

Planning Committee

AGENDA

Friday 7 December 2018

10.00am

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|---|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 9 November 2018 (included) | 3 – 14 |
| 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 public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application
7. **Request to defer applications included in this agenda and/or to vary the order of the Agenda**
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
- | | |
|--|---------|
| (i) BA/2018/0325/FUL Hoveton Great Broad, Lower Street Hoveton | 15 – 22 |
| (ii) BA/2018/0266/FUL and BA/2018/0267/LBC Six Mile | 23 – 29 |

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House Drainage Mill, Acle New Road, Halvergate (iii) BA/2018/0399/FUL Adjacent the Moorings, New Mills Yard, Norwich	30 – 35
9. Enforcement Update Report by Head of Planning (included)	36 – 40
10. Consultation Documents Update and Proposed Responses Report by Planning Policy Officer (included) <ul style="list-style-type: none"> • Wroxham Neighbourhood Plan – Submission version • Greater Norwich Local Plan – extra site consultation 	41 – 53
11. Oulton Neighbourhood Plan – amended neighbourhood plan boundary Report by Planning Policy Officer (included)	54 – 55
12. Annual Monitoring Report 2017/18 Report by Planning Policy Officer (included)	56 – 90
13. Confirmation of Tree Preservation Orders Report by Historic Environment Manager (included)	91 – 95
MATTERS FOR INFORMATION	
14. Appeals to the Secretary of State Update Report by Administrative Officer (herewith)	96 – 97
15. Decisions made by Officers under Delegated Powers Report by Head of Planning (included)	98 – 100
16. Circular 28/83: Publication by Local Authorities of Information about the Handling of Planning Applications Report by Head of Planning (herewith)	101 – 104
17. To note the date of the next meeting – Friday 11 January 2019 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY	

Broads Authority
Planning Committee

Minutes of the meeting held on 9 November 2018

Present:

In the Chair - Mrs M Vigo di Gallidoro

Mr M Barnard	Mrs L Hempsall
Prof J Burgess	Mr H Thirtle
Mr W A Dickson	Mr V Thomson
Ms G Harris	

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Ms N Beal – Planning Policy Officer (Minute 4/10 – 4/12)
Mr N Catherall – Planning Officer (Minute 4/1 – 4/8)
Mr B Hogg – Historic Environment Manager
Mr J Ibbotson – Planning Officer (Minute 4/1 – Minute 4/8(3))
Ms C Smith – Head of Planning
Mrs M-P Tighe – Director of Strategic Services

Members of the Public in attendance who spoke:

BA/2018/0364/COND The Ice House, The Shoal, Irstead

Luke Frost	On behalf of applicant, Mr Lodge
(Mrs B McGoun -	Local District Member provided a Statement)

BA/2018/0149/FUL Broadlands Marina, Marsh Lane Oulton Broad

Mr Falat	For OultonBroad Parish Council
Mrs M Shelley	Agent for Applicant Lanpro Services

4/1 Apologies for Absence, Welcome and Housekeeping Matters

The Chair welcomed everyone to the meeting.

Apologies had been received from Mr L B Keith, Mr P Rice and Mr J Timewell

The Openness of Local Government Bodies Regulations

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.

4/2 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.

A member declared a general interest on behalf of all members concerning application BA/2018/0390/FUL Hippersons Boatyard, Gillingham as the applicant was a member of the Authority's Navigation Committee.

4/3 Minutes: 12 October 2018

The minutes of the meeting held on 12 October 2018 were agreed as a correct record and signed by the Chair.

4/4 Points of Information Arising from the Minutes

There were no points of information to report.

4/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

4/6 Chairman's Announcements and Introduction to Public Speaking

(1) Public Speaking

The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Members of the public were invited to come to the Public Speaking desk when the application on which they wished to comment was being presented. They were reminded that, as the meeting was being recorded, any information they provided should be appropriate for the public. They were requested not to give out any sensitive personal information unless they felt this was necessary to support what they were saying and would not mind others being aware of it.

4/7 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.

4/8 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 decisions as set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

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

(1) BA/2018/0364/COND The Ice House, The Shoal, Irstead

Variation of approved plans: to allow existing cladding to dwelling to remain by changing condition 2 and removing conditions 3 and 4 of permission BA/2016/0165/COND.

Applicant: Mr and Mrs Lodge

The Planning Officer gave a detailed presentation and assessment of the retrospective application to vary a condition on the planning permission granted in July 2017. The application concerned the holiday dwelling within the curtilage of the Icehouse, which was originally granted permission in 2014 to enable refurbishment of the main dwelling and was a departure from policy. The planning permission for the holiday dwelling included the use of timber windows and timber boarding. In 2016 the Committee had agreed to vary the condition to change the materials for the windows. This was on the basis that the use of uPVC would be retained whilst the existing unauthorised fibre cement boarding would be replaced by waney edged timber boarding. The application before the Committee sought to retain the fibre cement cladding installed to the roof gables and to the face and cheeks of the roof dormers of the holiday dwelling.

The Planning Officer concluded that the proposed retention of the fibre cement cladding would result in an unacceptable impact on the setting of a locally listed heritage asset, would be detrimental to the character and appearance of the holiday let, and would require a departure from policy which was considered not to be justified. The change from the approved scheme and varied scheme was not minor and was clearly visible from public vantage points. The proposal was therefore contrary to Policy DP4 as it lacked high design quality, did not integrate with its surroundings, reinforce local distinctiveness, or enhance cultural heritage. The proposal was contrary to Policy DP5 as it did not protect, preserve, or enhance the fabric and setting of a historic, cultural and architectural asset. Refusal was therefore recommended.

The Planning Officer clarified that the applicant had been restoring the Ice House in accordance with the timeline of the associated Section 106 Agreement. The applicants were living in the subject of the application at present and were due to vacate it so that it would be available for holiday lets as from 1 April 2019, and Mr Lodge confirmed that he intended to move into the Ice House at that stage.

Mr Luke Frost on behalf of the applicant referred to the support received for the development and the fact that none of the local residents had objected. He explained that the applicant accepted he had made a mistake but this was due to finances which the Authority had not taken into account although he understood that finances were

not a matter for planning. He considered that the Authority should take some of the responsibility for not having visited the site while work was ongoing. He referred to other buildings in the Broads where such materials had been used and accepted on appeal. He considered that the design was of a high quality and used a wood effect which was sustainable and noted that if the fibre cement boarding was removed it would end up in landfill, which did not represent sustainability. He considered that the condition to swap the wood effect for wood was disproportionate. For financial and safety reasons he urged the Committee to approve the application and vary the condition.

The Planning Officer, read out the statement from Mrs McGoun, the Local District Member, supporting the application and expressing disagreement with the views of the Authority's Historic Environment Manager. She considered that Policy DP4 had been satisfied. She further considered that the development was of a particularly high design quality. She felt as a holiday unit it should be fire proof. This was vital for safety reasons, particularly in the light of the Grenfell Tower disaster. She also referred to the Broads Authority's Bio Diversity planning guidance where it mentioned the use of woodcrete being sustainable.

Mrs McGoun referred to other places within the Broads where such cladding had been used and justified. She praised the work of the applicant in taking on and expertly restoring a building of significant cultural heritage value and urged the Committee to recognise the importance of the application in aiding its restoration and therefore to vary and remove the conditions for the good of the Broads and its continuing historic and cultural environment.

Although Members had sympathies for the applicant, a member commented that these were irrelevant to the planning issues. Some Members expressed the view that the Authority had to uphold the integrity of the planning system. An exception and departure from the development plan policies had already been made in order to allow the new holiday unit as enabling development to facilitate the restoration of an important historic feature. The work undertaken on the Ice House was to be commended. The design and visual appearance in the landscape of the associated building was also vitally important to the integrity of the locally listed building and also the Broads National Park.

Members agreed that it was vital that the Ice House was properly restored to a high standard but some members did not agree that the use of the fibre cement boarding for the holiday dwelling set 75 metres back from the river would have a detrimental effect. They were concerned that if the application was refused this could jeopardise the full restoration of the Ice House.

Bill Dickson proposed, seconded by Jacquie Burgess and it was

RESOLVED by 5 votes to 3 against

that the application be refused. The proposal is considered to be contrary to Policies DP4 and DP5 of the Development Plan Document (2011), along with Policies CS1 and CS5 of the Core Strategy (2007), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

- (2) **BA/2018/0149/FUL Broadlands Marina, Marsh Lane, Oulton Broad**
40 new private and 15 new visitor pontoon moorings as an extension to the Marina; removal of 30 moorings and a section of jetty; creation of additional reedbed, and reinstatement of slipway and pump out facilities.

Applicant: Mr Paul Spriggins

The Planning Officer provided a presentation outlining the application relating to Broadlands Marina for the provision of mooring pontoons to provide additional private and visitor moorings, as an extension to the existing Broadlands Marina. The application would also include the removal of other moorings and a section of a jetty, creation of additional reedbed, and reinstatement of slipway and pump out facilities. The proposed extension would project a significant distance into Oulton Broad. Objections had been received expressing concern about the impact on navigation, encroachment into the Broad and impact on Broads landscape. The Navigation Committee had objected due to the navigation impact.

The applicants were currently considering amendments to the scheme. Given the location, siting, scale of the proposal and not insignificant local interest as well as the complexities involved, officers recommended that members undertake a site visit so as to fully appreciate the local context prior to determination of an application.

Members considered that a site visit would be important.

The Chair stated that it was not usual to allow public speaking when a full assessment of an application had not been provided and a site visit was recommended. Parish councils were invited to attend relevant site inspections where they would have the opportunity to point out factual information to Members. They would then have the opportunity to address the Committee when the application was due to be determined. On this occasion, the Chair commented that she would make an exception and allow public speaking as this fact had not been made clear to the Parish Council.

Mr Falat, representing Oulton Broad Parish Council indicated that the Parish Council's duty was to protect Oulton Broad for the enjoyment of local inhabitants and for visitors to the area. Nicholas Everitt Park was almost unique in offering direct access to the Broads with a westward vista exceptionally enjoyed. The Parish Council was therefore

particularly concerned about development at the western end of the Broad to interrupt such a vista and also expressed concerns about any potential incursion into the navigation, which could also set a precedent for others. He suggested that the Planning Committee also view the site from Nicholas Everitt Park. He commented that although the planning remit was with the Authority, Waveney District Council was the landowner and their approval would be pivotal on actual development.

Mrs Shelley on behalf of the applicant explained that the applicants owned the Broadland Holiday village and had a number of pre-application negotiations with Authority officers. Therefore the application had been designed on the basis of the concepts discussed, particularly with the aim of increasing the provision of visitor facilities and moorings in Oulton Broad. It was following the comments received from the navigation committee, that it appeared that the design of the scheme proposed would not be acceptable from a navigation point of view. The applicants would continue to work with the Authority to take account of the navigation channels and the importance of ecology and provide suitable buffer zones.

Lana Hemsall proposed, seconded by Haydn Thirtle and it was

RESOLVED unanimously

That the members of the committee undertake a site visit prior to determination of any application in order to gain a full appreciation of the local context given the location, siting and scale of the proposal and the considerable local interest in any proposals for the site. The date of the site visit was confirmed as Friday 30 November 2018 starting at 9.30am.

(3) **BA/2018/390/FUL Hippersons Boatyard, Gillingham Dam, Gillingham**

Proposal: 7.15m x 3.5m x 3.55m high timber clad single bedroom unit of holiday accommodation and associated sewage treatment tank.

Applicant: Mr Simon Sparrow

The Planning Officer provided a presentation on the application for a single unit of holiday accommodation adjacent to an established boatyard within close proximity to both the river Waveney, and town of Beccles. The application was before members as the applicant was a member of the Navigation Committee. He explained that the application was being presented to this meeting even although all the consultations responses had not been received, due to the applicant needing a decision in order to seek European funding. The Planning Officer made a correction to the report to delete paragraph 4.1 which was not relevant to this application.

Since the writing of the report further consultation comments had been received.

- Highways Authority – the proposal and its access would not generate a significant increase in traffic use and therefore there was no highway objection.
- Environment Agency – The application site was within Flood Zone 3 and so there was a holding objection. Additional information was required as the Flood Risk Assessment (FRA) provided did not have updated information.

The Planning Officer explained that the applicant was working on providing the necessary information. Once a revised FRA was provided, the Authority would re-consult the Environment Agency. He explained the procedures for a sequential and exceptions test and that these could be met.

Having assessed the application on the main issues of principle adjoining a boatyard outside the development boundary, potential impacts on the character of the area and neighbour amenity, ecology and impact on highways and cycle/pedestrian access, the Planning Officer concluded that the application could be approved subject to conditions and to the Environment Agency removing their holding objection. This would be subject to a revised Flood Risk Assessment being provided which satisfied the Environment Agency. The site was considered to be a sustainable location for holiday accommodation and the specific location and design of the structure would not harm the character and appearance of the site or wider area. The scheme was considered to be a sympathetic diversification of the existing boatyard use and would not harm residential amenity.

Members concurred with the Officer's assessment and the amended recommendation covering the removal of the Environment Agency objection.

Lana Hemsall proposed, seconded by Jacquie Burgess and it was

RESOLVED unanimously

that Officers be delegated to approve the application subject to the Environment Agency withdrawing their holding objection following the submission of a revised Flood Risk Assessment and conditions as outlined within the report together with any subsequent requests from the Environment Agency.

The proposal is considered to be in accordance with Policies CS9 and CS24 of the Core Strategy (2007), Policies DP11, DP14, DP15, DP20 and DP28 of the Development Plan Document (2011), and the National

Planning Policy Framework (2018) which is a material consideration in the determination of this application.

4/9 Enforcement Update

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

Burghwood Barns, Burghwood Road, Ormesby St Michael. A provisional court date of 18 December 2018 had been provided for the hearing into the Breach of Conditions Notices concerning the the non-compliance with conditions of BA/2018/0444/FUL .

Marina Quays. The application had been withdrawn and the applicants were considering the submission of a revised new application.

Barnes Brinkcraft, Riverside Estate, Hoveton. A decision on the planning application, which the Planning Committee had agreed to approve at its meeting on 14 September 2018, was about to be issued. The item will be removed form the next enforcement update.

Rear of Norfolk Broads Tourist Information and Activity Centre 10 Norwich Road, Wroxham. The unauthorised lean-to structure had now been removed and therefore compliance with the Enforcement Notice had been achieved. Canoe equipment remained but as the lease was soon due to end it was expected that this would soon be removed and it was not considered expedient to pursue enforcement in respect of the unauthorised use at present. The item would be removed frm the next enforcement update.

Land north of Ludham Bridge – unauthorised hardstanding and structures, plus workshop. Compliance with the enforcement notice had now been achieved. The item would be removed in the next enforcement update.

Former Waterside Rooms, Station Road, Hoveton: Untidy land and Building. Subject to a couple of minor actions being completed, compliance with the Section 215 Notice will have been achieved. The item would be removed from the next enforcement update, although officers will continue to monitor the site.

Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter Officers were continuing to monitor the site, the last visit having been on 8 November 2018.

Members welcomed the progress made.

RESOLVED

that the report be noted.

4/10 Waveney Strategic Flood Risk Assessment SFRA

The Committee received a report on the recent consultation from Waveney District Council on its Strategic Flood Risk Assessment (SFRA.) This was now completed and ready for use in the planning process. This was the last of the four SFRAs covering the Broads Authority's Executive Area and the only one covering the Suffolk part. It was noted that a precautionary approach was being taken for the parts not modelled for flood risk. Although some changes would be required for the Local Plan, these were not considered significant and the Inspector was aware of the progress of the Waveney SFRA and changes required. It was also noted that all changes to the Local Plan would be consulted on prior to the adoption of the Local Plan.

RESOLVED unanimously

that the report is noted and the proposed comments in the report be endorsed.

4/11 Wroxham Neighbourhood Plan – Proceeding to Publication

The Committee received a report relating to the proposed Wroxham Neighbourhood Plan, submitted by Wroxham Parish Council on 2 November 2018 to Broadland District Council and the Broads Authority and which was subsequently sent separately to Members of the Committee with the necessary supporting documentation. The report detailed the required assessment against criteria set by Government legislation and officers concluded that the submitted plan complied with that criteria. The next stage involved the Plan undergoing a six week publication period to enable representations to be made on its content. The Authority had responded to the first consultation at the Planning Committee meeting on 17 August 2018. The Habitats Regulation Assessment Screening report was included with the documentation although it had been received following the writing of the Officers' report. The Planning Committee would receive a report following the six week period, with comments on the content of the Local Plan. The publication period would be followed by an independent examination to be carried out by an accredited Neighbourhood Plan examiner, who would recommend whether or not the Plan should proceed to referendum.

RESOLVED

that the submission version of the Wroxham Neighbourhood Plan is endorsed and approved for proceeding to publication (consultation) and that confirmation is sent to the parish council.

4/12 Literature Review: Landscape Sensitivity Study for Renewables and Infrastructure

The Committee received a report on the literature review that assessed the continued relevance of the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012). The study assessed the impact of wind

turbines and solar panels to provide criteria to planning applicants and inform policy. The Landscape Character Assessment was the study's baseline and was to be read in conjunction with it.

The assessment concluded that the Sensitivity Study 2012 remained relevant, the guidance reviewed and published since the study was compiled remained largely unchanged and visual technology had also remained largely unchanged. Therefore the study remained fit for purpose. It was also recommended that the Authority conduct a review of technologies available every 5 years, the continued relevance of the Broads Landscape assessment every 10 years and subsequently the Sensitivity Study as appropriate.

A Member queried whether there had not been a ministerial statement regarding the suitability of developing solar farms on land designated as special areas and whether there should be reference to this. Officers were aware of comments relating to wind farms and undertook to look into this further.

Members were pleased to note that the Landscape Character Assessment was validated as it was an excellent piece of work.

RESOLVED

- (i) That the report is noted and the Broads Landscape Sensitivity Study for Renewable and Infrastructure (2012) is endorsed for continued use where necessary and
- (ii) That Authority review technologies and, the continued relevance of the Broads Landscape character assessment and subsequently the Sensitivity Study as appropriate.

4/13 Appeals to the Secretary of State

The Committee received a schedule of decisions to the Secretary of State since 1 June 2018. This was an appeal concerning the conditions attached to the outline permission for development at Hedera House, Thurne. The Inspectorate had still not provided a start date.

RESOLVED

that the report be noted.

4/14 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 27 September 2018 to 25 October 2018. There were no applications which had resulted from the monitoring programme, which was pleasing to note.

RESOLVED

that the report be noted.

4/15 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 7 December 2018 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich. This would be followed by a meeting of the Heritage Asset Review Group.

The meeting concluded at 11.40am

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: Planning Committee

Date of Meeting: 9 November 2018

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
All members of the Planning Committee	4/8(3)	Applicant a Member of the Authority's Navigation Committee
Mike Barnard	4/8(2)	Friend of Nicholas Everitt Park. Councillor for Oulton Broad
Mike Barnard	4/10	Waveney District Council. Strategic Flood Risk Assessment
Bill Dickson	4/8	Member of Navigation Committee

Reference:

BA/2018/0399/FUL

Location:

Hoveton Great Broad, Lower Street Hoveton

BA/2018/0325/FUL Hoveton Great Broad



Application for Determination

Parish	Hoveton		
Reference	BA/2018/0325/FUL	Target date	31 st October 2018
Location	Hoveton Great Broad, Lower Street, Hoveton		
Proposal	Viewing platform		
Applicant	Natural England		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Director referral		

1 Description of the Site and Proposals

- 1.1 Hoveton Great Broad and Nature Trail is within the parish of Hoveton. Hoveton Great Broad, and the specific application site is located within a meander in the River Bure that forms a 'U' shape east of the settlement of Wroxham and Wroxham Broad and north of Salhouse Broad. The application site is on land located between Hoveton Great Broad and the River Bure. This land is characterised by carr woodland. The Broad is designated a Ramsar site, SPA, SAC and SSSI.
- 1.2 Hoveton Great Broad is a private broad within the Hoveton Estate and there is no public access to the water. It forms part of the Bure Marshes National Nature Reserve and Natural England, the applicant, operates a seasonal nature trail on the southern edge of the Broad through the carr woodland which is accessed by moorings on the main river. The nature trail is not a public right of way and there is no general public access to it. There is a gate that gives private access by water from the main river and the trail is made up of footpaths and, where required, narrow wooden walkways. On the northern edge of the walkway there is an elevated bird hide which overlooks Hoveton Great Broad. Timber foot bridges are also used to cross drainage channels on the east and western edges of the nature walk.
- 1.3 The specific application site for the proposed viewing platform is located centrally within the nature trail looking into a secluded and enclosed area of open water, which is separated from both the Broad and the river by carr woodland. Previously there had been an elevated bird hide (in the form of a timber clad, flat roof structure) located within this area of marsh. No views of

the site are available from outside of the immediate vicinity. Access is solely by foot from the existing nature trail.

- 1.4 Planning permission is sought for the erection of an elevated viewing platform which would be constructed in a natural finished timber. The platform will be formed of two levels, firstly raising from the footpath with a timber ramp to the main viewing platform which would be 1.0m above ground level. From this platform stairs would then take visitors to a smaller raised platform with floor level of approximately 3.7m above ground, or 2.7m above the deck level of the main platform. The lower platform would have an area of around 6m², with the upper platform around 2m². The access ramp and both platforms are enclosed by variable length screens and balustrading, also in natural timber. The proposed design takes on a spiral type form with the highest point overlooking the water, and the use of non-uniform lengths of timber creates a visually interesting design. The highest point of the structure is 5.5m in height, this high point is the rear screen of the upper viewing platform, although much of the lower platform and access ramp is 2.5m or lower in height.
- 1.5 This application follows on from previous planning permissions (see below for references) related to Hoveton Great Broad and Natural England's work within the Bure Marshes National Nature Reserve. Previously a bio-manipulation scheme has been approved and works have been on going; additionally other public access schemes have been granted planning permission. These have in part been funded by Lottery funding, which at the time of the previous applications had been a point of discussion. This application seeks to improve both the quality of visitor experience and understanding of the nature reserve and Broads conservation, as well as leading to an increase in capacity and visitor numbers to this nature trail.

2 Site History

BA/2006/1161/HISTAP Installation of replacement quay heading and construction of path – Approved

BA/2012/0324/FUL Replacement of existing reception hut with new in the same position. Approved

BA/2014/0248/FUL The creation of reedbeds by pumping lake sediment into geotextile to create bunds, back-filling the areas behind with more sediment, and planting these areas with locally sourced fen vegetation, together with the construction of temporary fish barriers – Approved subject to conditions

BA/2014/0407/FUL New vehicular access from the A1062 Horning Road, car park, timber equipment store, temporary toilet facilities, boardwalk and canoe slipway at Pound End; landing stage, boardwalk, and viewing platform at Hoveton Great Broad; and temporary de-watering lagoon - Approved subject to conditions.

BA/2017/0433/APPCON Details of: Conditions 8: Biosecurity and 10: Macrophyte and Snail Survey of permission BA/2014/0407/FUL – Approved

BA/2017/0497/APPCON Details of Conditions 3: Fence and Gate Details, 4: Shed, Portaloos and Timber Screen Details, 5: Landscaping Scheme, 6: Footpath Details, 11: Habitat Creation and 28: Signage of permission
BA/2014/0407/FUL – Approved.

BA/2017/0454/COND Variation of conditions 2: approved plans and 7: ramp sections, and removal of condition 9: archaeology of permission
BA/2014/0407/FUL. Approved subject to conditions

3 Consultation

Hoveton Parish Council – No objection

Wroxham Parish Council – No response received

District Member – No response received

Natural England – No objection. Based on the plans submitted Natural England considers that the proposed development will not have significant adverse impacts on statutory protected sites.

Environment Agency – No objections to the proposal.

BA Ecologist – No objection. Suggests a condition regarding timing of the works

NSBA – No response received

4 Representations – None received.

5 Policies

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

[Development Management Policies DPD \(adopted 2011\)](#)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP4 – Design

DP11 – Access on Land

DP27 – Visitor and Community Facilities and Services

DP29 – Development on site with a High Probability of Flooding

Neighbourhood Plans

5.2 There is no neighbourhood plan in force in this area.

6 Assessment

6.1 The application is for a viewing platform adjacent to a nature trail footpath operated by Natural England within the Bure Marshes National Nature Reserve viewing into a secluded and screened area of carr woodland. The key considerations are whether the principle of development is acceptable, whether the design is acceptable, if there is an impact upon protect species or habitat, and what the impact of the site being located within flood zone 3 has in terms of this proposal.

Principle of development

6.2 The use of the site and the proposed viewing platform are linked to the nature trail and this proposal would support this existing use of land by improving public access provisions to the Bure Marshes National Nature Reserve. Proposals for facilities which are educational in nature or relate to the promotion of the conservation of the Broads environment are generally supported by Development Management Policy DP27.

6.3 The proposal would ensure an improved access and additional opportunities for visitors to better view and experience the nature trail. It would also be a space where groups visiting the nature trail can congregate, which would assist in teaching opportunities. Currently there are no areas within the site which allow for groups to congregate, or for those that wish to sit to rest. The proposed platform provides both. As such the principle of this structure is considered acceptable as it would comply with Policy DP27.

Design, Landscape and Ecology

6.4 Previously there had been a basic structure here which was used as an elevated bird hide, however due to its dilapidated nature it had begun to detract from the character of the area. It was, however, well screened and did allow for enclosed bird watching which enhanced the use of the nature trail. This previous structure in total would not have been more than 3.5m in height, however it was a solid timber clad building with roof. It has now been removed.

6.5 The site is well screened by a mature copse of carr woodland. The site is not visible from outside of the nature walk and is not visible from any other public viewpoints. The proposal would be significantly taller at its highest point and has a larger footprint than the previous bird hide on site, however much of the lower level platform is of a similar height to this previous structure, and would be more open due to the spaced out timber balustrade design. The striking design in natural timber finish would sit well within the group of trees overlooking the enclosed area of water.

6.6 Due to the screening of trees and distance from all other public viewpoints the proposal would not be visible outside of the nature walk. Views towards the

structure are limited to the close approaches to the structure from the nature walk of approximately a distance of 100m maximum. No views are possible of this site from either Hoveton Great Broad, or the River Bure and the structure would therefore not have an adverse impact upon the landscape. This design and the required elevation it provides would function well as a means for visitors to view the immediate area of the nature reserve and allow for educational groups to congregate and represent an improvement on the previous structure in terms of functionality.

- 6.7 The proposal is sited on an area of land previously developed with an elevated bird hide in a clearing area. As such there is unlikely to be a requirement to remove trees from the site, however a condition would be attached to ensure details of works including root protection areas, and replacement planting (if this is required) is submitted prior to development commencing.
- 6.8 No objection has been received from the Broads Authority Ecologist and Natural England (as statutory consultee) is satisfied that the proposal would not have a significant effect upon the Broadland SPA/Ramsar or Broads SAC or the SSSI site or on site features. In conclusion, subject to a condition regarding timing of works, the scheme is considered to be acceptable in terms of impact upon the habitat and species in the application site and surrounding areas.

Flood Risk

- 6.9 The elevation of the platform would result in it being safe in the event of flooding, although it should be noted that the site is closed both to visitors and staff where flood warnings are in place. The Environment Agency has no objection to the proposal and is satisfied with the information submitted within the Flood Risk Assessment. A condition would be attached requiring the applicant to submit a Flood Response Plan to be compiled prior to the commencement of the use of the viewing platform.

7. Conclusion

Subject to conditions as set out below, the proposed viewing platform, which replaces a previous bird hide, is considered to be an acceptably design structure that would comply with policy DM27 and which supports facilities which are educational in nature and relate to the promotion of the conservation of the Broads environment. The structure would not harm the character and appearance of the site or wider area due to the established woodland which totally screens the site from public view. As such the scheme is considered to accord with all relevant planning policy and is recommended for approval.

8. Recommendation

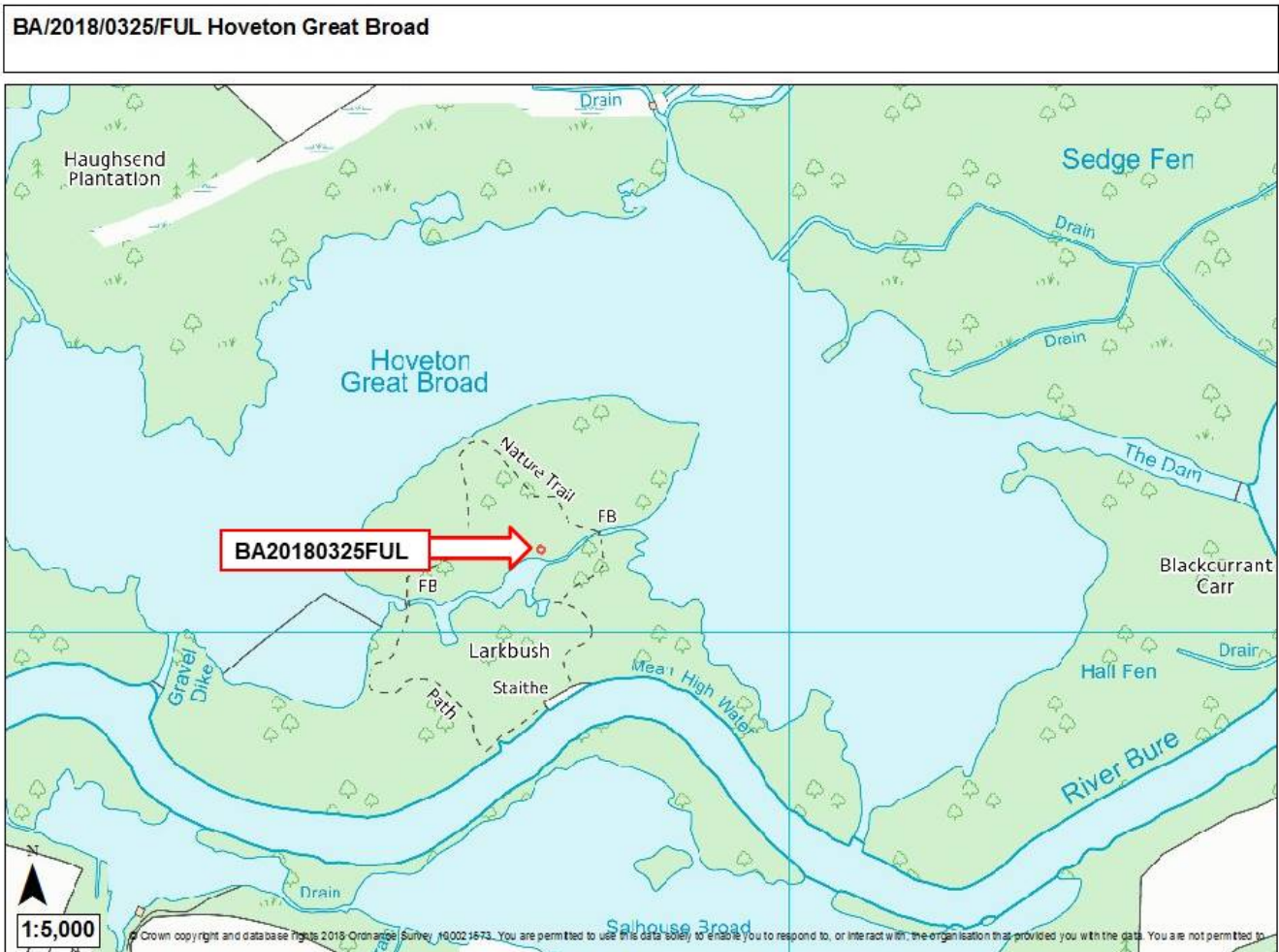
Approve subject to conditions as follows:

- (i) Standard time limit;
- (ii) In accordance with submitted plans;
- (iii) Prior to commencement of development samples of materials;
- (iv) Details of tree protection measures and any landscaping and surfacing of access footpath to be submitted
- (v) Timing works outside bird breeding/nesting season (March- end August)
- (vi) Prior to commencement of use submit a flood response plan

9. Reason for Recommendation

The proposal is considered to be in accordance with Policies CS9 and CS24 of the Core Strategy (2007), Policies DP11, DP14, DP15, DP20 and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

List of Appendices:	Location Plan
Background papers:	Application File BA/2018/0325/FUL
Author:	Jack Ibbotson
Date of Report:	22 November 2018



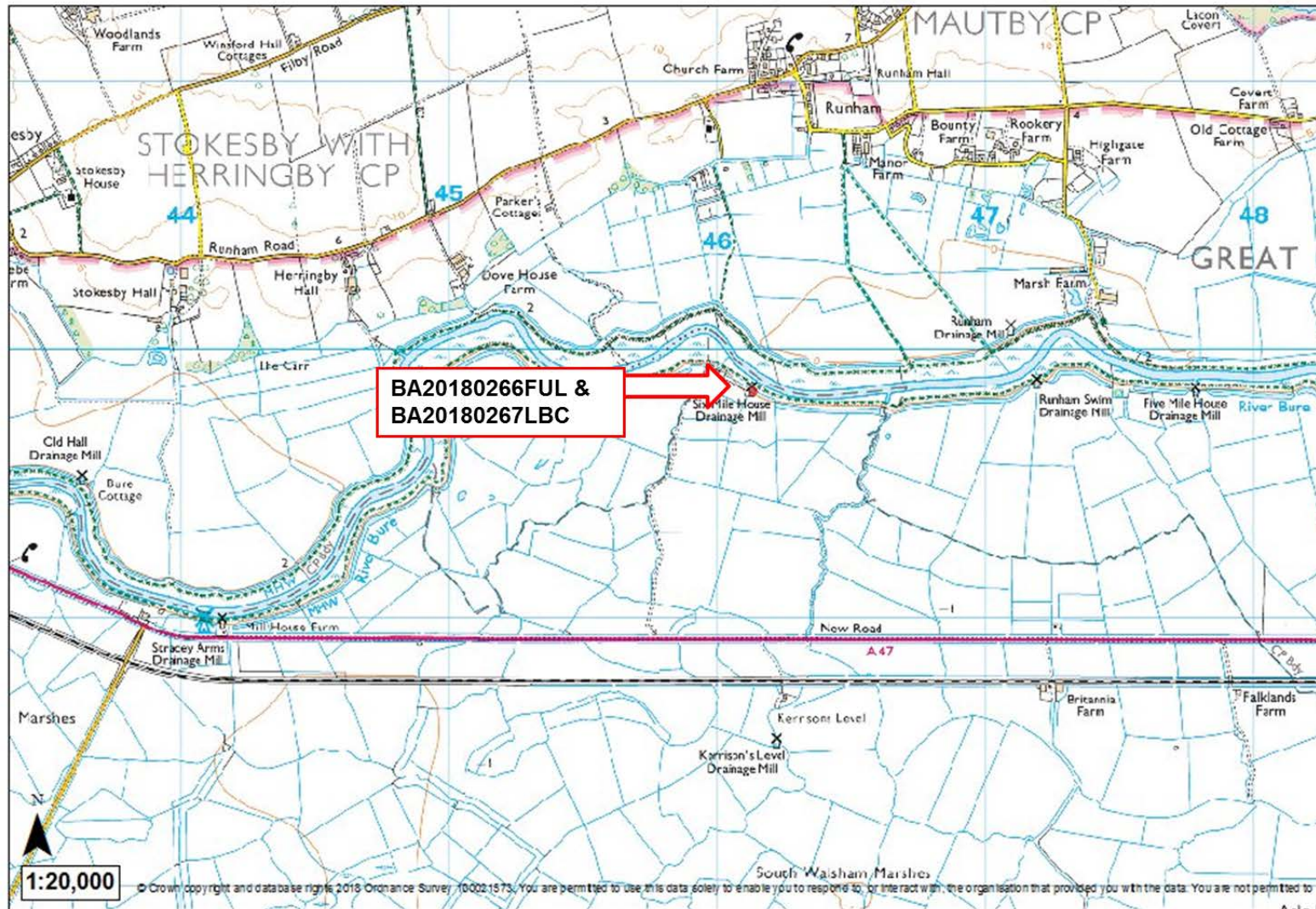
Reference:

BA/2018/0266/FUL and BA/2018/0267/LBC

Location:

Six Mile House Drainage Mill, Acle New Road,
Halvergate

BA/2018/0266/FUL & BA/2018/0267/LBC Six Mile House Drainage Mill, Halvergate 20000



Application for Determination

Parish	Halvergate
Reference	BA/2018/0266/FUL Target date 31 st October 2018 and BA/2018/0267/LBC
Location	Six Mile House Drainage Mill, Acle New Road, Halvergate
Proposal	Works to conserve mill, including the installation of new doors & windows, flat roof & access ladders
Applicant	Water Mills & Marshes Landscape Partnership Scheme
Recommendation	Approve subject to conditions
Reason for referral to Committee	Director discretion

1. Description of the Site and Proposals

- 1.1. Six Mile House Drainage Mill is within the parish of Halvergate adjacent to the southern bank of the River Bure and is accessible and visible from Acle New Road. Runham is the nearest settlement and is to the north east of the application site. The site is within the Halvergate Marshes Conservation Area.
- 1.2. Six Mile House Drainage Mill is an historic brick built drainage windmill that was used to drain land to the south of the River Bure and dates to the mid-19th Century. The building is Grade II Listed, and is included on the Broads Authority list of local buildings of Historic or Architectural Interest. It is a three storey tapering circular brick tower with one first floor window opening and two doors at ground floor level. Externally, the curb on top of the tower and the brick drainage lane are intact, and there are remnants of the scoop wheel at ground level. A temporary protective flat roof was fitted around 1990, but this is now in poor condition.
- 1.3. Although much of the interior mechanisms of the mill survived until the 1970s, regrettably little now remains apart from the timber upright shaft and parts of the crown wheel and pit gear. There are three boarded floors above ground level, all in poor condition.
- 1.4. The proposal is to carry out like-for-like repairs to consolidate and repair the existing surviving fabric to the curb and brick tower, the repair of the floors and

re-installment of ladder stairs between the floors and the repair or re-installment to the original design of the existing doors and window. The structure will be protected overall by a new flat metal clad roof and coping flashing to the remaining curb structure. The proposed works do not involve the removal of or damage to the existing historic fabric and are designed to be reversible if, for instance, the re-construction of the former cap and sails be thought appropriate in the future. The proposals include for elements of surviving fabric currently stored off site to be accommodated in or adjacent to the mill and for interpretation information to enable an appreciation of the history and significance of the site.

- 1.5. This project is part of the Water Mills and Marshes Landscape Partnership Scheme which is funded by the Heritage Lottery Fund.

2. **Site History**

None relevant

3. **Consultation**

Parish Council – No response received

District Member – No response received

Environment Agency – Holding objection subject to FRA and Flood Response Plans being supplied. Both of the above have been submitted and sent to the EA for comment, currently awaiting their response which will be reported orally.

Historic England – No objection. Identifies the site's specific details of interest

BA Historic Environment Manager- It is considered that the proposed works are necessary to arrest any further decay to the historic fabric and secure this important heritage asset for the foreseeable future. The proposed repair techniques and materials are appropriate for the historic structure and the works are entirely reversible and will have no adverse effect on the external appearance of the structure. Recommends conditions.

BA Ecologist – No objection. Recommends conditions.

4. **Representations**

- 4.1. None received.

5. **Policies**

The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

[Development Management Policies DPD \(adopted 2011\)](#)

DP2 – Landscape and Trees

DP4 – Design

DP5 – Historic Environment

DP27 – Visitor and Community Facilities and Services

DP29 – Development on site with a High Probability of Flooding

Neighbourhood Plan

There is no neighbourhood plan in force in this area.

6. Assessment

- 6.1. The proposed development relates to renovation and maintenance works to the disused listed Drainage Windmill as part of the wider Water Mills & Marshes Landscape Partnership Scheme and seeks to protect this building from further decline and enhance its appearance through a scheme of maintenance work, including replacement of the existing roof. The mill is disused, and it is important to note that these two applications do not seek to bring the building back into a specific use but relate only to the proposed renovations. Some interpretation may be provided, but the building itself would not be used.
- 6.2. The key issues in the determination of the application are the principle of the development, the impact on the heritage, the impact on ecology and flood risk.

Principle of the development

- 6.3. The proposal is to undertake repair and renovation works to a former drainage mill, which contributes to the character of the Broads area generally and the Conservation Area specifically. The work would arrest the on-going deterioration of the building and secure its future for the medium term. It is acceptable in principle and, indeed, welcomed.

Heritage

- 6.4. Six Mile Drainage Mill is a listed building which is an integral part of this area's landscape quality. However, it is in poor condition and the proposed maintenance is required to safeguard the future of the building. The application includes a comprehensive Heritage Statement and schedule of work and has been well thought through. The proposed works do not involve the removal of or damage to the existing historic fabric and are designed to be reversible, if for instance, the re-construction of the former cap and sails be thought appropriate in the future. Both the Broads Authority Historic Environment Manager and Historic England's Inspector of Historic Buildings and Areas support the proposal.

- 6.5. The proposed works would ensure that the heritage asset is protected which is in accordance with policy DP5. In approving this maintenance work the Local Planning Authority would ensure that special regard is being made to preserving listed buildings, and therefore complying with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Ecology

- 6.6. There is evidence that the mill building has been used by owls, although not for breeding, and whilst it has low potential as a bat roost they do forage around the site. The Broads Authority Ecologist does not object to the scheme subject to a scheme of proportionate mitigation measures being implemented and this can be covered through planning conditions.

Flood Risk

- 6.7. The site lies within flood zone 3, this has meant that the Environment Agency (EA) has placed a holding objection to the development until a Flood Risk Assessment (FRA) is submitted. Both an FRA and a Flood Response Plan (FRP) have now been provided and submitted to the EA and their response is awaited. It should be noted that the site does not have a use, the works relate solely to renovations to make good the building and no one would be present at the site apart from during the renovations phase. It is anticipated that the EA will remove their objection.

7. Conclusion

- 7.1. The proposed works are considered to be an acceptable scheme which would preserve a listed building and would not harm the fabric, character or appearance of the mill or wider site. Subject to the Environment Agency withdrawing their holding objection, planning permission should be granted subject to the conditions as set out below.

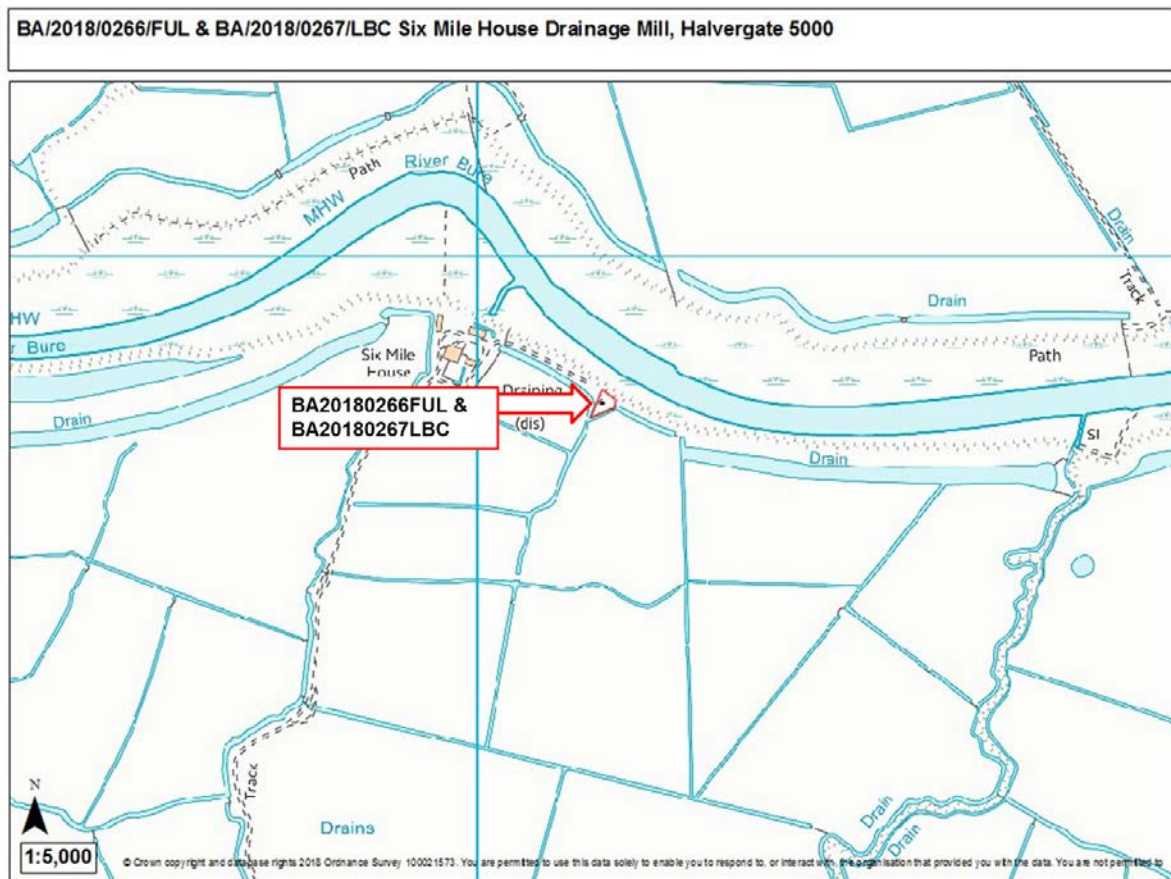
8. Recommendation

- 8.1. That authority be delegated to officers to approve the application subject to the Environment Agency withdrawing their holding objection, together with any subsequent requests from the Environment Agency and subject to conditions below:
- i. Standard time limit;
 - ii. In accordance with submitted plans;
 - iii. Approval of joinery, ironwork and rainwater goods;
 - iv. Location and details of interpretation
 - v. Timing works outside bird breeding/nesting season (March- end August)
 - vi. Ecological mitigation and enhancements
 - vii. Works in accordance with flood response plan

9. Reason for Recommendation

9.1 The proposal is considered to be in accordance with Policies DP4, DP5, DP27, DP29 of the Development Plan Document (2011), and complies with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act as having special regard to preserving listed buildings. It is in accordance with the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

List of Appendices: Location Plans
Background papers: Application File BA/2018/0266/FUL and BA/2018/0267/LBC
Author: Jack Ibbotson
Date of Report: 22 November 2018



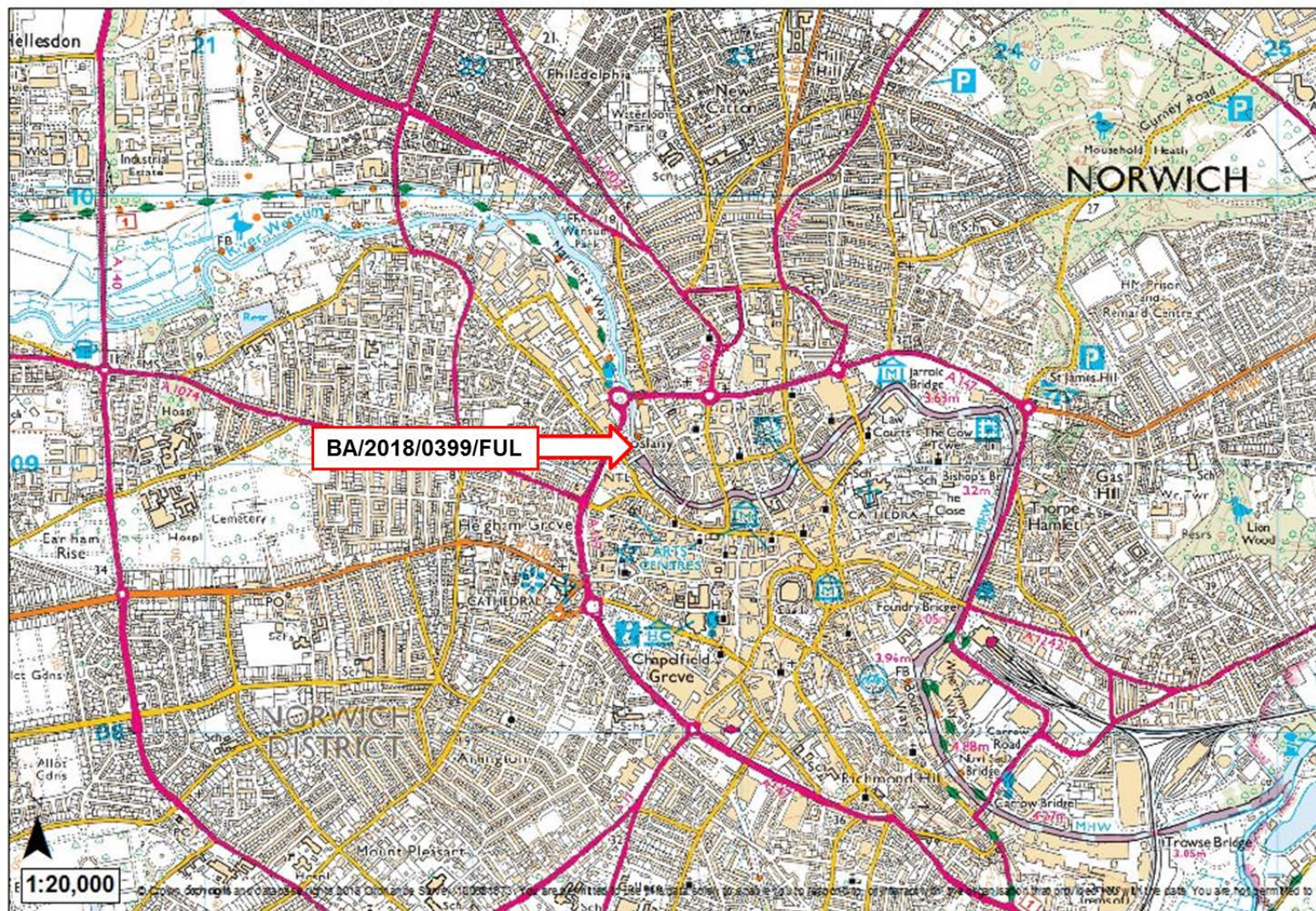
Reference:

BA/2018/0399/FUL

Location:

Adjacent the Moorings, New Mills Yard, Norwich,
NR3 3AH

BA/2018/0399/FUL Adjacent the Moorings, New Mills Yard, Norwich



Application for Determination

Parish	Norwich City		
Reference	BA/2018/0399/FUL	Target date	07 December 2018
Location	Adjacent the Moorings, New Mills Yard, Norwich, NR3 3AH		
Proposal	Install canoe launch pontoon.		
Applicant	Mr Mark King		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Application submitted by the Broads Authority		

1 Description of Site and Proposals

- 1.1 The application site is situated on the River Wensum to the south-east of New Mills Yard in Norwich. New Mills itself is the location of a pumphouse and weir at the end of navigation and forms the westernmost boundary of the Broads area. The application site is adjacent to Riverside Walk, which is a public street in front of a row of modern town houses. Access to the site is via a concrete staircase on Riverside Walk that leads down to the River Wensum.
- 1.2 The proposal is to install a canoe launch pontoon parallel to the staircase on the River Wensum. The pontoon would measure 5m long x 1.5m wide and would be piled into the riverbed with steel piles and would consist of a plastic non-slip deck.
- 1.3 The pontoon is to encourage the use of canoes on the River Wensum in accordance with the River Wensum Strategy.

2 Site History

No site history.

3 Consultation

Landscape Officer - The proposal to locate a canoe launch pontoon will have little impact on the bank treatment and existing character of this section of the river. No objection to the installation of the pontoon.

Broads Authority Ecology - No objection

Norwich City Council - No objection. This proposal is listed as a project within the River Wensum Strategy and we would like to express support for the delivery of this project. One issue which we would like to ensure is adequately considered as part of this planning application is maintenance. It should be made plainly clear at this stage who is responsible for the ongoing maintenance of this piece of infrastructure.

4 Representations

One letter of objection from a neighbour objecting on grounds of anti-social behaviour, noise and littering resulting from the installation of a pontoon in the area.

5 Policies

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

[Core Strategy Policy \(2007\)](#)

CS1 – Landscape Protection and Enhancement

[Development Management DPD \(2011\)](#)

DP4 – Design

DP12 – Access to Water

DP28 – Amenity

Neighbourhood Plans

There is no adopted neighbourhood plan in force for the area for the application site

6 Assessment

- 6.1 The application is for the installation of a canoe launch pontoon on the water's edge at the bottom of the concrete staircase on Riverside Walk at New Mills Yard.
- 6.2 In terms of the assessment, the main issues to be taken into consideration are the principle of development, the design of the pontoon, the impact on neighbouring amenity and the impact on navigation.
- 6.3 In terms of the principle of development, the proposal is a partnership project between the Broads Authority and Norwich City Council and is listed as a

project within the River Wensum Strategy. The purpose of the proposal is to encourage the use of canoes on the River Wensum and would improve public access to the water which is to be welcomed. There is no objection to the principle of development.

- 6.4 In terms of the design, the proposed pontoon is a standard style of pontoon and is supported on steel piles with a plastic decking. In certain locations these materials would be resisted, particularly the plastic, however the area around Mills Yard is urban with a mixed palette of materials and the pontoon is located at the water level adjacent to the concrete steps. It is considered that in this location the materials are appropriate for the function of the pontoon.
- 6.5 In terms of the impact on neighbouring amenity, the proposed pontoon would itself have little impact on either the bank of the river or the neighbouring properties. It is noted that an objection has been received on grounds of potential nuisance from noise and anti-social behaviour, however whilst the concerns are recognised, this is not a planning matter and the management of such activities would be the responsibility of the Police and Norwich City Council. It is also noted that this is a city centre location where there is already a high level of public activity. Furthermore, the applicant has proposed the installation of appropriate signage reading “New Mills Canoe Portage – This portage facility is for use by non-commercial canoes only” to seek to discourage inappropriate use. It is therefore considered the proposed development would have no adverse impact on neighbouring amenity.
- 6.6 The consultation response from Norwich City Council requested that the arrangements for the maintenance of the pontoon were considered as part of this application, so that the liability is clear. The applicant has confirmed that the structure would be maintained by the Broads Authority and this can be secured by planning condition.
- 6.7 The installation of a pontoon here as proposed will result in a reduction of the width of the river channel by a minimum of 1.5m, this being the width of the pontoon; when vessels are moored to the pontoon the reduction will be greater for the duration of that operation. New Mills is at the end of the Broads navigation, where passage upstream is obstructed by the pumping station and weir, and the river widens into a pool. Access by vessels is limited due to a number of low bridges through Norwich, and hire vessels are not in any case permitted beyond Bishop Bridge, so the river is in fact little used here. The width of the river here is around 26m so it is not considered that the installation and use of a pontoon will have an adverse impact on the navigation.

7 Conclusion

- 7.1 The proposed installation of a canoe launch pontoon would encourage the use of canoes on the River Wensum, which is to be welcomed, as well as achieving an aim set out in the River Wensum Strategy. The pontoon is considered to be of appropriate design for the area and it would not result in unacceptable impact on residential amenity. The proposed development would also satisfy the requirements of DP12 Access to Water. Consequently

the application is considered to be acceptable with regards to Policies DP4, DP12 and DP28 of the Development Plan Document.

8 Recommendation

Approve, subject to conditions:

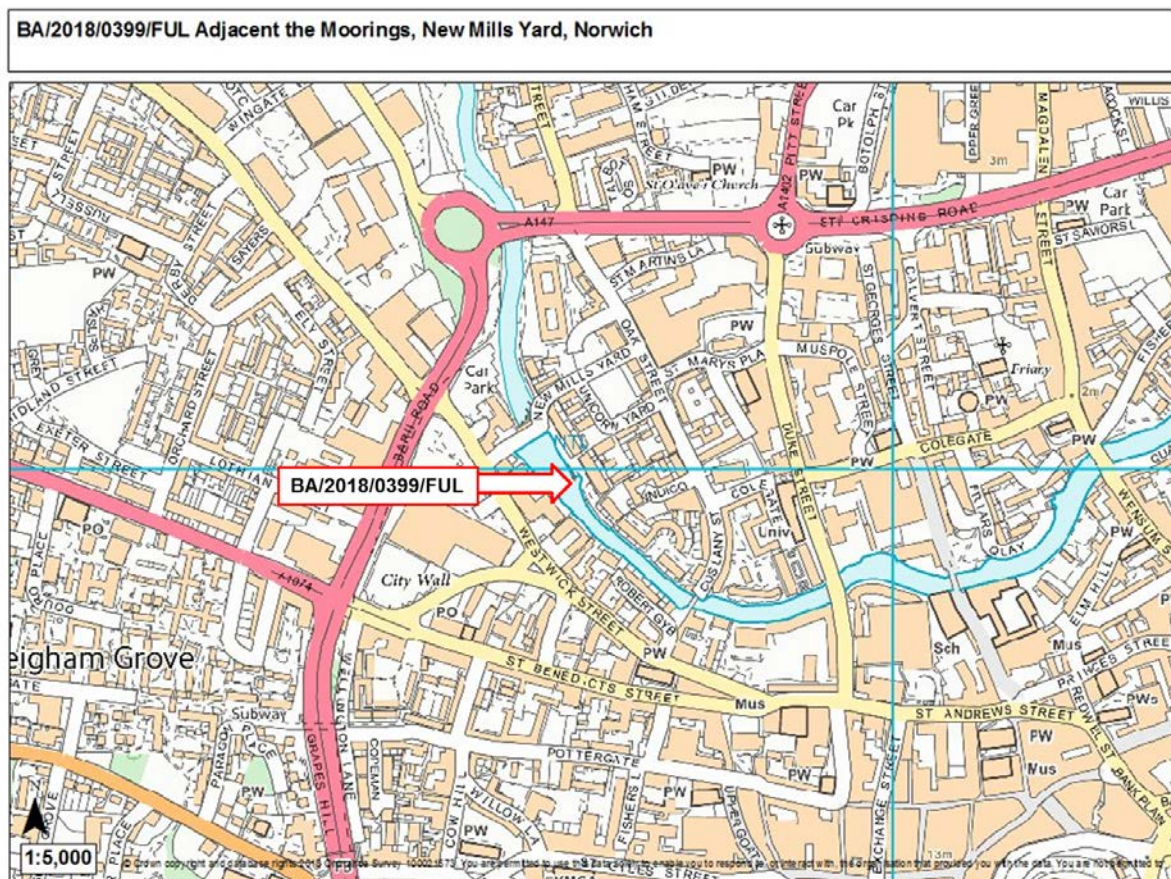
- (i) Time limit.
- (ii) In accordance with approved plans and supporting documents.
- (iii) Maintenance of structure by Broads Authority

9 Reason for recommendation

9.1 The proposal is considered to be in accordance with Policies DP4, DP12 and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

List of Appendices: Appendix A – Location Plan
Background papers: BA/2018/0399/FUL

Author: Calum Pollock
Date of Report: 22 November 2018



Enforcement Update
Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.

Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> • Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with • Planning Contravention Notice served • Negotiations underway • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance • Additional period of compliance extended to end of December 2015 • Compliance not achieved. Negotiations underway • Planning Application received 10 May 2016 and under

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required • Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL) • Further details under consideration. • Application approved and compliance to be monitored in autumn • In monitoring programme
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • If a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built. • Application deferred pending appeal decision. • Application refused 13 October 2017 • Appeal dismissed 9 January 2018, with compliance period varied to allow 6 months. • Compliance with Enforcement Notice required by 9 July 2018. • Site inspected on 21 February in respect of other

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> conditions. • Site monitoring on-going, with next compliance deadline 31 March 2018 • Site inspected 8 May 2018. Compliance underway in accordance with agreed timescales. Next monitoring scheduled for July 2018. • No further works undertaken, so non-compliance with Enforcement Notice • Operator given to 6 August 2018 to comply. Compliance not achieved. • Prosecution proceedings commenced. • Breach of Condition Notices issued on 30 August 2018 in respect of non-compliance with conditions 3, 4 and 5 of BA/2016/0444/FUL. • Provisional Court date 18 December 2018
<p>31 March 2017</p> <p>26 May 2017</p>	<p>Former Marina Keys, Great Yarmouth</p>	<p>Untidy land and buildings</p>	<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. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring • 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

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Planning application withdrawn and negotiations underway regarding re-submission
5 January 2018	Barnes Brinkcraft, Riverside Estate, Hoveton	Non-compliance with planning condition resulting in encroachment into navigation of moored vessels	<ul style="list-style-type: none"> • Authority given to negotiate solution • Meeting held 17 January and draft scheme to limit vessel length agreed in principle. Formal confirmation awaited. • Report to Navigation Committee on 22 February 2018 • Planning application required • Planning application in preparation • Planning Committee resolve to grant planning permission 14 September 2018 • Planning permission issued 14 November 2018
27 April 2018	Former Waterside Rooms, Station Road, Hoveton	Untidy land and building	<ul style="list-style-type: none"> • S215 Notices issued 28 August 2018 with compliance date of 28 October 2018 • S215 Notices complied with • Further works required and underway • Works completed and compliance with s215 achieved
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	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 Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files

Author: Cally Smith

Date of report 14 November 2018

Appendices: Nil

Consultation Documents Update and Proposed Responses
Report by Planning Policy Officer

Summary:	This report informs the Committee of the Officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.
Recommendation:	<ul style="list-style-type: none">• That the report be noted and the nature of the proposed response be endorsed.• In relation to submission of the Neighbourhood Plan, it is recommended that the Chief Executive in consultation with the Chair of the Authority and Chair of the Planning Committee is delegated to submit the Wroxham Neighbourhood Plan to independent examination on assessment of the comments received after the public consultation (publication) end, subject to no new issues being raised.

1. Introduction

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

2. Financial Implications

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 22 November 2018

Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received

Planning Policy Consultations Received

ORGANISATION:	Wroxham Parish Council
DOCUMENT:	Wroxham Neighbourhood Plan – Submission version
LINK	https://wroxhamplan.wordpress.com/about/
DUE DATE:	7 January 2019
STATUS:	Submission version – next stage is examination.
PROPOSED LEVEL:	Planning Committee endorsed
NOTES:	<p>This is the final stage of consultation before the Plan is examined. At the November Planning Committee, Planning Committee endorsed the Neighbourhood Plan for consultation. The comments below will form the Authority's response to the consultation.</p> <p>In relation to submission of the Neighbourhood Plan, it is recommended that the Chief Executive in consultation with the Chair of the Authority and Chair of the Planning Committee is delegated to submit the Wroxham Neighbourhood Plan to independent examination on assessment of the comments received after the public consultation (publication) end, subject to no new issues being raised.</p>
PROPOSED RESPONSE:	<p>Vision: 'special wildlife' could be added to the Vision for Wroxham 2038 in order to reflect and link to Objective 8. It would read as follows: 'Wroxham parish must remain a unique and beautiful waterside community. It will have a variety of good quality homes, improved community services, effective traffic management, and a range of businesses, developed in a way that are sensitive to its iconic location, <u>special wildlife</u> and the Conservation Area'.</p> <p>Page 8 – second paragraph says that the mean age of North Norfolk residents is comparable but older at 47.5 years... but that is younger than the mean age of Wroxham residents at 52 years. It is recommended that this paragraph is corrected to better reflect the situation.</p> <p>Page 10 – The revised NPPF has now been published and text could be amended to reflect this.</p> <p>Page 23 – where there is reference to flood risk, the Flood Risk SPD of the Broads Authority needs to be referenced: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/917844/Broads-Flood-Risk-SPD-Final-March-2017.pdf</p> <p>Page 24, footnote 11. The NPPF 2018 is now in place. To avoid confusion and to future proof the Neighbourhood Plan (and we acknowledge that submission of the Plan is within the transition arrangements of the 2018 NPPF) it is strongly recommended that 'small scale' definition is aligned with the definition of major development in the 2018</p>

	<p>NPPF. The policy would then perhaps be 9 or less as major development is defined as ten or more.</p> <p>Page 25 and Appendix B – there are no instructions to Development Management Officers about what to do with these design standards. There is no mention of them in HBE2. Should the design standards be included in the policy?</p> <p>HBE1:</p> <ul style="list-style-type: none"> • The requirement for residential development to not be holiday homes seems to be in conflict with some of our policies such as DP14, DP15, DP18, DP21 of the Development Management DPD (which are rolled forward and amended slightly in the emerging Local Plan). These policies say that tourism use is preferred and set tests for market residential in these areas. This is of concern to the Broads Authority. <p>HBE2:</p> <ul style="list-style-type: none"> • Our emerging Local Plan policy referred to lifetime homes, but Waveney Council pointed out that this has merged with the optional building regulations standard M4(2) which our emerging policy includes as a requirement. No particular request from the Broads Authority, just sharing that we will not refer to lifetime homes in the Local Plan. • Would ‘smaller retirement properties’ meet the government’s guidance on technical housing standards? Could this policy result in cramped design? Perhaps smaller needs to be better defined. Would the Neighbourhood Plan want to incorporate the guidance below (potentially for all residential development) https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard - to be taken into account this guidance needs to be adopted in plans. Criterion e might be better if worded smaller retirement properties designed <i>specifically</i> for downsizing. – This would make the second sentence more relevant. • How is it proposed to prevent the smaller homes being extended? – removal of PD rights would be required; we have mentioned this before. <p>HBE3:</p> <ul style="list-style-type: none"> • Would recommend amending to something like ‘<i>Have substantial <u>and diverse tree planting throughout, appropriate to the locality.</u></i>’ • (j) May benefit from being worded more positively. • Specify when Design and Access Statements are required as part of applications as this policy states where appropriate, and pre-ambule states that “the Conservation Area Appraisal should be referred to within all planning application regardless of the scale and location within Wroxham parish”. The PPG doesn’t require Design and Access Statements for all applications, and this policy seems to suggest this is required in all planning applications, even outside of the Conservation Area. • This policy does not have any mention of either future occupants’/or neighbours’ amenity being protected. This might seem implicit in dealing with housing,
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	<p>however an explicit policy, particularly linked to future occupant amenity, which can often be overlooked due to other considerations of residents etc already living in the area.</p> <ul style="list-style-type: none"> • Does the reference to holiday accommodation in first para conflict slightly with aspiration of HBE1? • Criterion c – will the preferred method of achieving additional development - “infilling” which is identified earlier in the document conflict with this? • Criterion f – should this read maintain “the” village character instead of “a” village character? • Criterion g is in part (if not wholly) achieved by the implementation of criteria c and d. <p>Page 26, last sentence of last paragraph. Not sure this is meant to be in the Neighbourhood Plan as worded as it seems a verbatim request from Norfolk County Council.</p> <p>HBE 4 - is the statement required in addition to a design and access statement and or Heritage statement?</p> <p>BUS1: The emerging Local Plan for the Broads will have a generic retail policy. North Norfolk Local Plan is likely to have a retail policy in their Local Plan that reflects evidence on retail. Broadland will probably have a retail policy in the emerging Greater Norwich Local Plan. Strongly recommend that this retail policy (BUS1) acknowledges the NPPF section on retail about town centre first as well as the potential for impact assessments and also potential for any locally set threshold of the impact assessment. How would a small scale hot-food proposal in line with the other criteria of the policy harm the character of the village?</p> <p>Page 33 – happy for the Neighbourhood Plan to quote our Local Plan in relation to live work units, but perhaps make the text more general. The text is taken from a policy about one specific development of live/work units that have all these things (like off road parking and moorings) – not all live/work units will be like that and by using that wording, it implies that all live/work units need to have all those things. Much of the quote can be used as it talks about the benefits of such uses, but a verbatim quote does not seem to make sense.</p> <p>Both policies BUS3 and ENV3 say that something will not be ‘encouraged’. This wording does not work in policies. Usually ‘will not be supported’ is used and has meaning in such policies. It is not clear how Development Management Officers can encourage or not encourage something. Using the word ‘support’ is a clearer direction. We have raised this before.</p> <p>BUS3:</p> <ul style="list-style-type: none"> • What is small scale? This needs to be explained so the Development Management Officers know how to apply the policy.
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- Where it says ‘Do not displace a potential residential or other business use’ how will that be judged as this test is not set out? It is not clear how Development Management Officers will be able to apply this part of the policy.
- Last bullet point – there is an and/or and this makes the intentions of the policy not clear. There is another policy relating to car parking so it is not clear why that is mentioned in the policy. How will a Development Management Officer apply this part of the policy? We have raised this before.
- Is the policy not slightly contradictory with the clear desire for residential over holiday expressed earlier in the document.

COM1:

- In addition to aesthetics, consideration needs to be better given to species diversity, wildlife benefit and ease of maintenance. We have raised this before.
- Is there scope to address objective 6 Walking and cycling into design of these gateways as well?

COM2: as part of the examination into the Local Plan, we have revised our wording in relation to PUBDM43: Visitor and community facilities and services. The changes we propose may be of relevance to the Wroxham Neighbourhood Plan. These are listed below. Please note that they are yet to be endorsed by the Planning Inspector. Note in particular the first one; our approach was a bit too permissive and we wonder if the Wroxham Neighbourhood Plan’s approach is too? See table at the end of this response.

Page 41 – there is reference to the impact on congestion of through traffic, but nothing about car trips originating from Wroxham. We have raised this before.

Page 42/TRA1 – we note the reference to support for a relief road, but that no firm proposals or alignment are suggested. We are not aware of a budget for this in the Highways Authority’s forward programme or any feasibility work having been recently undertaken, so note that this is likely to be an aspiration. This is likely to be a difficult project to deliver, particularly without having a significant and adverse impact on the character and quality of the area and the level of development required to fund it would be likely to be very substantial.

TRA1 a): Is a proposal for one dwelling to be required to produce a transport assessment? To what size scheme is this requirement relevant to?

TRA1 and TRA3 seem to not address objective 6 in a strong manner. TRA1d is quite weak as it uses ‘encourage’ whereas TRA3 uses the word ‘must’ and is a bit stronger. How do these two policies work together? There could be scope for Objective 6 to be part of Objective 5.

ENV2: We note that one incidence of ‘open space’ has been changed to ‘Local Green Space’ and reflects our initial comment, but the third part of the policy refers to open

space. Note that the Greater Norwich Local Plan will have reference to open space and the Broadland District Development Management DPD has policy on open space. Note that the Broads local Plan will have a policy on open space too. So what does this add to those policies? Also it may be lost and not used by Development Management Officers as it is under a policy called 'Local Green Space'. Is this part better to be in the design policy?

P46 add the suggested final paragraph to provide detail on what these designations mean to the reader: ' Within these areas the Broads National Park has a quarter of the UKs species of conservation priority, with otter, bats, kingfisher and marsh harrier all visible within the neighbourhood'.

P49 there is little evidence, or examples in this plan of how further development in Wroxham provides an opportunity to enhance biodiversity through the creation of ecological networks. Could this be expanded upon?

P49/50 The reference to two County Wildlife Sites makes it sound as if Norfolk Wildlife Trust is responsible for the management of these sites. Amend to say that the landowner is responsible.

ENV3: Bio-diversity policy could be expanded to include the examples (integrated nesting boxes within buildings, native hedge planting for boundaries, flower-rich meadow areas), and therefore be more similar to ENV6: Climate change. The policy does not really say anything as worded. We have raised this before.

ENV4 – confused by 'in addition to those identified in the Wroxham Conservation Area Character Statement' – are you saying there are other important views? For ease of use by Development Management Officers as well as to be clear in the intentions of the policy all important views need to be included rather than a reference to another document. We have raised this before. Defining these views is useful but the photos could do with being bigger to be easily understood.

Page 51 please amend the following so it is a better reflection of the situation. We have already requested this change but it has not been made. 'The Broads Authority has management plans to deal with invasive non- native species. Care should be taken that development does not contribute to the spread of these plants and animals.' To this suggested version: 'The Norfolk Non-Native Species Initiative, which include the Broads Authority, provide advice to landowners. It is the responsibility of landowners to prevent invasive non-native plants on their land from spreading into the wild and causing a nuisance. Care should be taken that development and associated use activities do not contribute to the spread of these plants and animals.'

Appendix B:







- point 4 typo: '5' after research.









	<p>Page 60 states in the character area 5 that Beech road terminates with views across privately owned meadows to the Broad - Is this correct?</p> <p>Page 61 character area 6 second bullet refers to “at the southern end” should “of the Avenue” be added here for clarity?</p> <p>Appendix C only describes what is there now. It does not state the kind of characteristics that are important to the area that should be protected or enhanced. It is not clear how Development Management Officers will use Appendix C. We have raised this before.</p> <p>The Authority requests again that the final plan has paragraph numbers and bullet points in policies are numbered. This document will be used by Development Management Officers and such referencing is important when decisions refer to policies. It is a simple formatting change with great benefits.</p> <p>The term ‘should’ is used throughout the plan. It is a weak word and the test or requirement to which it relates can be easily ignored as a result. Wording like ‘needs to’ or ‘must’ is much stronger. We have raised this before.</p> <p>We are aware that there are intentions to expand the cemetery but this is not mentioned in the Neighbourhood Plan and there is no policy relating to it such as an allocation. It is not clear why the cemetery extension site is not included in the Neighbourhood Plan.</p>
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Page No. (From Broads Local Plan Pre- Submission)	Policy/ Para. No. (From Broads Local Plan Pre- Submission)	Proposed Change to Local Plan	Reason for change
124	PUBDM43	<p>Applications for the change of use or redevelopment of an existing community, visitor or recreational facility or service that meets a local need or contributes to the network of facilities through the Broads will only be permitted where:</p> <p>a) It can be proven that there is no community need for the service/facility; or</p> <p>b) It can be demonstrated through a viability assessment that the current use is economically unviable. and</p> <p>c) Details of consultation with the community regarding the change of use of redevelopment are provided; and</p> <p>d) There is an equivalent facility available or one is made available prior to the commencement of redevelopment, to serve the same need in an equally accessible and convenient location.</p> <p><u>In all instances, details of consultation with the community regarding the change of use or redevelopment need to be provided.</u></p>	<i>Intended to make policy clearer. D removed as deemed too permissive and a and b allow change subject to no need and lack of viability being proven.</i>
125	PUBDM43 supporting text.	Furthermore, many of the employment generating businesses within the Broads serve visitors as well as the resident market, such as shops and pubs (<u>although pubs are not covered in this policy</u> , see policy PUBSSPUBS), and their loss can have a wider than local impact.	<i>To reflect Matter 8 e) by making the policy clearer. Note the propose formulation suggested in the response to Matter 8 e) has been amended in changes 153 & 154.</i>
126	PUBDM43 supporting text.	<p>Examples are:</p> <ul style="list-style-type: none"> Community facility – post offices, cemeteries (see policy PUBACL1 and PUBDM6), pubs (see policy PUBSSPUBS), libraries, village halls, shops, sports facilities (also see policies PUBDIT2 and PUBFLE1). <u>Please note that pubs are addressed in their own policy, PUBSSPUBS.</u> 	<i>To reflect Matter 8 e) by making the policy clearer. Note the propose formulation suggested in the response to Matter 8 e) has been amended in changes 153 & 154.</i>





ORGANISATION:	Greater Norwich Local Plan
DOCUMENT:	Greater Norwich Local Plan – extra sites consultation
LINK	<ul style="list-style-type: none"> • Introduction • Settlement Summaries and Sites • Broadland • Norwich • South Norfolk
DUE DATE:	5pm 14 December
STATUS:	Extra sites consultation – Regulation 18 consultation.
PROPOSED LEVEL:	Planning Committee endorsed
NOTES:	<p>The current consultation covers newly submitted sites, revisions to some of the sites already consulted on in January and small sites. Altogether, this comes to more than 200 sites.</p> <p>The sites in the tables at the end of this response are of particular interest. Click on the globe symbol to see the site on a map. Slick on the pdf symbol to find out more about the site.</p>
PROPOSED RESPONSE:	<p>See table that follows for sites that are near to or hard up to our border, a summary and the proposed comments. The globe symbol can be clicked on and this takes you to a map. More information can be found by clicking on the pdf symbol.</p> <p>A general comment that seeks to ensure that the Broads Authority are involved in producing policies relating to site allocations near to our border will also be submitted.</p>



These sites are close to our border...

Settlement	Links	Ref No.	Details	Assessment	Comments
Acle	 	GNLP0421R	Housing of approx. 150 units with open space	Site is 200m from Broads area with intervening development at Damgate, including residential and commercial, and no public views into site from Broads. Potential for run off from site would need to be managed, as site drains towards Broads. Potential to improve screening. Site has existing habitat corridors within and on its boundaries. The proximity to designated wildlife sites of international importance results in significant potential for biodiversity use and thus the need for protection and enhancement. Unlikely to impact adversely on Broads in terms of heritage.	No objection subject to satisfactory drainage and run off management and protection of existing and enhancement of habitat corridors to link to the nearby Broads habitats. Additionally consideration needs to be given to the provision of walking and cycling routes for residents to get to Acle and facilities/schools etc. there.
Acle	 	GNLP2139	Residential development (unspecified number) plus school extension	Site over 500m from Broads. Separated by roads and screened by intervening development. Linkage to and extension of Acle Land Trust wooded area to be planned within site layout. This will provide recreation and biodiversity opportunity. Unlikely to impact adversely on Broads in terms of heritage.	Opportunity to mitigate through planting and habitat corridor. Adequate green open space and green infrastructure should be designed into this scheme particularly pedestrian and cycle routes providing access to Acle and the rights of way network leading to Upton with Fishley.
Coltishall	 	GNLP2072	Residential development of 15 dwellings	Assessment: Site some distance from Broads, across Church Street and Church Close and screened from Broads area by existing development (mainly residential) and tree line to rear of Church Close. Within Conservation area and adjacent to a LB but in BDC's area, unlikely to impact adversely on Broads in	No comments

				terms of heritage.	
Reedham	 	GNLP2151	Residential development for 6 dwellings	Site is 150m from Broads area, but is infill plot within existing line of development. No visibility from public viewpoints Broads and views across locate site within existing building line. Unlikely to impact adversely on Broads in terms of heritage.	No comments
Rockland St Mary	 	GNLP2007	Residential development for 15+ dwellings	Site directly opposite Broads boundary, though separated by highway. Site would be extension to existing line of development and function as village extension. No significant new impacts on Broads, although development would consolidate and reinforce existing impacts. Screening and planting could mitigate this, but habitat corridor should be provided. Thought should be given to the design of the dwellings to achieve a positive extension to the built form of the village. Unlikely to impact adversely in terms of heritage.	No significant impact on Broads, so no objection, however effect of extension should be mitigated through planting and habitat corridor provided. Design – form, mass, scale and density will be an important consideration.
Woodbastwick	 	GNLP2180	Residential development of 5 dwellings	Site is 50m from Broads area, but separated by B1140 and existing development which provides screening. Unlikely to impact adversely on Broads in terms of heritage.	No comments
Wroxham	 	GNLP2135	Residential development of 100 dwellings	Site is extension to existing new development and remote from Broads, with no visibility from Broads area. Unlikely to impact adversely on Broads in terms of heritage. Suggest that pedestrian cycle access from Salhouse Road and along Salhouse Road should be provided	No comments

These sites are right up to our border

Settlement	Links	Ref No.	Details		
Brundall	 	GNLP2177	Residential development of 6 dwellings	Site adjacent to Broads boundary. Proposal would extend development behind existing line of development and up to Broads. Landscape is farmed and semi-rural to railway, beyond which a more typical Broads character develops. Extension and intensification of development up to Broads boundary to be resisted on grounds of encroachment, cumulative erosion of boundary character and impact on biodiversity, water flows and drainage. This development will extend the built form right up to the Broads boundary and into a landscape buffer between Brundall and the Broads. Not appropriate in design terms.	Objection
Norwich Riverside etc	 	GNLP2137	Mixed use development including residential, offices, increased leisure and recreational activities, hotels and retail	Site is adjacent to Broads boundary which is formed by the River Wensum here. The site is a major mixed use development dating from the 1980s, but which has a poor relationship with the river. There are opportunities here to improve the relationship and the public realm. Unlikely to impact in heritage term.	There are opportunities here to improve the relationship between the development, river and the public realm. Virtually the entire site has turned its back on the river and the public realm has suffered as a consequence. This could be enhanced significantly by working with the developer and the City Council. Opportunity for interpretation exists both of the river frontage and historic uses but also Kings street and the numerous listed Merchants houses and their relationship with the River.

Settlement	Links	Ref No.	Details		
Norwich	 	GNLP0409R	Residential-led mixed use development with some retail	<p>Site is adjacent to Broads boundary which is formed by the River Wensum here. This is a brownfield site which has previously been identified for comprehensive redevelopment, which has commenced in part. There are opportunities here for place making and improvements to the public realm, as well as reinforcing the character of the riverside. Design – form, mass, scale and density will be an important consideration. Unlikely to impact adversely on Broads in terms of heritage.</p>	<p>There are opportunities here for place making and improvements to the public realm, as well as reinforcing the character of the riverside. Again significant opportunities exist at this site to enhance the public realm. Particularly through provision of a riverside walk. Wwould also like to see open space at the riverside rather than having buildings constructed close to the bank. Would also like to see a feature made of the medieval city wall with open space in that area providing a link to Barrack Street.</p>

Oulton Neighbourhood Plan – amended neighbourhood plan boundary

Report by Planning Policy Officer

Summary:	Following parish boundary amendments in the Lowestoft, Oulton and Oulton Broad area, a change to the already agreed Oulton Neighbourhood Plan area was the subject of consultation, proposing that the amended Neighbourhood Plan boundary would be the same as the amended Parish Council boundary. Three comments were received: one of support and two from Statutory Organisations providing advice and guidance for the production of Neighbourhood Plans.
Recommendation:	It is recommended that Planning Committee endorse the amended boundary of the Oulton Neighbourhood Plan.

1 Introduction

- 1.1 The previous Oulton Neighbourhood Area boundary included areas outside of Oulton parish. Since that application was approved in 2015¹. Following recent boundary changes and the creation of Lowestoft Town Council, part of the previously approved Oulton Neighbourhood Plan area is now within Lowestoft parish and Lowestoft Town Council intends to create a Neighbourhood Plan for its entire parish. Therefore, Oulton Parish Council has resubmitted its Neighbourhood Area application to cover the recently amended Oulton parish only.
- 1.2 The new proposed area can be found here: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/1396087/Oulton-Neighbourhood-Area-Poster.pdf
- 1.3 Oulton Neighbourhood Plan webpage on the Broads Authority website is here: <http://www.broads-authority.gov.uk/planning/planning-policies/neighbourhood-planning/oulton>

2 Consultation

- 2.1 The consultation on the proposed amendment to the Neighbourhood Area ended on 23 November 2018. The following comments were received:

¹ Here is the original Planning Committee report: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/518430/Oulton-Neighbourhood-Plan.pdf

- a) **Natural England:** did not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. A generic response was provided containing advice relating to various considerations when producing a Neighbourhood Plan.
- b) **Lowestoft Town Council:** support the amended boundary saying 'Lowestoft Town Council would like to thank Oulton Parish Council for their co-operation with the resubmission of their Neighbourhood Area. The Town Council wishes them success with their Neighbourhood Plan'.
- c) **Historic England:** commented 'We would strongly recommend that, where the boundary of Oulton and Lowestoft's neighbourhood areas runs together, a consistent approach to the management of these areas is considered'. The rest of the response was similar to Natural England's in that it was a generic response with advice and guidance when producing a Neighbourhood Plan

3. Assessment and the Recommendation

- 3.1 One comment of support and two generic issue based comments were received. The proposed change in the boundary reflects amendments to parish boundaries in that area and the creation of the Town Council. It is recommended that Planning Committee endorse the amended boundary of the Oulton Neighbourhood Plan.

4 Financial Implications

- 4.1 To date the Planning Policy Officer has attended some meetings of the Neighbourhood Plan steering group. Waveney District Council has led on the consultation. Going forward, there could be some more involvement of the Broads Authority as well as the requirements set out in regulations.

Background papers: None
Author: Natalie Beal
Date of report: 26 November 2018
Appendices: None

Annual Monitoring Report 2017/18
Report by Planning Policy Officer

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

Recommendation: That the report be noted

1 Introduction

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

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 22 November 2018

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

Annual Planning Monitoring Report 2017-18

Broads Authority

November 2018



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

www.broads-authority.gov.uk

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

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

Cover photograph:

'Sunrise over River Yare' 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 2017 until 31st March 2018. The nature and purposes of local planning authority 'annual' monitoring reports has changed significantly as a result of new legislation. These reports are no longer submitted to Government, and are now just for the benefit of the planning authority and its public. National output indicators are no longer required to be reported.

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

The following documents were produced over this AMR period:

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

- **Pre-submission Local Plan consultation**

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

- **Monitoring Policies and Plans:**

See page 10 onwards for detail but some highlights are:

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

- **Monitoring Planning Permissions:**

Outline summary statistics are provided.

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

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

- **Monitoring Completions**
 - 10 dwellings completed.
 - 10 residential moorings completed.

- **Duty to Cooperate:** The Authority continued to liaise and undertake joint work with the other relevant bodies, and in particular with the neighbouring local and county authorities, the Marine Management Organisation and other members of the UK national parks family. Norfolk Local Planning Authorities have produced a Norfolk Strategic Framework (NSF) to ensure that planning is undertaken strategically and the requirements of the Duty to Cooperate are met. Great Yarmouth Borough Council have agreed to accommodate the residual 39 dwellings arising from the Broads Authority.

- **Self Build:** The Self-Build Register had been in place since April 2016. The first base period for the register was from April 2016 to 30 October 2016 and in this period there were 49 people on the self-build register. The second base period was 31 October 2016 to 30 October 2017 and there were 60 people on the register. At the end of this AMR Period (which is the financial year), there were 139 people on the register. At the end of Base Period 3 (30 October 2018) there were 168 people on the register. Importantly the Broads Authority has an exemption from the duty to permit etc for base periods 2 and 3.

1. Introduction

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

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

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

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

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

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

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

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

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

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

2. Local Plan Preparation

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

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

A. Local Development Documents

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

B. Other Planning Policy Documents

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

C. Neighbourhood Plans

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

2.2. Local Development Scheme (LDS) Progress

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

2.3. Guides¹

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

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

Mooring design guide

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

Riverbank stabilisation guide

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

Biodiversity Enhancements guide

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

Waterside Bungalows and Chalets guide

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

Landscaping strategy guide

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

2.4. Local Plan Progress

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

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

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

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

Strategic Flood Risk Assessments (2017)

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

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

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

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

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

Equalities Impact Assessment (2017)

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

Sustainable Communities Strategies and Business Plans Assessment (2017)

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

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

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

Broads Plan and Local Plan Comparison (2017)

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

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

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

Residential Moorings Topic Paper (revised 2017)

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

Broads Authority Dark Skies Study (2016)

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

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

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

Local Green Space – assessment of nominations (revised 2017)

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

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

Local Plan and Adopted Neighbourhood Plans assessment (2017)

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

Renewable Energy Topic Paper (2016)

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

Local Infrastructure Report (2016)

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

Rural Enterprise Dwellings and PPS7 Topic Paper (2016)

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

Development Boundaries Topic Paper (2016)

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

Housing Topic Paper (revised 2017)

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

Duty to Cooperate Statement (2017)

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

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

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

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

Please find the report [here](#).

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

Indices of Multiple Deprivation topic paper (2016)

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

Settlement Study (2016, some revisions 2017)

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

Major hazards (2016)

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

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

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

Sequential Test (flood risk) (revised December 2017)

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

Retail Evidence Base

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

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

Thunder Lane Site Assessment, Thorpe St Andrew (2017)

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

Land at Tiedam Site Assessment, Stokesby (2017)

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

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

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

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

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

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

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

Economy Topic Paper (2017)

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

Settlement Fringe Topic Paper (2017)

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

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

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

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

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

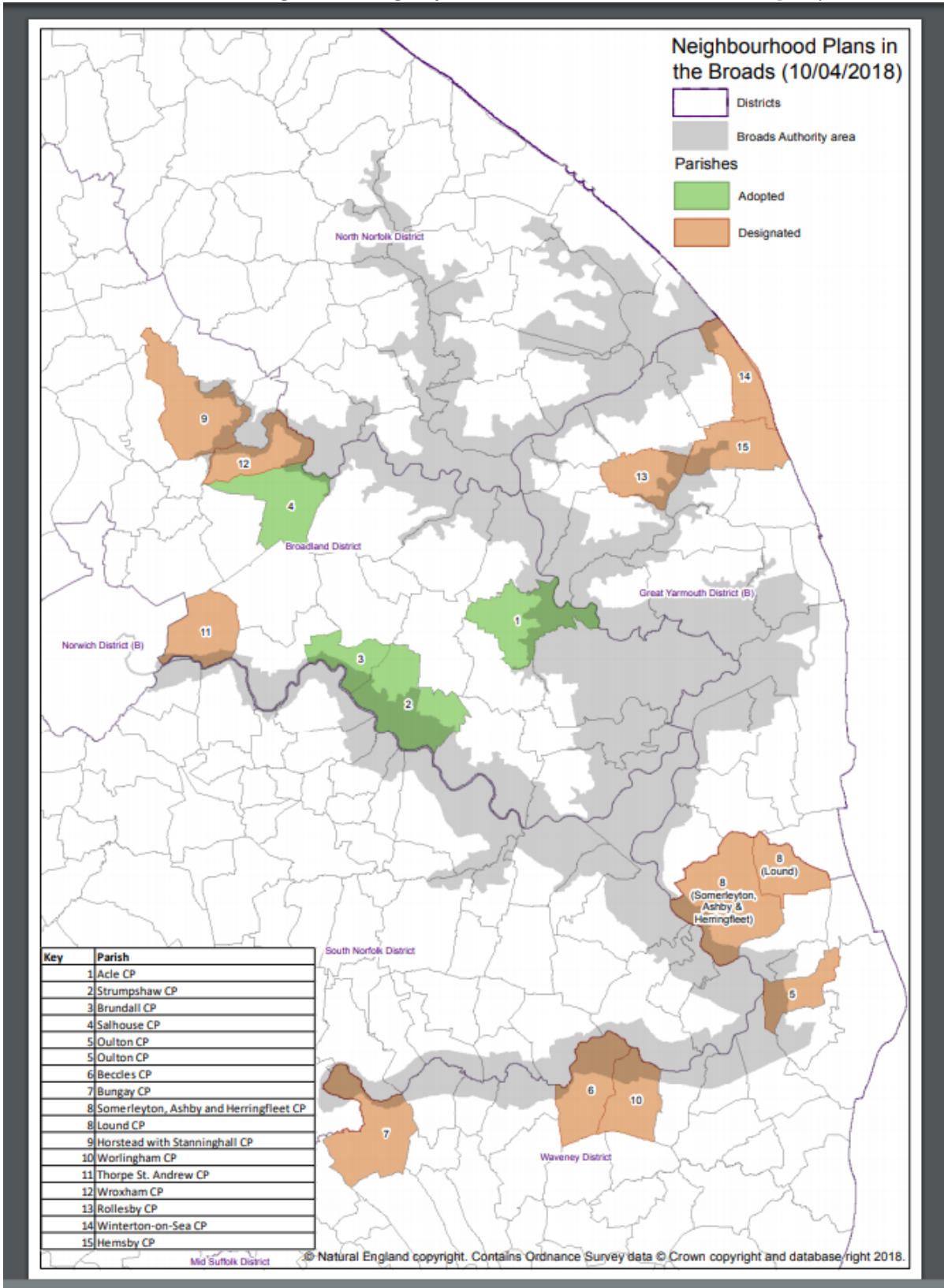
All the survey locations are internationally important wildlife sites, subject to strict national and international protections. An analysis of visitor patterns, including visitor numbers, access and use of such sites, can help inform how visitors impact on the landscape and the wildlife.

2.5. Neighbourhood Plans

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

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

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



3. Monitoring of Policies and Decisions

3.1 HOUSING TARGETS

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

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

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

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

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

3.3 APPEALS

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

3.4 PLANNING PERMISSIONS

Source: Broads Authority Planning Team

a) Renewable Energy

None

b) Town Centre Uses

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

c) Affordable Housing

Number of dwellings: zero

d) Employment Uses (floorspace)

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

e) Dwellings

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

Total dwellings permitted: 14

Total net dwellings: 10

Self-build: 3

Within Development Boundaries: 2 out of 14 = 14.29%

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

f) Replacement Permissions

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

g) Holiday Accommodation

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

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

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

3.5 COMPLETIONS

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

Source: Council monitoring officers and BA site visits.

3.6 Starter Homes

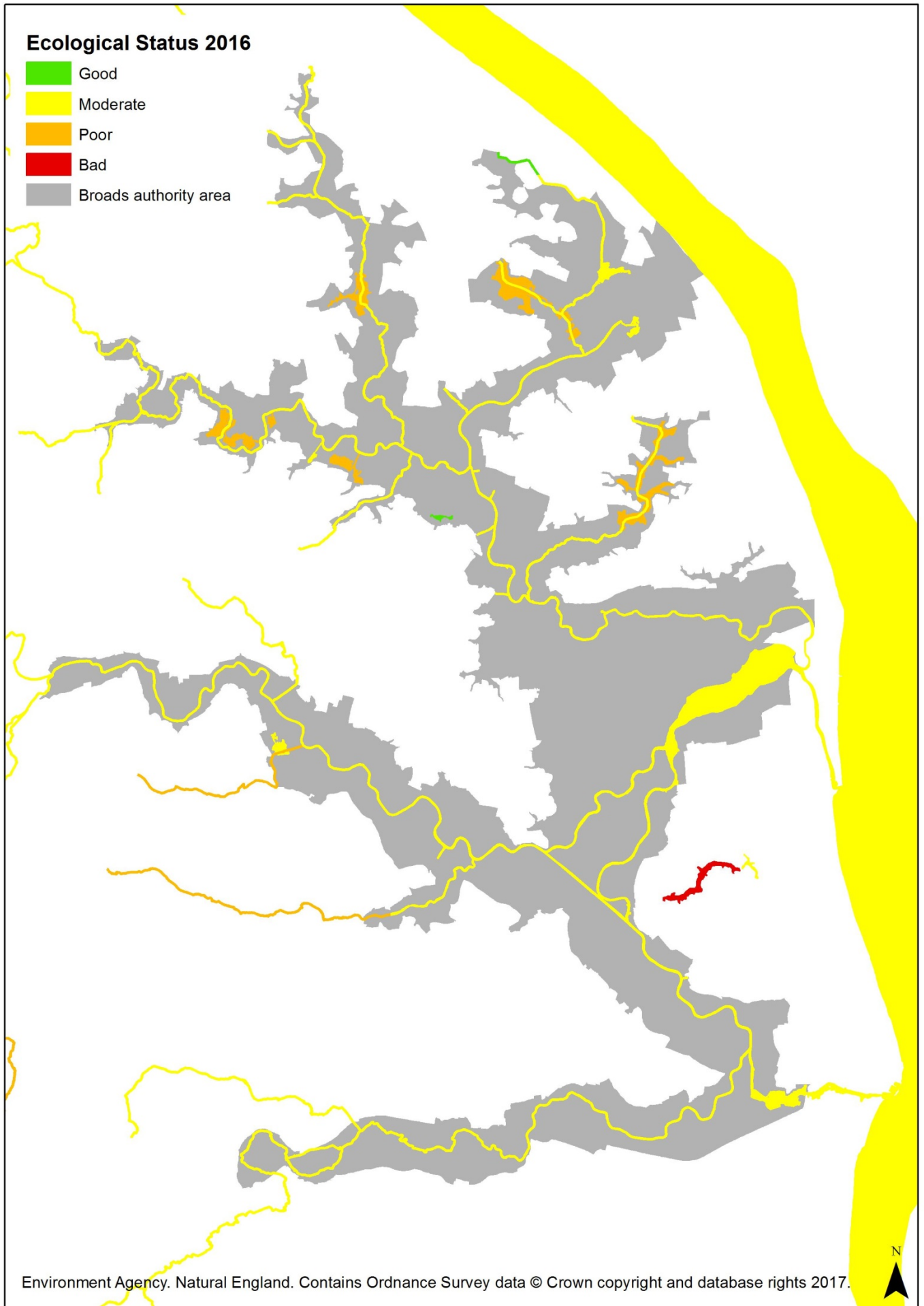
No starter homes have been delivered.

3.7 Moorings and DP16 moorings

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

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

- Water Quality – Ecological Status



b. SSSI Condition

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

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

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

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

c. Boat Usage

Source: Broads Authority Tolls Team.

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

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

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

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

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

e. Visitor statistics 2015

(Source: STEAM 2015/16)

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

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

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

g. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

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

h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

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

i. Indices of Multiple Deprivation

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

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

j. Crime Map

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

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

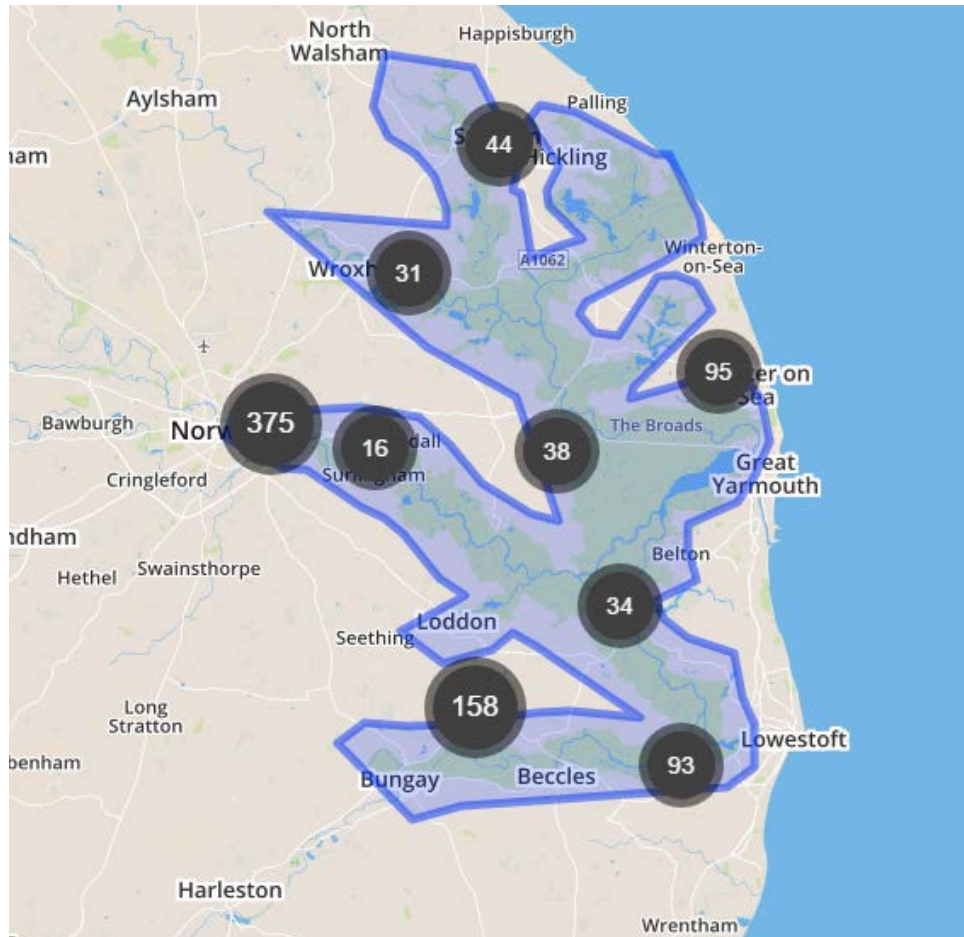
General overview of the Broads. All Crime.

All crime (884)

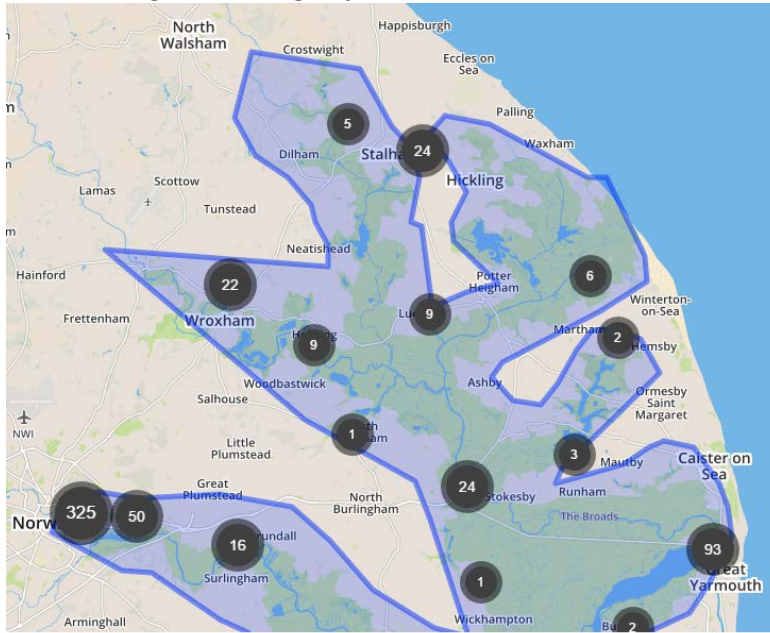
Crime types

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

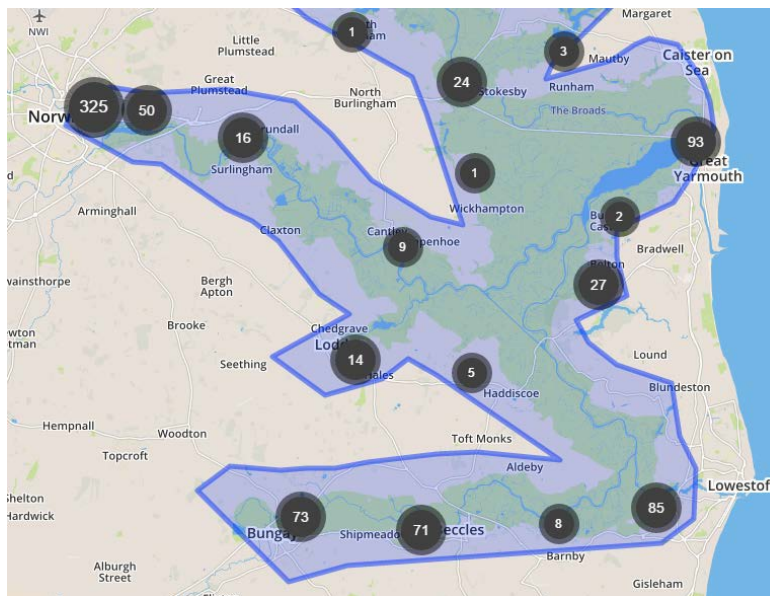
The following map shows the general distribution of these crimes around the Broads.



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



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



k. Amount of Planning Obligations

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

Status of S106 Agreements, 2000 – June 2018

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

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

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

4 Duty to Cooperate

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

5 Potential residential dwelling development over the coming five years

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

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

6 Self Build

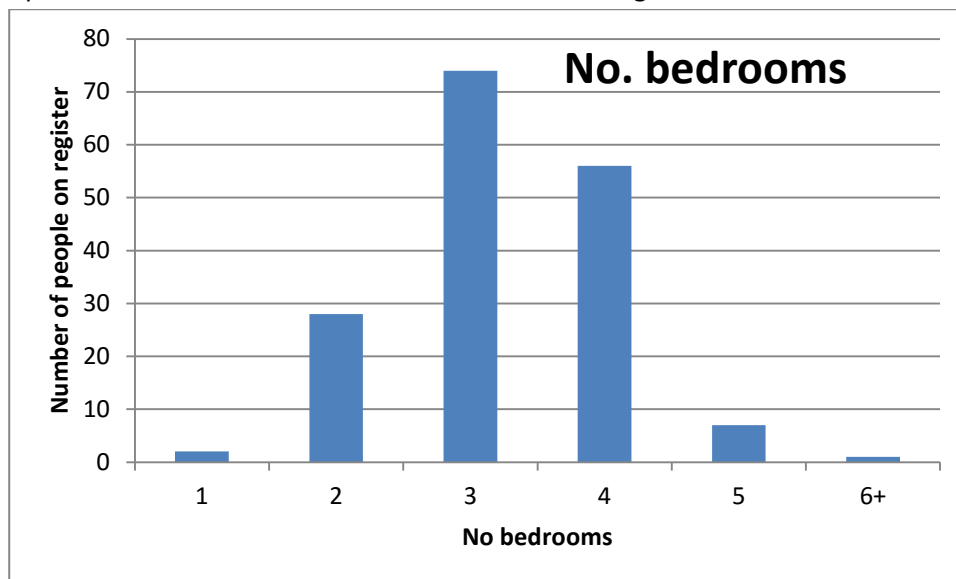
6.1 Introduction

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

6.2 Headline data

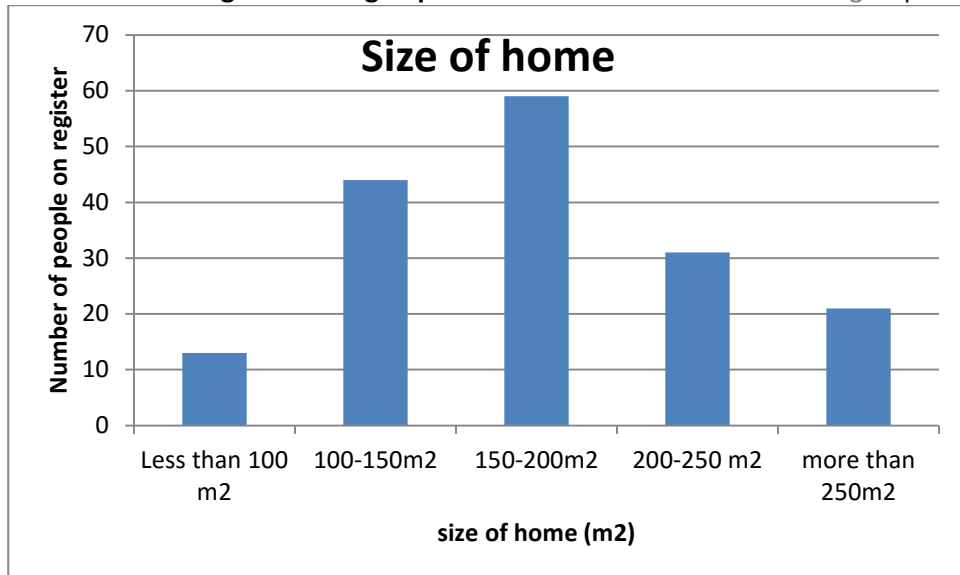
Here is the headline data:

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



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

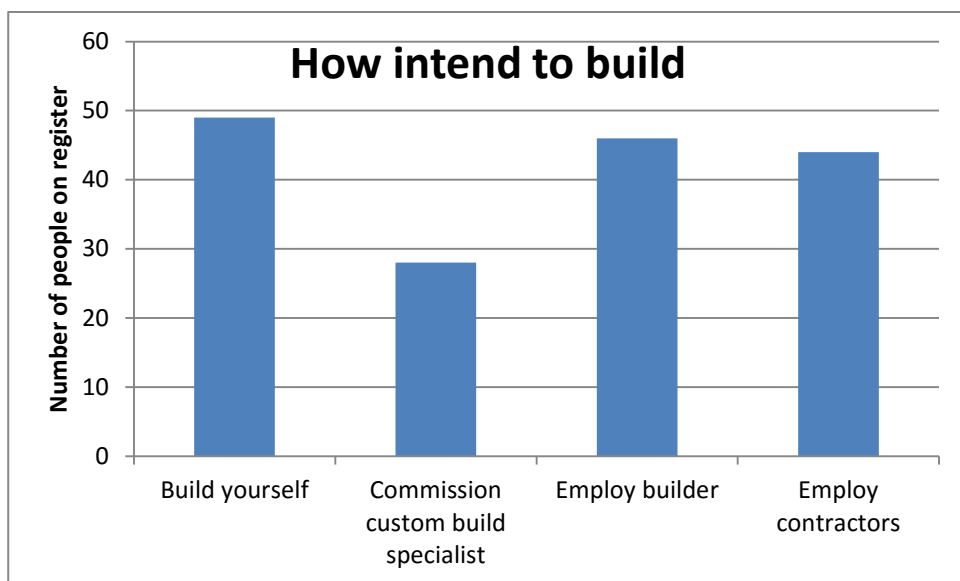
² Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility criteria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



- Turning to the plot size:

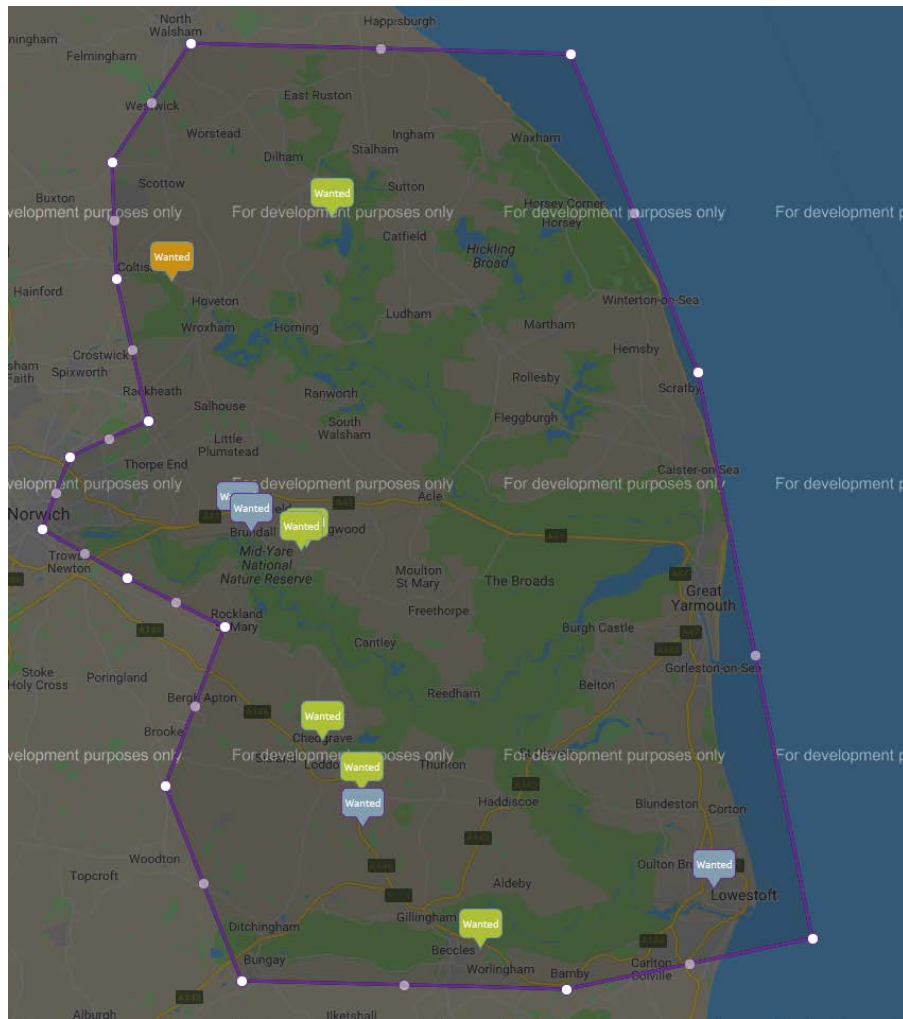


- How people wish to build their home:



6.3 Other sources of data

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



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

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

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

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

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

6.5 Meeting the demand of Base Period 1

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

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

7 **Brownfield Register**

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

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

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

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

The NPPG says⁴:

Paragraph: 030 Reference ID: 57-030-20170728

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

Paragraph: 031 Reference ID: 57-031-20170728

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

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

i. Land availability

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

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

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

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

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

In terms of deliverability, the NPPS states that: *'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

The following assumptions have been taken to measure land availability:

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

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

- Allocations in the emerging Local Plan

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

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

- Extant planning permissions

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

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

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

- Completions in base period 1, 2 and 3.

2016/2017 monitoring period – 3

2017/2018 monitoring period – 3

- Total land availability

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

ii. Demand from the Register

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

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

iii. Demand and land availability calculation

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

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

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

Confirmation of Tree Preservation Orders
Report by Historic Environment Manager

Summary:	<p>The identification of trees worthy of preservation and their protection by means of a Tree Preservation Order (TPO) is an ongoing process. The Broads Authority has delegated its TPO obligations to the Planning Committee.</p> <p>Since the beginning of August 2018 officers have issued 2 new TPOs. A consultation was carried out following the orders being served, and it is recommended that the new TPOs are confirmed.</p>
Recommendation:	<p>That the Planning Committee confirm the two new TPOs that have been issued.</p>

1 Introduction

- 1.1 The power to make a Tree Preservation Order is contained in The Town and Country (Tree Preservation) (England) Regulations 2012. This specifies that a Local Planning Authority (LPA) may serve a TPO on tree(s), which are considered to be of amenity value and are under threat, subject to the tree(s) meeting the criteria set out in the Regulations. As part of its obligation as an LPA, the Broads Authority is required to serve TPOs as necessary.
- 1.2 Under the legislation, all TPOs require formal confirmation by the LPA before they finally come into force.
- 1.3 The Broads Authority's scheme of delegation requires that all new and any amendments to existing TPOs will be determined and confirmed by the Planning Committee.

2 Tree Preservation Order Procedure

- 2.1 The Broads Authority has a statutory obligation to protect trees worthy of preservation by means of TPOs. There are national criteria set out against which a tree should be assessed in order to determine whether it is worthy of preservation. When trees are considered potentially worthy of protection, they will be assessed against the prescribed criteria and if the tree meets these criteria then a provisional TPO will be served.
- 2.2 The provisional TPO requires confirmation by the LPA within 6 months of being served; if it is not formally confirmed it will lapse.

- 2.3 After a provisional order has been served there is an opportunity for interested parties to comment on, or object to the new order prior to confirmation and also to appeal against the confirmation.
- 2.4 Should an objection be lodged against the serving of a TPO, the Authority's procedure is that a Planning Committee site visit will be undertaken, during which the objection will be assessed.
- 2.5 The Authority's procedure also requires that each TPO will be brought before the Planning Committee for decision as regards confirmation, irrespective of whether or not there has been an objection.
- 2.6 Once confirmed a TPO remains in place in perpetuity unless expressly revoked. The confirmation of a TPO will not necessarily prevent the owner of the tree from carrying out appropriate works to that tree, but means instead that the works need approval from the LPA.

3 Application for consent to carry out works to protected trees

- 3.1 At present, any application to carry out the work to protected trees (either trees which are the subject of a TPO or trees within a Conservation Area) is submitted on a standard form setting out reasons for the application and including any justification / reports from relevant experts.
- 3.2 The application is then assessed by the Broads Authority's arboricultural consultant, and as long as the work is deemed to constitute sound arboricultural practice it can proceed. Work that is deemed unnecessary or considered to damage the amenity value of the tree will generally be resisted. If the tree is dead, dying or dangerous then the appropriate measures will be permitted including if necessary the felling of the tree. In this instance replacement planting will often be required.
- 3.3 It is not the intention to issue a TPO on every tree in the Broads Authority area which is of some value. There are strict criteria to be met before a tree is considered worthy of a TPO. The purpose is to ensure that those trees which contribute most significantly to the landscape and character of the area are protected in order to maintain that character.

4 Orders issued since August 2018

- 4.1 In August 2018 officers served 2 provisional TPOs to protect trees considered to be under threat. These were as follows:
 - BA/2018/0020/TPO at Little Barn, Low Road, Shipmeadow, Suffolk; and
 - BA/2018/0021/TPO at The Old Vicarage, Horning Road, Hoveton St John, Norfolk.
- 4.2 The provisional orders were served as the trees were considered to be under threat and were assessed as being of high amenity value.

- 4.3 In the case of BA/2018/0020/TPO (Little Barn, Low Road Shipmeadow), inappropriate work was being carried to the trees. This was reported to the Authority.
- 4.4 In the case of BA/2018/0021/TPO a potential threat from development was identified as part of the planning pre-application process.
- 4.5 Both provisional orders were subsequently served on the recommendation of the Broads Authority arboricultural consultant, following assessment against the prescribed criteria within the legislation.
- 4.6 The Authority served BA/2018/0020/TPO on the 2nd August 2018 and BA/2018/0021/TPO on the 15th August 2018. These new orders then became provisional orders.
- 4.7 The process of service comprised placing a notice on or near the trees as well as writing to the owner advising them of the serving of the Order. Neighbouring properties and Parish Councils were also notified. Under the relevant legislation owners have a 6 week period to lodge any objection to the provisional order.

5 Consultation and confirmation

- 5.1 During the consultation period no objections were received to either of the provisional TPOs.
- 5.2 In the case of BA/2018/0020/TPO at Shipmeadow, one representation was received commenting that the trees had been subject to recent work. This comment referred to the work which had prompted the serving of the provisional Order.
- 5.3 As no objections were received it is recommended that both BA/2018/0020/TPO and BA/2018/0021/TPO be confirmed. Details of the Orders and the trees they protect is attached at Appendix 1.

6 Financial implications

- 6.1 A major review of all existing TPOs was completed in 2016. These 2 new Orders result from the identification of a threat to unprotected trees worthy of preservation. There is a minor financial implication in terms of officer time committed to issuing of the new TPOs if confirmed and in the monitoring and administration of them.
- 6.2 Given the Broads Authority's responsibility for protecting the special character of the area and preserving trees worthy of protection, it is considered that the modest financial implication is justified.
- 6.3 The Broads Authority has an existing annual budget of £30,000 for the provision of Arboricultural and Historic Building advice.

7 Conclusion

- 7.1 The Broads Authority has a duty to identify trees that are of amenity value and are at risk, and if the trees meet the necessary criteria protect them by means of a Tree Preservation Order.
- 7.2 It is considered that the trees identified within the provisional orders at Appendix One meet the strict criteria contained in the statutory guidance regarding amenity and conservation value.
- 7.3 No objections have been received within the statutory period in the case of BA/2018/0020/TPO and BA/2018/0021/TPO.

8 Recommendation

- 8.1 It is recommended that Members confirm the provisional TPOs BA/2018/0020/TPO and BA/2018/0021/TPO.

Appendices: Appendix A – List of Tree Preservation Orders for confirmation

Background Papers: Nil

Author: Ben Hogg

Date of Report: 23 November 2018

List of Tree Preservation Orders for confirmation

BA 2018/0020/TPO

Little Barn, Low Road, Shipmeadow, Suffolk: Area Order covering 10 Beech and 1 Elm.

BA 2018/0021/TPO

The Old Vicarage, Horning Road, Hoveton St John, Norfolk: Area Order covering mixed species including Ash, Beech, Bay, Copper Beech, Cedar, Lawson Cypress, Leyland Cypress, Lime Laurel, Norway Spruce, Oak, Scots Pine, Sycamore.

Appeals to the Secretary of State: Update
Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the Authority since 1 June 2018.

Recommendation: That the report be noted.

1 Introduction

1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since June 2018.

2 Financial Implications

2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report: 21 November 2018

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since June 2018

APPENDIX 1

Schedule of Appeals to the Secretary of State received since 1 June 2018

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
19-11-18	APP/E9505/W/18/3204127 BA/2017/1030/OUT BA/2017/0487/COND Hedera House The Street THURNE NR29 3AP Mr Richard Delf	Appeal against grant of Planning Permission with Conditions	Committee Decision on 18 August 2017/ 2 March 2018 Notification letter and Questionnaire by 26-11-18 Statement of Case by 24-12-18

Decisions made by Officers under Delegated Powers
Report by Head of Planning

**Broads Authority
Planning Committee
7 December 2018**

Agenda Item No.15

Summary:	This report sets out the delegated decisions made by officers on planning applications from 26 October 2018 to 22 November 2018
Recommendation:	That the report be noted.

Application	Site	Applicant	Proposal	Decision
Bramerton Parish Council				
BA/2018/0022/HOUSEH	High Cree Woods End Bramerton NR14 7ED	Mr Stephen Tring	Extension to bungalow to provide first floor accommodation over part of existing building. Single storey extension. Changes to windows and external materials. Alterations to garage to form home office space.	Approve Subject to Conditions
Burgh Castle Parish Council				
BA/2017/0227/FUL	The Lodge Church Farm Church Road Burgh Castle Norfolk NR31 9QG	Mr Michael Christophi	Replacement dwelling.	Approve Subject to Conditions
Burgh St Peter/ Wheatacre Parish Council				
BA/2018/0345/FUL	Land Adjacent To Hollow Farm Burgh Road Burgh St Peter NR34 0AD	Mr Sean Malloy	Retrospective change of use of agricultural land to stables & menage	Approve Subject to Conditions
Neatishead Parish Council -				
BA/2018/0419/NONMAT	The Moorings Irstead Road Neatishead Norfolk NR12 8BJ	Mr Simon Clayton	Small adjustment to extension roof to simplify structural alterations. Small adjustment of roof lights & side elevation windows position, non-material amendment to permission BA/2017/0161/HOUSEH.	Approve

Application	Site	Applicant	Proposal	Decision
Oulton Broad Parish Council -				
BA/2018/0434/NONMAT	North Landing Borrow Road Lowestoft Suffolk NR32 3PW	Mr & Mrs P Roper	Altered window design; 4 panes instead of 6, non-material amendment to previous permission BA/2017/0493/HOUSEH	Approve
Potter Heigham Parish Council				
BA/2018/0331/ADV	Lathams Bridge Road Potter Heigham Norfolk NR29 5JE	Mr Paul Lemmon	2 replacement monolith totem signs.	Approve Subject to Conditions
Reedham Parish Council				
BA/2018/0356/CU	Reedham Post Office 42 Riverside Reedham Norwich Norfolk NR13 3TE	Mrs Julia Connelly	Change of use to part time post office and full time tea room.	Approve Subject to Conditions
Repps With Bastwick Parish Council				
BA/2018/0379/APPCON	Lakehurst Staithe Road Repps Repps With Bastwick Norfolk NR29 5JU	Mr Peter Trigg-Dudley	Details of: Condition 3: Materials of permission BA/2017/0183/HOUSEH.	Approve
BA/2018/0299/FUL	Norada Pub And Restaurant Bridge Road Potter Heigham Norfolk NR29 5JD	Mr Constantinos Mantilaris	Constructing a roof terrace and building a children's outdoor play area	Approve Subject to Conditions
Stalham Town Council				
BA/2018/0340/FUL	The Staithe Stalham Norfolk	Susan Wellerd	New quay heading	Approve Subject to Conditions
Thorpe St Andrew Town Council				
BA/2018/0210/OUT	Oakland Marine Ltd Griffin Lane Thorpe St Andrew Norwich NR7 0SL	Mr A Tomlin	Outline application for alterations to existing boatyard to include new moorings, quay heading, footbridge, new boat workshop and storage.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Wroxham Parish Council -				
BA/2018/0270/HOUSEH	Sheerwater Beech Road Wroxham Norwich NR12 8TP	Mr Barrett	Replacement boatshed	Approve Subject to Conditions
BA/2018/0226/HOUSEH	Mallards Beech Road Wroxham Norwich NR12 8TP	Mr Tony Clegg	Installation of erosion protection. Replacement of existing quay heading.	Approve Subject to Conditions

**Circular 28/83: Publication by Local Authorities of Information about the
Handling of Planning Applications**
Report by Head of Planning

Summary: This report sets out the development control statistics for the quarter ending 30 September 2018.

1. Development Control Statistics

1.1 The development control statistics for the quarter ending 30 September 2018 are summarised in the table below.

Table 1:

Total number of applications determined	40						
Number of delegated decisions	37 [92.5%]						
Type of decision	Numbers granted				Numbers refused		
	40 (100%)				0 (0%)		
Speed of decision	Under 8 wks	8-13 wks	13-16 wks	16-26 wks	26-52 wks	Over 52 wks	Agreed Extension
	29 (72.5%)	3 (7.5%)	2 (5.0%)	1 (2.5%)	1 (2.5%)	0 (0%)	4 (10.0%)
Number of Enforcement Notices	0						
Consultations received from Neighbouring Authorities	15						

Table 2: National Performance Indicators

	BV 109	The percentage of planning applications determined in line with development control targets to determine planning applications.		
National Target	60% of Major applications in 13 weeks (or within agreed extension of time)	65% of Minor* applications in 8 weeks (or within agreed extension of time)	80% of other applications in 8 weeks (or within agreed extension of time)	
	<i>Majors refers to any application for development where the site area is over 1000m²</i>	<i>*Minor refers to any application for development where the site area is under 1000m² (not including Household/ Listed Buildings/Changes of Use etc)</i>	<i>Other refer to all other applications types</i>	
Actual	2 applications received 2 determined in 13 weeks (or within agreed extension of time) (100%)	16 applications received. 11 determined in 8 weeks (or within agreed extension of time) (68.8%)	22 applications received. 20 determined in 8 weeks (or within agreed extension of time) (90.9%)	

Development Control Statistics provided by Broads Authority using IDOX Uniform Electronic Planning System.

Author: Thomas Carter
 Date of Report: 28 November 2018
 Appendices: Appendix 1 – PS1 Returns
 Appendix 2 – PS2 Returns

PS1 Returns:

1.1	On hand at beginning of quarter	30
1.2	Received during quarter	65
1.3	Withdrawn, called in or turned away during quarter	1
1.4	On hand at end of quarter	54
2.	Number of planning applications determined during quarter	40
3.	Number of delegated decisions	37
4.	Number of statutory Environmental Statements received with planning applications	1
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	0
7.5	Number of breach of conditions notices served	1
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

PS2 Returns

Type of Development	Total Decisions			Total Decisions Time from application to decision						Within Agreed Extension of Time
	Total	Granted	Refused	Not more than 8 wks	More than 8 wks but not more than 13 wks	More than 13 wks and up to 16 wks	More than 16 wks and up to 26 wks	More than 26 wks and up to 52 wks	More than 52 wks	
Major										
Dwellings	0	0	0	0	0	0	0	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	1	1	0	0	0	0	0	0	0	1
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	0	1
Minor										
Dwellings	3	3	0	2	1	0	0	0	0	0
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General 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 Minor Developments	13	13	0	9	2	0	1	1	0	0
Others										
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	1	1	0	0	0	1	0	0	0	0
Householder Developments	19	19	0	16	0	1	0	0	0	2
Advertisements	1	1	0	1	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	0
Notifications	0	0	0	0	0	0	0	0	0	0
TOTAL	40	40	0	29	3	2	1	1	0	4
Percentage (%)		100.0%	0.0%	72.5%	7.5%	5.0%	2.5%	2.5%	0%	10.0%

Please Note – 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 column above.

Development Control Statistics provided by Broads Authority using IDOX Uniform Electronic Planning System.