lighting details of permission BA/2018/0248/FUL	Approve
Hoveton Parish Council	BA/2019/0311/APPCON	The Old Vicarage Horning Road Hoveton NR12 8NY	Ms Katie Williams	Details of Condition 9: External Lighting of permission BA/2018/0245/HOUSEH	Approve
Hoveton Parish Council	BA/2019/0248/COND	Hoveton Great Broad Lower Street Hoveton Norfolk	Mrs Deanna Auker	Change of approved plans and materials, variation of conditions 2 and 3 of permission BA/2018/0325/FUL	Approve Subject to Conditions
Ludham Parish Council	BA/2019/0254/FUL	Norfolk Wherry Trust Forsythe Wherry Yard	Norfolk Wherry Trust	Replace quayheading and boardwalk	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
		Horsefen Road Ludham Norfolk NR29 5QG			
Ludham Parish Council	BA/2019/0271/FUL	6A North West Riverbank Potter Heigham Norfolk NR29 5ND	Mr Simon England	Overcladding of exterior, replacement windows and door. Extension of mooring cut by 2 x 7m.	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2019/0246/FUL	The Boulevard Leisure Centre Bridge Road Lowestoft Suffolk NR33 9JU	Oulton Broad Parish Council	Infill swimming pool. Erect/install additional leisure facilities.	Approve Subject to Conditions
Oulton Parish Council	BA/2019/0243/FUL	Oulton Marshes Nature Reserve Oulton Lowestoft Suffolk	Miss Ellen Shailes	Installation of wind pump	Approve Subject to Conditions
Somerton Parish Council	BA/2019/0235/LBC	West Somerton Marsh Windpump River Thurne West Somerton Somerton Norfolk	Mr Colin Ford	Creation of a high-level walkway in painted galvanised steel around the drainage pump cap	Approve Subject to Conditions
Somerton Parish Council	BA/2019/0234/FUL	West Somerton Marsh Windpump River Thurne West	Mr Colin Ford	Creation of a high-level walkway in painted galvanised steel around the drainage pump cap	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
		Somerton Somerton Norfolk			
Stalham Town Council	BA/2019/0190/HOUSEH	Arcady Mill Road Stalham NR12 9BT	Mr & Mrs Hugh Leventon	Reinstatement of boathouse	Approve Subject to Conditions
Strumpshaw Parish Council	BA/2019/0249/FUL	Pumphouse Riverside Defences Station Road Broadland Strumpshaw Norfolk NR13 4HP	Mr Mitchelmore	Install approximately 46m of gabion baskets to the north and south of the pumping station.	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2019/0240/LBC	Thorpe Hall Yarmouth Road Thorpe St Andrew Norwich NR7 0EB	Mr Andrew Macdonald	Replacement of patio, raised bed, retaining wall and steps to the rear of the hall.	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2019/0276/ADV	Rushcutters 46 Yarmouth Road Thorpe St Andrew Norwich NR7 0HE	Greene king PLC	New signage board	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2019/0268/HOUSEH	6 Ferrymans Court Yarmouth Road Thorpe St Andrew Norwich NR7 0EF	Mr Nick Schiller	Loft conversion & inset roof balcony	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2019/0269/FUL	Rushcutters 46 Yarmouth Road Thorpe St Andrew Norwich NR7 0HE	Greene king PLC	Replace kitchen extract & ducting	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2019/0270/LBC	Rushcutters 46 Yarmouth Road Thorpe St Andrew Norwich NR7 0HE	Greene king PLC	Replace kitchen extract & ducting	Approve Subject to Conditions

Author: Cally Smith

Date of report: 28 October 2019

Planning Committee

08 November 2019

Agenda item number 16

Circular 28 83: Planning application statistics Q3 ending September 2019

Report by Planning Technical Support Officer

Summary

This report sets out the development control statistics for the quarter ending 30 September 2019

Recommendation

To note the report

1. Development control statistics

1.1. The development control statistics for the quarter ending are summarised in the tables below.

Table 1

Number of applications

Category	Number of applications
Total number of applications determined	49
Number of delegated decisions	45
Numbers granted	43
Number refused	6
Number of Enforcement Notices	1
Consultations received from Neighbouring Authorities	14

Table 2

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	24	49.0
8-13 weeks	6	12.3

Speed of decision	Number	Percentage of applications
13-16 weeks	1	2.0
16-26 weeks	4	8.2
26-52 weeks	1	2.0
Over 52 weeks	1	2.0
Agreed Extension	12	24.5

Table 3

National performance indicators: BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.

National target	Actual
60% of Major applications ¹ in 13 weeks (or within agreed extension of time)	0%
65% of Minor applications ² in 8 weeks (or within agreed extension of time)	66.7%
80% of other applications ³ in 8 weeks (or within agreed extension of time)	84.6%

Author: Thomas Carter

Date of report: 23 October 2019

Appendix 1 – PS1 returns

Appendix 2 – PS2 returns

¹ 'Major' refers to any application for development where the site area is over 1000m²

² 'Minor' refers to any application for development where the site area is under 1000m² (not including Household/ Listed Buildings/Changes of Use, etc.)

³ 'Other' refers to all other applications types

Appendix 1

PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	51
1.2	Received during quarter	49
1.3	Withdrawn, called in or turned away during quarter	3
1.4	On hand at end of quarter	47
2.	Number of planning applications determined during quarter	49
3.	Number of delegated decisions	45
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	1
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

Appendix 2

PS2 returns

Table 1

Major applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	1	1	0	0	0	0	1	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	1	1	0	0	0	0	0	0	1	0
Total major applications	2	2	0	0	0	0	1	0	1	0

Table 2

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	4	3	1	2	0	0	0	0	0	2
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	1	0	1	0	0	0	1	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	16	13	3	7	2	1	2	1	0	3
Minor applications total	21	16	5	9	2	1	3	1	0	5

Table 3

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	4	4	0	1	0	0	0	0	0	3
Householder Developments	18	18	0	12	4	0	0	0	0	2
Advertisements	3	2	1	1	0	0	0	0	0	2
Listed Building Consent to Alter/Extend	1	1	0	1	0	0	0	0	0	0
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development ⁴	1	1	0	1	0	0	0	0	0	0
Notifications	0	0	0	0	0	0	0	0	0	0
Other applications total	27	26	1	16	4	0	0	0	0	7

⁴ Applications for Lawful Development Certificates are not counted in the statistics report for planning applications. As a result, these figures are not included in the total row in Table 4.

Table 4

Totals by application category

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Major applications	2	2	0	0	0	0	1	0	1	0
Minor applications total	21	16	5	9	2	1	3	1	0	5
Other applications total	26	25	1	15	4	0	0	0	0	7
TOTAL	49	43	6	24	6	1	4	1	1	12
Percentage (%)		87.8	12.2	49.0	12.2	2.0	8.2	2.0	2.0	24.5