

# Planning Committee

08 November 2019

Agenda item number 12

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

Report by Planning Policy Officer

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### Summary

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

### Recommendation

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

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## 1. Introduction

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

## 2. 5-year land supply statement

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

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

### 3. Self-build exemption

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

Author: Natalie Beal

Date of report: 31 October 2019

Appendix 1 – Annual Monitoring Report 2018/19

# Annual Planning Monitoring Report 2018-19

Broads Authority  
November 2019



Yare House  
62-64 Thorpe Road  
Norwich NR1 1RY  
Tel 01603 610734  
Email: [planningpolicy@broads-authority.gov.uk](mailto:planningpolicy@broads-authority.gov.uk)  
[www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

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

[www.broads-authority.gov.uk](http://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](mailto:planningpolicy@broads-authority.gov.uk).**

#### Cover photograph:

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## **Executive Summary**

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

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

The following documents were produced over this AMR period:

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

- **Local Plan**

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

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

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

- **Monitoring Policies and Plans:**

See page 10 onwards for detail but some highlights are:

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

- **Monitoring Planning Permissions:**

Outline summary statistics are provided.

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

- **Monitoring Completions**

- 1 net new dwelling completed.

- **Duty to Cooperate:** The Authority continued to liaise and undertake joint work with the other relevant bodies, and in particular with the neighbouring local and county authorities, the Marine Management Organisation and other members of the UK national parks family. Norfolk Local Planning Authorities have produced a Norfolk Strategic Framework (NSF) to ensure that planning is undertaken strategically and the requirements of the Duty to Cooperate are met. Great Yarmouth Borough Council have agreed to accommodate the residual dwellings arising from the Broads Authority.
- **Self-Build:** The Self-Build Register had been in place since April 2016. The Self-Build Register is made up of the following numbers of people:
  - Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.
  - Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
  - Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
  - Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.

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

## 1. Introduction

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

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

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

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

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

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

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

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

**December 2018** Draft Environment Bill published.

**February 2019** Revised NPPF published.

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

## 2. Local Plan Preparation

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

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

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

### 2.2. Local Development Scheme (LDS) Progress

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

### 2.3. Guides<sup>1</sup>

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

#### **Mooring design guide**

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

#### **Riverbank stabilisation guide**

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

#### **Biodiversity Enhancements guide**

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

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



### **Waterside Bungalows and Chalets guide**

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

### **Landscaping strategy guide**

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

#### **2.4. Local Plan Progress**

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

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

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

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

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

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

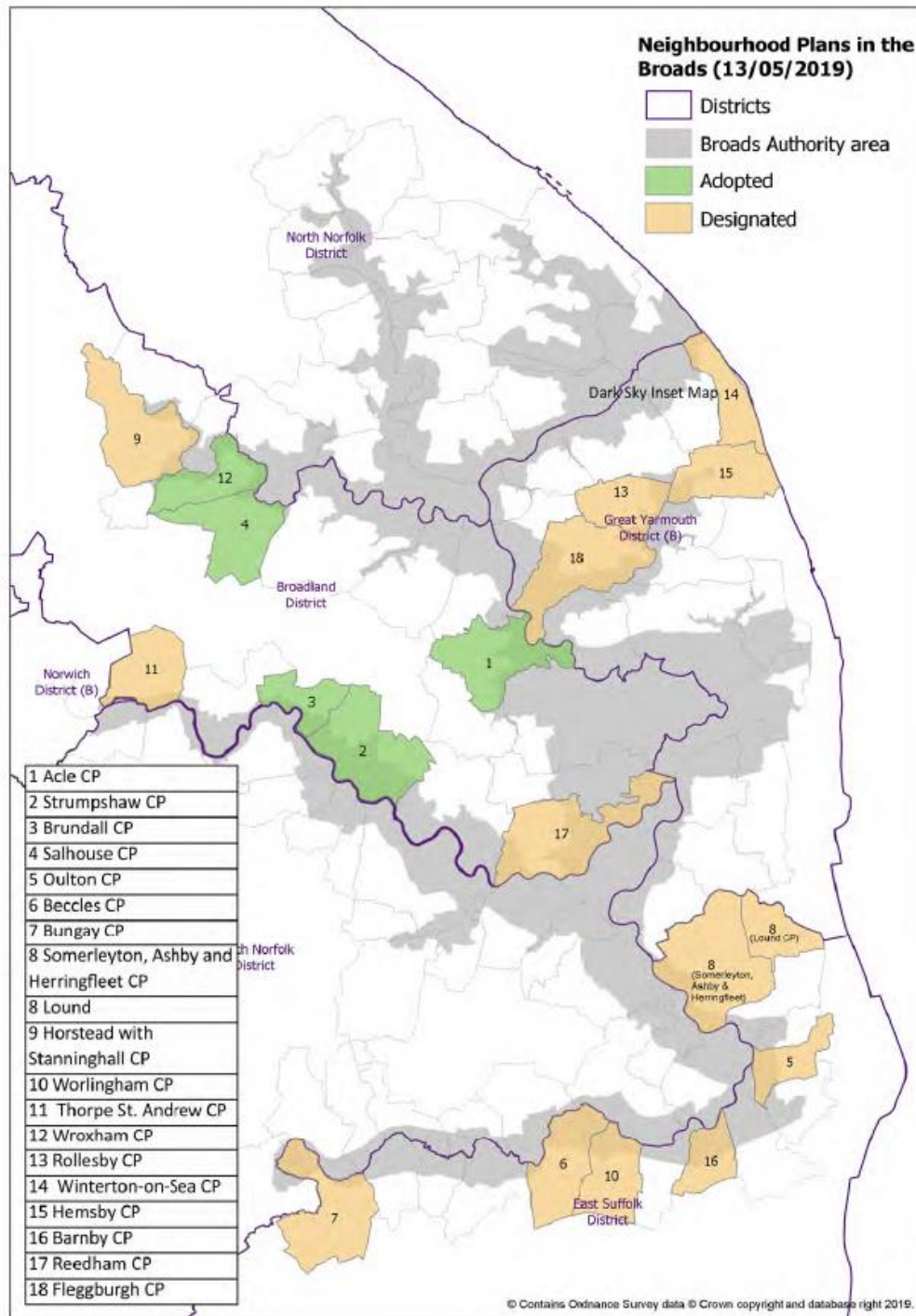
#### **2.5. Neighbourhood Plans**

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

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

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

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



### 3. Monitoring of Policies and Decisions

#### 3.1 HOUSING TARGETS

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

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

Applications*	Totals
Total number submitted	265
Validated applications	238
Approved applications	215
Refused applications	10
Withdrawn applications	15
* These totals do not include any Non-Material Amendments, Applications for Approval of Details Reserved by Condition, Neighbour LPA Consultations/County Matter consultations, Screening/Scoping opinions or Pre-Apps.	

Approval rate (as a percentage of validated applications) is **90.3%**

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

#### 3.2 APPEALS

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

#### 3.3 PLANNING PERMISSIONS

Source: Broads Authority Planning Team

a) Renewable Energy  
None

b) Town Centre Uses  
None

c) Affordable Housing  
Number of dwellings: zero

d) Employment Uses (floorspace)

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

e) Dwellings

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

Total dwellings permitted: 8

Total net new dwellings: 7

Self-build: 0

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

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

f) Replacement Permissions

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

g) Holiday Accommodation

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

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

**3.4 COMPLETIONS**

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

Source: Council monitoring officers and BA site visits.

**3.5 Starter Homes**

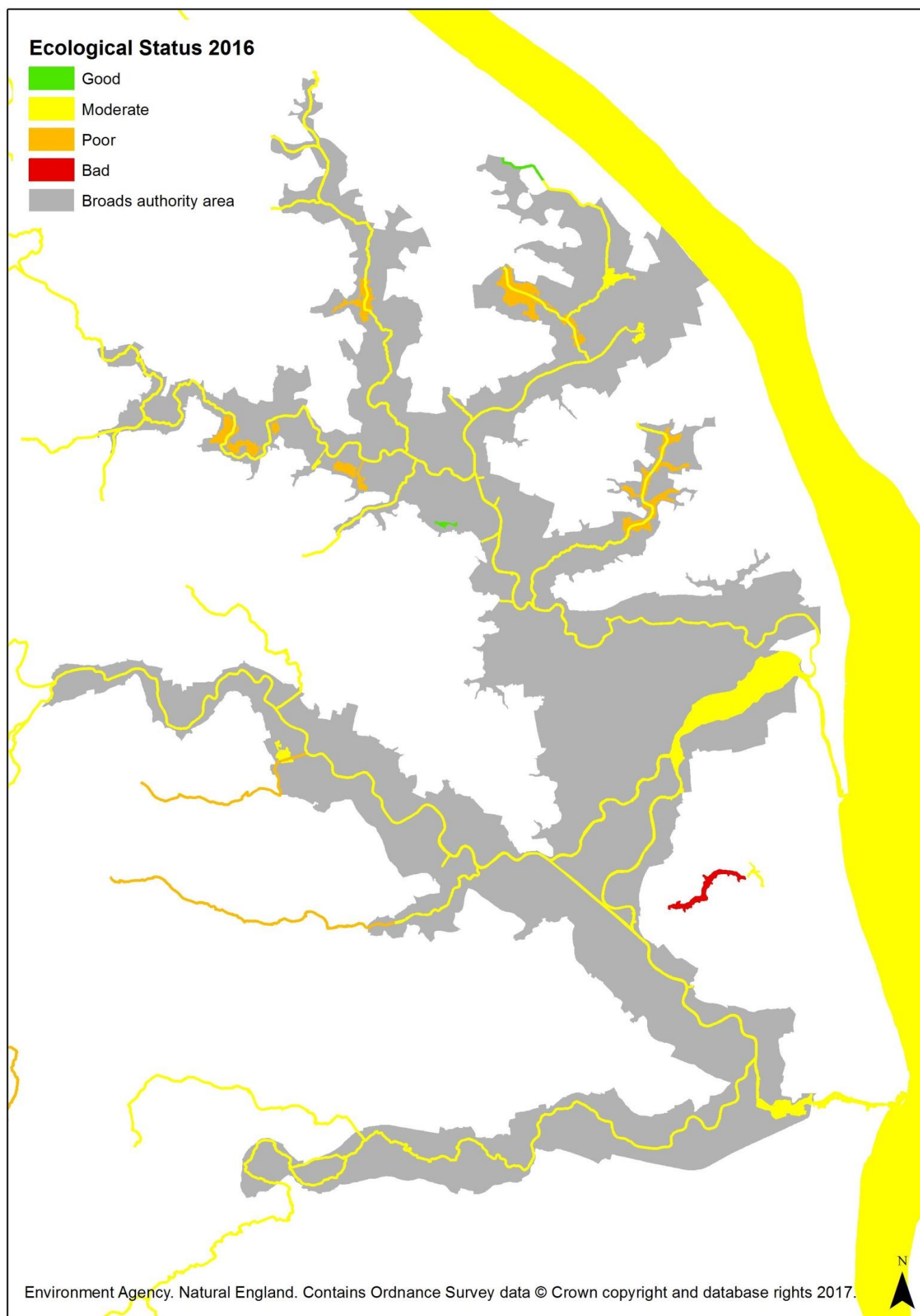
No starter homes have been delivered.

**3.6 Moorings and DP16 moorings**

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

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

- Water Quality – Ecological Status





## b. SSSI Condition

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

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

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



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

### c. Boat Usage

Source: Broads Authority Tolls Team.

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

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

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

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

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

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

e. Visitor statistics 2017

(Source: STEAM 2017)

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

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

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

g. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

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

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

h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

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

i. Indices of Multiple Deprivation

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

[http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0005/764474/The-Index-of-Multiple-Deprivation-Topic-Paper.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/764474/The-Index-of-Multiple-Deprivation-Topic-Paper.pdf)

#### **4 Duty to Cooperate**

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

## **5 Housing Supply and Five-Year Land Supply Statement**

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

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

## 6 Self-Build

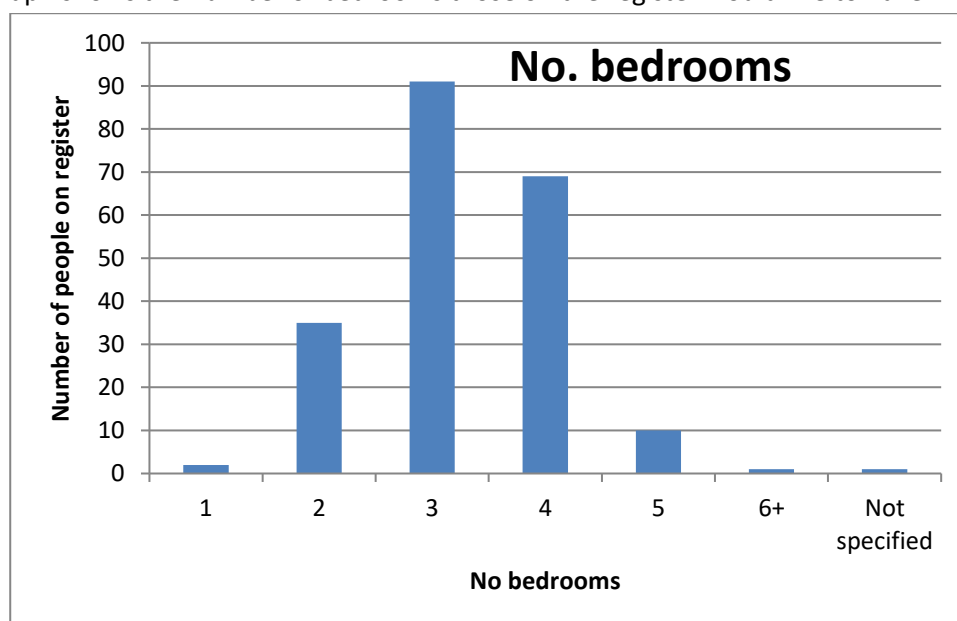
### 6.1 Introduction

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

### 6.2 Headline data

Here is the headline data:

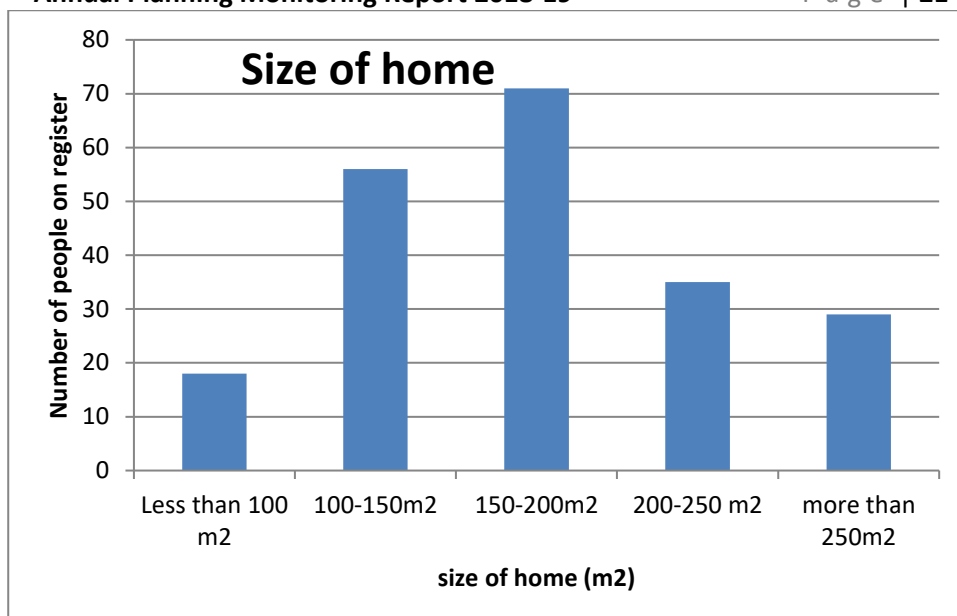
- The Broads Authority does not charge a fee for the register.
- The first base period for the register was from April 2016 to 30 October 2016 and in this period there were 42 people on the self-build register. The second base period was 31 October 2016 to 30 October 2017 and there were 62 people on the register. The third base period was 31 October 2017 to 30 October 2018 and there were 55 people on the register. Whilst this AMR covers the period to 31 March 2018 the fourth base period was 31 October 2018 to 30 October 2019 and there were 50 people on the register in that base period<sup>2</sup>.
- So as at the end of base period 4 (30 October 2019) there was a total of 209 people on the register
- The Broads Authority does not have a Part 1 and Part 2 at the time of writing<sup>3</sup>.
- The following graph shows the number of bedrooms those on the register would like to have:



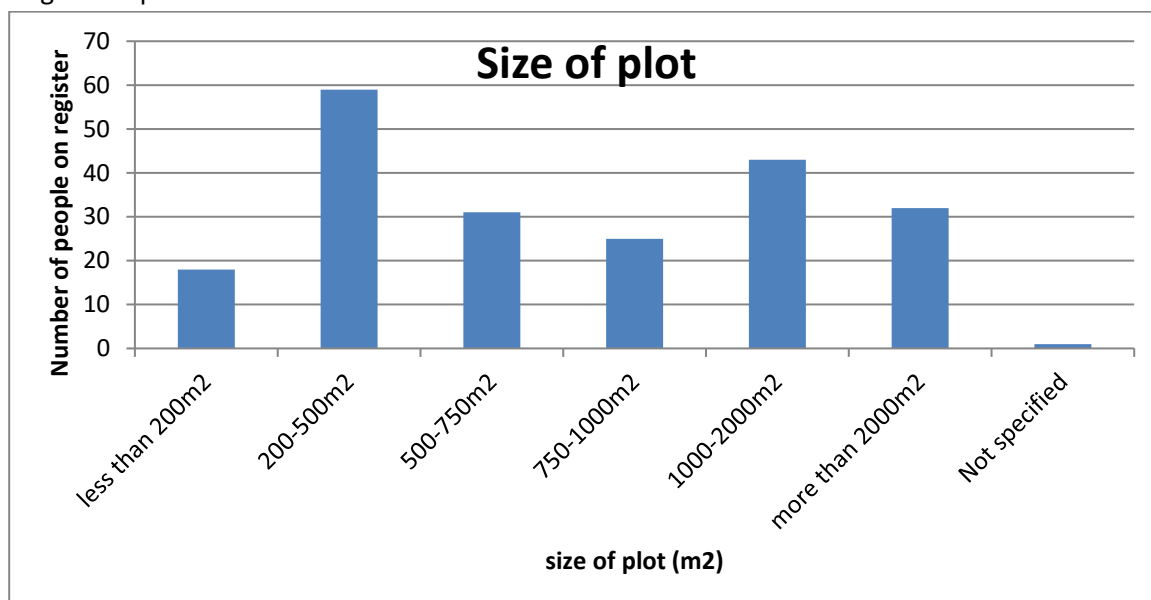
- In terms of size of homes those on the register would like to build:

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

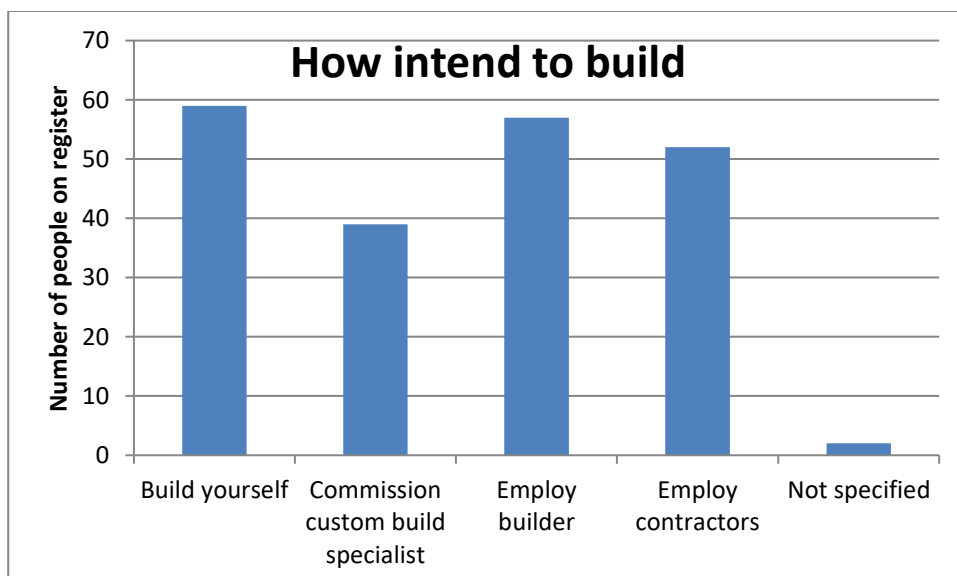
<sup>3</sup> Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility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



- Turning to the plot size:



- How people wish to build their home:



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

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

Pursuant to the Self-build and Custom Housebuilding Regulations 2016<sup>4</sup>, section 11, 'Exemption from duty in section 2A of the Act', the Broads Authority has an exemption from the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in base period 2 and 3.

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

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

#### 6.5 Meeting the demand of Base Period 1

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

## **7 Brownfield Register**

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

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

<sup>4</sup> [http://www.legislation.gov.uk/uksi/2016/950/pdfs/uksi\\_20160950\\_en.pdf](http://www.legislation.gov.uk/uksi/2016/950/pdfs/uksi_20160950_en.pdf)



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

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

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

The NPPG says<sup>5</sup>:

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<sup>6</sup> of housing is the result of a calculation based on the following data: land availability and demand from the register. This percentage is compared to the 20% threshold noted in the NPPG.

i. Land availability

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

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

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

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

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

<sup>6</sup> Please note that in July the NPPG was updated in relation to 'deliverability'. The changes to the NPPG have been considered when determining if a site is deliverable or not.

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

The following assumptions have been taken to measure land availability:

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

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

- Allocations in the Local Plan for the Broads

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

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

- Extant planning permissions

The following table shows the sites deemed as self-build, with extant planning permission. This includes replacement dwellings and net new dwellings. It is assumed that these extant planning permissions will be delivered in the next three years. It is assumed that these could be delivered as self-build. This is effectively the 'best case' scenario but in reality the land availability in the next two base periods from extant permissions is likely to be less.

Please note that this data is different to that in the 5 year land supply (later in this document) because this data goes up until 30 October 2019 whereas the five year land supply data is up to 31 March 2019. Also the self-build data includes replacements (as discussed above) but not holiday accommodation and so is different to the five year land supply data (which includes net new market and holiday dwellings).

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

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

- Total land availability

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

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

ii. Demand from the Register

The Self-Build Register is made up of the following numbers of people<sup>7</sup>:

- Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.
- Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
- Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
- Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.

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

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

iii. Demand and land availability calculation for base period 4

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

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

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

<sup>7</sup> Previous AMRs have quoted base period 1 as 49, base period 2 as 60, and base period 3 as 59. However due to double counting, the numbers have been checked and the correct figures are used in this AMR.

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

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

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

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

**B3 Five% or Twenty% Buffer**

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

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

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

Total: 69 dwellings completed since April 2014.

Average completions over 5-year period: 13.8

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

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

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

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

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

1.11 According to the OAN annual average:

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

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

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

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

- 1.14 The OAN for the entire Broads Authority Executive Area between 2015 and 2036 is 286 dwellings (as calculated in the 2017 Central Norfolk SHMA). The 'housing need' figure used in this calculation is 286 (the OAN) less 46 dwellings so 240. The 46 dwellings number is the OAN for the Great Yarmouth borough part of the Broads (66 dwellings) less the 20 dwellings allocated in the Local Plan. The 46 dwellings will be delivered by Great Yarmouth Borough Council as a result of the Duty to Cooperate.
- 1.15 Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2019 to end of March 2024).

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

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

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

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

## **B6 Conclusion/Summary**

1.17 To summarise:

Area	Liverpool	Sedgefield
Broads Authority Executive Area	<b>12.98 years</b>	<b>18.79 years</b>

<sup>8</sup> Negative implies an over provision.

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