

Annual Monitoring Report 2019/2020

November 2020



Contents

1. Introduction	3
2. COVID 19	3
3. Duty to Cooperate	3
4. Local Plan and other Planning Policy Documents	4
5. Neighbourhood Plans	5
6. Completions of net new housing in 2019/2020	6
7. Net new housing applications permitted in 2019/2020	6
8. Tourism accommodation applications permitted in 2019/2020	7
9. Outstanding planning permissions for net new housing – all years	7
10. Local Plan Allocations – net new housing	9
11. Planning Application data	10
12. Appeals	10
13. Employment	10
14. Residential moorings	11
15. Moorings	11
16. Heritage indicators	12
17. Retail	13
18. Brownfield Register	13
19. Self and Custom Build	14
20. Progress towards housing targets	15
21. Progress towards residential moorings target	16
22. Infrastructure Funding Statement	16
23. Five Year Land Supply	17
Appendix A: Neighbourhood Plans in the Broads.	18
Appendix B: Annual refresh of the application for exemption to the duty to permit etc.	19
Appendix C: Five Year Land Supply Statement	25
Appendix D: General summary of how each policy in the Local Plan was used in 2019/20.	30

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1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2019 to 31 March 2020. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan Monitoring indicators are a key component of this AMR. The AMR provides an update on the Duty to Cooperate as well as progress on the Local Plan and other associated documents.

The source of the data in this AMR is mainly from data collected and held by the Broads Authority (BA). If you have any queries regarding this AMR, please contact the Planning Team at the Broads Authority on 01603 610734.

Please note: During the summer of 2020, changes to the land use class system were announced. These subsequently came into force from the start of September 2020. This AMR covers the period April 2019 to March 2020 and that period is prior to the changes. As such, the land use classes referred to in this AMR reflect the 'previous' land use class system.

2. COVID 19

Restrictions as a result of COVID19 were put into place in March 2020. This has influenced this AMR in the following ways.

Firstly, rather than going out to see if a scheme had been completed, Agents or Applicants or Building Control were contacted for an update on their scheme including a timeline for starting or commencing. The information about completions and the scheduling of when schemes are anticipated to be completed is information directly from the Applicant or Agent. When informing us of the anticipated timeline, they would therefore have considered the impact of COVID19.

Secondly, at the time of writing, the Government announced that unimplemented planning permissions with time limits for implementation which were due to lapse between 19 August 2020 and 31 December 2020 are extended to 1 May 2021. The impact for this AMR is that those schemes due to lapse in that time period will still be able to be started and therefore have been included in this AMR rather than being presumed lapsed.

3. Duty to Cooperate

The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. The following provides an overview of the types of cooperation going on between BA and other organisations covered by the duty during the year under review.

A Duty to Cooperate Statement has been produced to accompany the Local Plan and it can be found here 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.

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.

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. The next version of the NSPF is underway with issues such as climate change, older person accommodation and Recreation Avoidance and Mitigation being particular areas of work.

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

Joint projects that were completed or started in the 2019/20 monitoring period are as follows:

- Early stages of a Norfolk and Suffolk Coast Supplementary Planning Document, working with East Suffolk, Great Yarmouth and North Norfolk Councils.
- Suffolk Design Work – working with the rest of Suffolk Local Planning Authorities.
- Masterplanning work for East Norwich – working with Norwich City Council and Norfolk County Council.

4. Local Plan and other Planning Policy Documents

The Local Plan for the Broads was adopted in May 2019. It has therefore been in place to be used in determining planning applications for most of the 2019/20 monitoring period. The Local Plan webpage is here: <https://www.broads-authority.gov.uk/planning/planning-policies/development>. The table at [Appendix D](#) reflects the monitoring indicators from the Local Plan. It also shows how the policies are generally working.

The Statement of Common Ground was consulted on and adopted: https://www.broads-authority.gov.uk/data/assets/pdf_file/0006/576609/Final-2020-SCI-31-Jan-2020.pdf

The Flood Risk SPD was consulted on and adopted in June 2020.

The Marketing and Viability SPD and Residential Moorings Guide was consulted on. There will be another stage of consultation as the public venues we deposit hard copies of documents were not able to be accessed due to COVID19.

The Statement of Community Involvement was adopted in January 2020. Since that time, because of the impact COVID19 has had on accessing public venues, it has been updated again and the most recent version was adopted in July 2020.

5. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2019/20 monitoring period. Go here for an up to date list on the progress of the Neighbourhood Plans:

<https://www.broads-authority.gov.uk/planning/planning-policies/neighbourhood-planning>

[Appendix A](#) shows a map of Neighbourhood Plans that are relevant to the Broads.

6. Completions of net new housing in 2019/2020

The following schemes have been completed in the 2019/20 period. Due to the restrictions related to lockdown, applicants or agents were called to ask if schemes were completed. Normally, Officers would go out to see if the scheme has been completed.

App No	District	Proposal	Type	Decision Date	Net New	Self Build (April 2016 onwards)?	What year?
BA/2017/0073/CU	BDC	Change of use to holiday accommodation.	Holiday	20170606	1	no	late 2019
BA/2017/0383/FUL	BDC	Conversion of barn to holiday accommodation.	Holiday	20171220	1	no	Early 2020
BA/2019/0018/FUL	WDC	Conversion of 1 x 4-bed flat to 1 x 2-bed and 1 x 1-bed flats. Replace 3 windows, install 3 rooflights (retrospective).	Residential	20190320	1	no	Jul- 2019
BA/2019/0063/CU	GYBC	Change of use from class A1 retail to class C3 holiday let	Holiday	20190805	1	no	Mar-2020
BA/2019/0104/FUL	BDC	Change of use of existing first floor rooms to holiday accommodation. Juliet balcony to existing first floor flat.	Holiday	20190524	1	no	Mar-2020
BA/2019/0212/COND	NNDC	Remove occupation restriction, condition 2 of permission BA/1987/3541/HISTAP.	Residential	20190916	1	no	Sep-2019
BA/2019/0329/CLEUD	GYBC	Lawful Development Certificate for 4 years use of the main two storey building on Thurnefields, which incorporates the owners/managers first floor accommodation, including the site office, and two ground floor flats which have been let for holiday purposes.	Holiday home (as residential element is a Manager's dwelling).	18/11/2019	2	no	Late 2019

Number of residential dwellings: 2

Number of holiday homes: 6

Total number of dwellings completed in 2019/20: 8

7. Net new housing applications permitted in 2019/2020

The following table sets out some details of permitted housing related applications that resulted in net new dwellings. Please note that BA 2019/0018 and 2019/0212/COND appear in the previous table as they are completed. The other applications appear in the following table (section 8) as they are yet to be completed.

Planning application reference	Parish	District	How many new dwellings?	How many dwellings lost?	Net total of dwellings?	How many new affordable dwellings?	How many affordable dwellings lost?	Net total of affordable dwellings?	On previously developed land?	In development boundary?	Is the dwelling a rural enterprise dwelling?	Is the scheme for elderly/specialist need housing?
BA/2019/0018/FUL	Beccles	East Suffolk	1	0	1	0	0	0	Yes	No ^c	No	No
BA/2019/0118/FUL	Great Yarmouth	Great Yarmouth	7	0	7	0	0	0 ^a	Yes	No ^b	No	No
BA/2019/0212/COND	Hoveton PC	North Norfolk	1	0	1	0	0	0	Yes	Yes	No	No
BA/2018/0374/FUL	Hoveton PC	North Norfolk	1	0	1	0	0	0	Yes	Yes	No	No
BA/2019/0112/FUL	Stalham Town Council	North Norfolk	3	0	3	0	0	0	No	No ^d	No	No

a: Off-site affordable housing contribution of £39,000 agreed and secured through S106 Agreement.

b: This site was allocated for development in the Local Plan: policy GTY1.

c: splitting a larger flat into two

d: So whilst not allocated or in a development boundary and thus contrary to plan, the area had been considered as sustainable following both NCC highways accepting that the pedestrian access over the A149 with crossing island was adequate, and on the basis that they took on our design guidance to improve the appearance of the dwellings to ensure that the enhanced the character and appearance of the Stalham Conservation Area.

Total number of houses permitted in 2019/20: 13

8. Tourism accommodation applications permitted in 2019/2020

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

Planning Application Number	What type? (for example tent pitches, glamping, caravans, second home, holiday home, other)	How many new 'units' of holiday accommodation?	How many lost 'units' of holiday accommodation?	Net total 'units' of holiday accommodation?	Any occupancy conditions?	On Previously developed land?	Count towards OAN?
BA/2019/0382/FUL	Self-contained flats	4	0	4	Short term only, not residential	Yes	Yes – see table in section 9
BA/2019/0345/FUL	Barn conversion	1	0	1	Short term only	Yes	Yes – see table in section 9
BA/2019/0309/FUL	Chalets	10	9	1	Holiday let only	Yes	No
BA/2019/0063/CU	Holiday flat (short term holiday letting)	1	0	1	yes - holiday rental	Yes	Yes – see table in section 6
BA/2019/0168/FUL	Bungalow	1	0	1	Yes	Yes	Yes – see table in section 9
BA/2018/0227/FUL	Tent pitches	32	0	32	1st May to 31st October only	No	no
BA/2019/0058/FUL	Glamping	10	0	10	Standard holiday accommodation condition	No	no
BA/2019/0104/FUL	Holiday accommodation flat	1	0	1	yes - holiday rental	Yes	Yes – see table in section 6
BA/2019/0036/FUL	1 X Glamping Unit	1	0	1	-	No	No

When calculating the need for housing for the Broads, the consultants ensured they took into account empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need. **8 units of holiday accommodation count towards the housing need for the Broads.**

9. Outstanding planning permissions for net new housing – all years

Due to the restrictions related to lockdown, applicants or agents were called to ask if schemes were completed. Normally, Officers would go out to see if the scheme has been completed or started. The following schemes were not completed and the table shows if they had started or not. Applicants or agents were also asked if they had any idea of when the schemes would be completed. For some of the applications, despite numerous attempts at contacting either the agent or applicant, we were unable to get any update on when the scheme was likely to be completed (see last column).

App No	District	Proposal	Type	Decision Date	Net New	Self-Build (April 2016 onwards)?	Commenced?	When likely to be completed						
								2020/21	2021/22	2022/23	2023/24	2024/25	After 2025	unknown as at June 2020
BA/2010/0381/CU	SNDC	Change of Use of single storey barn to holiday cottage	Holiday	20110113	1	N/A	Yes							1
BA/2012/0256/joint	BDC	Proposed change of use of former Coach house and Stables/outbuildings to form one holiday let unit	Holiday	20121015	1	N/A	Yes							1
BA/2012/0271/FUL	WDC	Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.	Residential	20140219	76	N/A	Yes				10	20	46	
BA/2013/0009/CU	SNDC	Change of use from agricultural building into two self-contained holiday accommodation units.	Holiday	20130314	2	N/A	Yes	2						
BA/2013/0156/FUL	NNDC	Removal of holiday caravan and erection of thatched boathouse	Holiday	20130814	1	N/A	Yes							1

App No	District	Proposal	Type	Decision Date	Net New	Self-Build (April 2016 onwards)?	Commenced?	When likely to be completed						
								2020/21	2021/22	2022/23	2023/24	2024/25	After 2025	unknown as at June 2020
		with replacement holiday accommodation in roof space.												
BA/2015/0277/FUL	WDC	Demolition of detached bungalow and garage and construction of 4 no. Dwellings, associated car parking bays and associated works.	Residential	20151027	3	N/A	Yes	3						
BA/2015/0426/FUL	WDC	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Residential	20160701	4	yes - 1	Yes	4						
BA/2016/0065/FUL	GYBC	New dwelling.	Residential	20160503	1	yes	Yes	1						
BA/2017/0103/OUT	GYBC	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Both resi and holiday	20170913	16	no	No			8	8			
BA/2017/0151/FUL	WDC	Single storey dwelling and associated garden and walls.	Residential	20170703	1	yes	No							1
BA/2017/0168/FUL	NNDC	Single storey dwelling for holiday accommodation use.	Holiday	20180627	1	no	Yes	1						
BA/2017/0191/FUL	BDC	The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.	Both resi and holiday	20170824	1	no	No							1
BA/2017/0208/FUL	SNDC	Change use of boathouse to holiday let.	Holiday	20170818	1	no	No	1						
BA/2017/0457/FUL	NNDC	Conversion of barn to holiday accommodation and new fence to part boundary.	Holiday	20180209	1	no	Yes							1
BA/2017/0474/FUL	SNDC	2 new dwellings and associated hard & soft landscaping	Residential	20180312	2	yes	Yes	2						
BA/2017/0484/FUL	WDC	Extension and change of use to dwelling.	Residential	20180517	1	no	Yes	1						
BA/2018/0007/FUL	GYBC	Change of use of outbuildings to 2 No. holiday lets	Holiday	20180410	2	no	No							2
BA/2018/0124/CU	SNDC	Change of use to holiday let.	Holiday	20180607	1	no	Yes	1						
BA/2018/0168/FUL	BDC	Demolition of existing storage building and erection of 2 bedroom holiday chalet.	Holiday	20181017	1	no	No		1					
BA/2018/0248/FUL	NNDC	Replace cottage with new dwelling and holiday unit.	Holiday	20190220	1	no	Yes	1						
BA/2018/0269/FUL	NNDC	Change of use of outbuilding to 2 one bed holiday lets, external alterations & parking	Holiday	20180912	2	no	Yes							2

App No	District	Proposal	Type	Decision Date	Net New	Self-Build (April 2016 onwards)?	Commenced?	When likely to be completed						
								2020/21	2021/22	2022/23	2023/24	2024/25	After 2025	unknown as at June 2020
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accommodation	Holiday	20181126	2	no	No							2
BA/2018/0374/FUL	NNDC	New dwelling.	Residential	20190418	1	yes	No		1					
BA/2018/0390/FUL	SNDC	7.15m x 3.5m x 3.55m high timber clad single bedroom unit of holiday accommodation and associated sewage treatment tank.	Holiday	20190111	1	no	No		1					
BA/2019/0112/FUL	NNDC	Erection of 3 terraced houses and associated parking & storage	Residential	20190906	3	no	Yes	3						
BA/2019/0118/FUL	GYBC	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	Residential	20191104	7	No	No							7
BA/2019/0168/FUL	ESC	Change of use of housekeeping building to 2 bed holiday bungalow with addition of new pitched roof. Erection of new housekeeping building in parking area to rear of reception building.	Holiday	20190710	1	no	No		1					
BA/2019/0345/FUL	GYBC	Convert barn to two bedroom holiday let.	Holiday	20191209	1	no	Yes	1						
BA/2019/0382/FUL	ESC	Change of use & extension to part of existing restaurant/function area to create 4 x 1-bedroom holiday apartments.	Holiday	20200205	4	no	No		4					
Total:								21	8	8	18	20	46	19

10. Local Plan Allocations – net new housing

The following shows when the allocations for net new housing that are in the Local Plan for the Broads could be delivered. Please note that the schemes at Pegasus and at Thurne are included in the previous table.

Site	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total	General location	District
HOV3							6										6	Hoveton	North Norfolk
NOR1											40	40	40				120	Norwich	Norwich
STO1	2	2															4	Stokesby	Great Yarmouth
Total	2	2	0	6	0	0	0	0	0	0	40	40	40	0	0	0	130	-	-

- STO1 - there have been pre-application discussions with the owners of the sites in 2019/2020.
- HOV3 – following discussion with the agent, they have suggested that delivery could be after the next 5 years.
- NOR1 – continues to be a constrained site, but the Broads Authority are working with Norwich City Council who are liaising with the landowners of that site and other sites in the area regarding bringing forward the site for development.

11. Planning Application data

The following table sets out the number of planning applications received between 1 April 2019 and 31 March 2020 and how many were permitted or refused.

Applications*	Total
Total number submitted	209
Validated applications	204
Approved applications	184
Refused applications	21
Withdrawn applications	13
<i>* 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.</i>	

Approval rate (as a percentage of validated applications) is 90.2%

12. Appeals

The following table sets out the number of appeals between 1 April 2019 and 31 March 2020 and how they were determined.

- Decisions: **6**
- Dismissed: **6**
- Allowed: **0**
- Part Allowed/Part Dismissed: **0**
- Withdrawn: **0**
- Decisions outstanding: **4**

13. Employment

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

Planning Application Number	What use class?	new floor space (state units)	lost floor space (state units)	Net total (state units)	On Previously developed land?
BA/2019/0230/FUL	Retail and car wash	210 sq m	86 sq m	124 sq m	Yes
BA/2019/0016/FUL	B2 (Boat yard use)	115 sq m	272 sq m	-157 sq m	Yes
BA/2019/0056/FUL	B1	0	0	18 sq m	Yes
BA/2019/0103/CU	B1/B2/B8	0	0	-252sqm	Yes

14. Residential moorings

Scheme BA/2019/0118/FUL at Marina Quays, Great Yarmouth received planning permission for 12 residential moorings.

15. Moorings

The following table sets out some details of permitted mooring related applications

Planning Application Number	Location	Number of new moorings	New visitor moorings (DM33)	Type
BA/2019/0118/FUL	Marina Quays, Great Yarmouth	20	10	Quay heading
BA/2018/0149/FUL	Oulton Broad	28	4	Pontoon
BA/2019/0050/FUL	Wroxham	1	0	Quay heading

Please note that application BA/2019/0118/FUL at Marina Quays in Great Yarmouth will provide the following moorings:

- 12 residential moorings
- 9 resident moorings
- 10 visitor moorings
- 1 mooring for Broads Authority

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

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 provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings to be provided.	Not yet
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swancraft	2 visitor moorings provided	Yes
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings provided.	Yes
BA/2017/0268/FUL	Wayford Marina, Wayford Road, Wayford Bridge	2 visitor moorings provided.	Yes
BA/2018/0149/FUL	Oulton Broad	4 visitor moorings to be provided	Not yet
BA/2019/0118/FUL	Marina Quays, Great Yarmouth	10 visitor moorings to be provided	Not yet

16. Heritage indicators

a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 2019-2020 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 Conservation Areas re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton Conservation Areas re-appraisals adopted
- 2010-2011: Belaugh and Wroxham Conservation Areas re-appraisals adopted

b. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

- 2019- 2020: 18
- 2018 - 2019: 18
- 2017 - 2018: 22
- 2016 - 2017: 26
- 2015 - 2016: 28
- 2014 - 2015: 28
- 2013 - 2014: 29
- 2012 - 2013: 26
- 2011 - 2012: 37
- 2010 - 2011: 49

17. Retail

The following table sets out some details of permitted retail related applications

Planning Application Number	Parish	Which land use?	Is it within the town centre?	What is the net new floor space (sqm)?	What is the lost floor space (sqm)?	What is the net floor space (sqm)
BA/2018/0375/CU	Gillingham PC	A3 Cafe	No	225	155	75
BA/2019/0230/FUL	Thorpe St Andrew PC	retail	no	112 sq m	0 sq m	112 sq m
BA/2019/0071/FUL	Beccles Town Council	A4	Beccles	192	N/A	N/A
BA/2018/0316/CU	Bradwell PC	A1	No	26.5sqm	0	26.5sqm

18. Brownfield Register

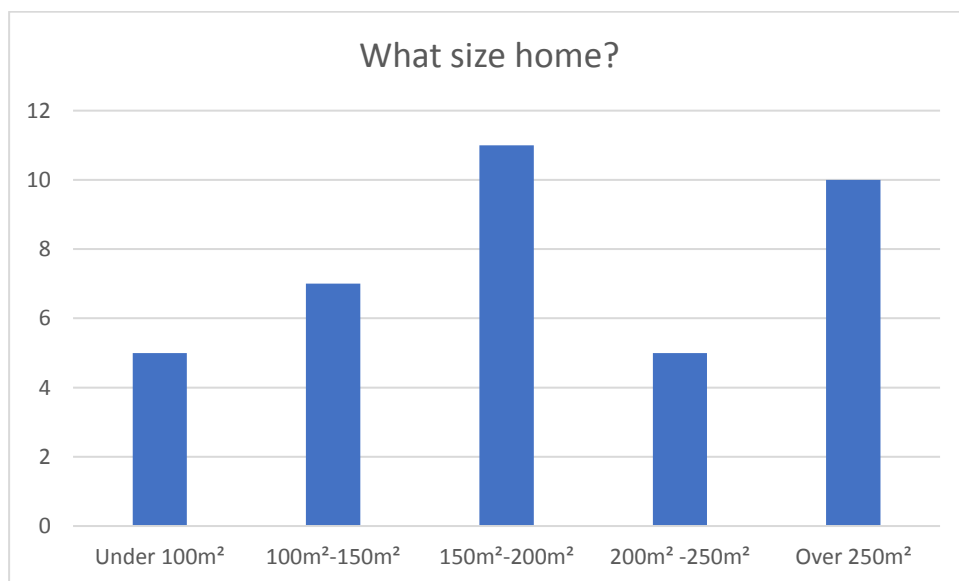
The [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires local authorities to prepare and maintain registers of brownfield land that is suitable for housing. All Local Planning Authorities were required to set up a Brownfield Register by the end of 2017 and update it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

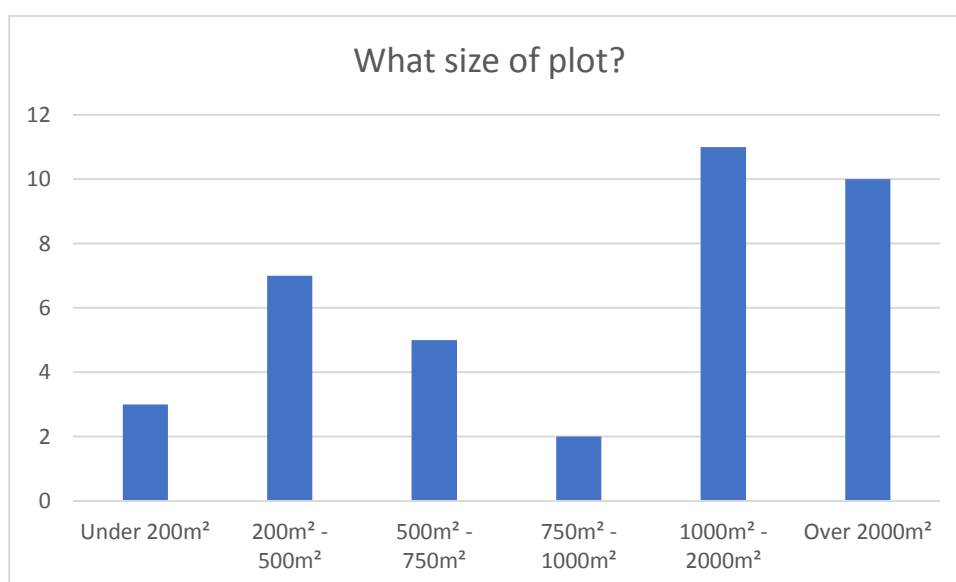
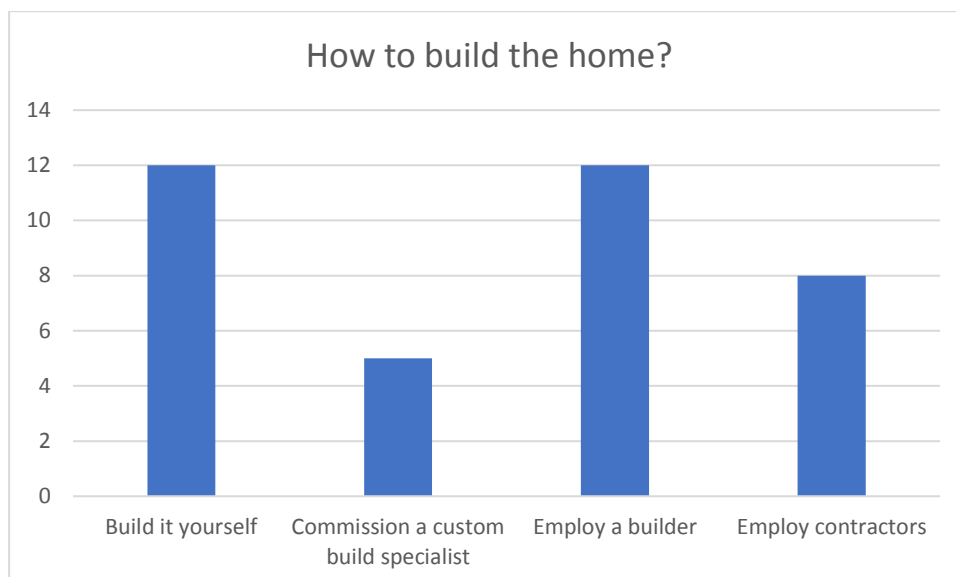
19. Self and Custom Build

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

The Broads Authority's register can be found here: <https://www.broads-authority.gov.uk/planning/other-planning-issues/self-build-and-custom-build-register>

Here is a summary of the information provided by those who filled out the register. The total number of people who filled out the register, between 31 October 2019 and 4pm 30 October 2020 is: 38 people.





Since 2017, the Broads Authority has had an exemption from the duty to give enough suitable development permissions to meet the identified demand. In order to maintain this exemption, the Broads Authority needs to check demand against land availability each year. This calculation is included at [Appendix B](#). As can be seen at Appendix B, when calculating the demand as a percentage of the land availability, in all derivations of the calculation, the % is greater than 20%.

Therefore the exemption from the duty to permit is maintained.

20. Progress towards housing targets

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

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

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

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

As shown in previous sections, in this monitoring period, there were 21 dwellings permitted. See sections 6 and 7.

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

The permissions in this monitoring period, at 21 dwellings, has exceeded the local plan annual average of 11.43 dwellings.

21. Progress towards residential moorings target

The Local Plan for the Broads has an adopted residential moorings target of 63 residential moorings. In the monitoring period, 12 residential moorings were permitted. This site was not an allocation; this was windfall. There has been no other progress on the 51 residential moorings allocated in the Local Plan for the Broads.

12 residential moorings have been permitted.

22. Infrastructure Funding Statement

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

One scheme resulted in planning obligations in the monitoring period. The details are as follows:

- BA/2019/0118/FUL

- [Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking](#)
- Great Yarmouth
- Off-site affordable housing contribution of £39,000 agreed.
- This will be paid to Great Yarmouth Borough Council as they are the Housing Authority for that area.

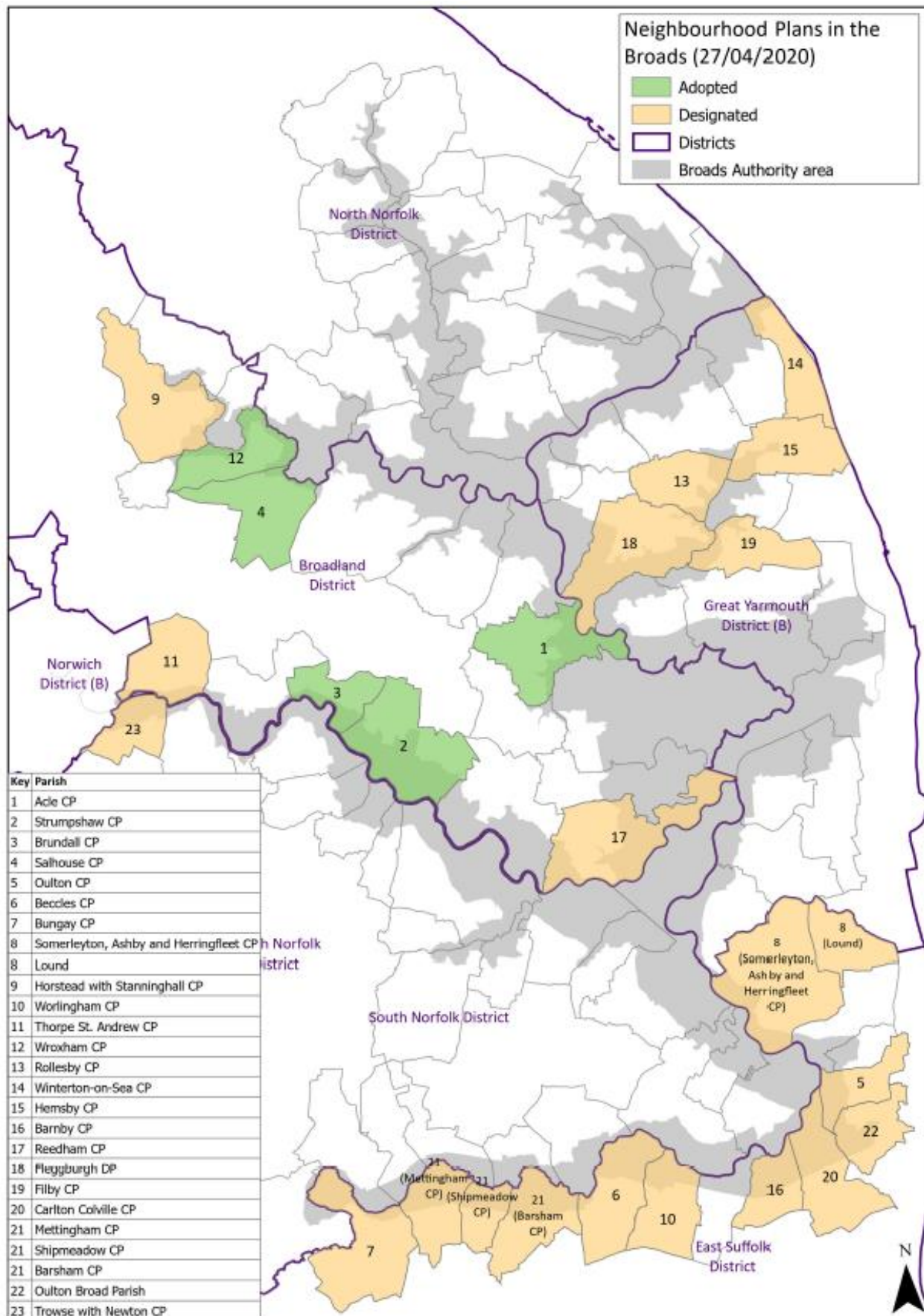
The actual documents that the Government requires to be completed can be found on our website: <https://www.broads-authority.gov.uk/planning/other-planning-issues/developer-contributions>

23. Five Year Land Supply

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

Area	Liverpool	Sedgefield
Broads Authority Executive Area	7.70 years	12.28 years

Appendix A: Neighbourhood Plans in the Broads.



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 5.

The NPPG says¹:

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 deliverability² 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

¹ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

² 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.

periods, and the two following base periods. For the assessment for base period 5, the following base periods need to be taken into consideration:

- 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
- Base period 7: 31 October 2021 to 30 October 2022

Land availability method 1a includes only those schemes assessed as being self-build.

Land availability method 1b includes all dwellings, but not tourist accommodation.

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.

Land availability method 2a includes only those schemes assessed as being self-build.

Land availability method 2b includes all dwellings, but not tourist accommodation.

The calculations for methods 1a, 1b, 2a and 3b 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 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:

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

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

- 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	2020/21	2021/22
STO1	2	2
Total	2	2

- Extant planning permissions

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

Please note that this data is different to that in the 5 year land supply (later in this document) because this data goes up until 30 October 2020 whereas the five year land supply data is up to 31 March 2020. 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).

Applications that are for self-build only – methods 1a and 2a.

Application Number	Decision date	Number of Dwellings	Is the application for self-build/custom-build?	Net new or replacement	Status as at April 2020	Estimated completion
BA/2016/0065/FUL	2016/05/03	1	Yes	Net new	Started	End 2020
BA/2017/0151/FUL	2017/07/03*	1	Yes	Net new	Not started	End 2022%
BA/2017/0474/FUL	2018/03/12	2	Yes	Net new	Started	End 2021
BA/2018/0374/FUL	2019/04/18	1	Yes	Net new	Not started	End 2021
BA/2015/0426/FUL	2016/07/01	1 ^x	Yes	Net new	Started	End 2021
BA/2020/0006/FUL	2020/07/17	1	Yes	Replacement	Not started	End 2022%
BA/2019/0044/FUL	2019/06/20	1	Yes	Replacement	Not started	End 2022%
BA/2019/0410/FUL	2020/02/05	1	Yes	Replacement	Not started	End 2022%

Total: 9

*Due to COVID19 lockdown, unimplemented planning permissions with time limits for implementation which were due to lapse between 19 August 2020 (when the provisions came into force) and 31 December 2020 are extended to 1 May 2021.

^x This scheme is for four dwellings, but only one is self-build.

[%] The potential timeline for delivery is not known, so end of 2022 has been assumed for the purposes of this calculation.

Applications that are for all net new and all replacement dwellings. Self-build totals from above table, included in row towards bottom of this table – 1b and 2b.

App No	Type	No. dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	After 2025
BA/2012/0271/FUL	Net new	76				10	20	46
BA/2015/0277/FUL	Net new	3	3					
BA/2015/0426/FUL	Net new	4	4					
BA/2016/0065/FUL	Net new	1	1					
BA/2017/0103/OUT [%]	Net new	16			3	3		
BA/2017/0151/FUL	Net new	1		1*				
BA/2017/0191/FUL	Net new	1		1*				
BA/2017/0474/FUL	Net new	2	2					
BA/2017/0484/FUL	Net new	1	1					
BA/2018/0374/FUL	Net new	1		1				
BA/2019/0112/FUL	Net new	3	3					
BA/2019/0118/FUL	Net new	7		7*				
BA/2018/0359/FUL	Net new	3		3*				
BA/2020/0006/FUL	Replacement	1		1*				
BA/2020/0042/CUPA	Net new	1		1*				
BA/2019/0458/CLEUD	Net new	1		1*				
BA/2019/0294/FUL	Replacement	1		1*				
BA/2020/0026/FUL	Replacement	1		1*				
BA/2019/0391/FUL	Replacement	1		1*				
BA/2019/0314/FUL	Replacement	1		1*				
BA/2019/0044/FUL	Replacement	1		1*				
BA/2018/0504/FUL	Replacement	1		1*				
Total			14	22	3	13	20	46
Add self-build (from previous table)			5	4				
Grand total			19	26	3	13	20	46

[%] This scheme is for 6 dwellings and 10 holiday homes. Only the 6 market dwellings are included.

* This date is an estimate for the purposes of this calculation

- Total land availability

	Method 1		Method 2	
	Using the five base period		Using the next three years	
	Self-build plots (1a)	All plots (1b)	Self-build plots (2a)	All plots (2b)
Local Plan allocations	4	4	4	4
Extant planning permissions	9	45	9	48
Total	13	49	13	52

ii. Demand from the Register

The Self-Build Register is made up of the following numbers of people³:

- Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.
- Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
- Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
- Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.
- Base period 5, 31 October 2019 to 30 October 2020: **39** people on the self-build register.

Demand method a): The total numbers on the register for base period 5 is 39. This was correct as at 31 October 2020. So the demand as per requirements of a) above is 39.

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 3, 4 and 5. The demand would therefore be 144.

iii. Demand and land availability calculation for base period 5

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

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

Demand method	Availability of land method	People on the register (demand)	Divided by land availability	X100	=
a	1a	39	13	X100	300%
a	2a	39	13	X100	300%
a	1b	39	49	X100	79.6%
a	2b	39	52	X100	75%
b	1a	144	13	X100	1107.7%
b	2a	144	13	X100	1107.7%
b	1b	144	49	X100	293.9%%
b	2b	144	52	X100	276.9%

The figures all exceed 20% and therefore the exemption continues for base period 5. It is confirmed that the Broads Authority will still be exempt and will not need to apply to the Secretary of State.

Appendix C: Five Year Land Supply Statement

C1 Introduction

This Five Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2019 to 31 March 2020.

The NPPG says (<https://www.gov.uk/guidance/housing-supply-and-delivery>):

A 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 of the National Planning Policy Framework.

C2 Housing figures, two Strategic Housing Market Assessments and Duty to Cooperate Agreement with Great Yarmouth Borough Council.

The housing target as set out in the Local Plan for the Broads (adopted May 2019) is 240 dwellings between 2015 and 2037. This is based on the 2017 SHMA.

An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agreed to meet the entire housing need of the Broads part of Great Yarmouth Borough through their Local Plan. The Broads Local Plan allocates sites to meet a total of 20 dwellings in Great Yarmouth Borough. The OAN in the Broads part of Great Yarmouth Borough Council is 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN for Great Yarmouth Borough.

C3 Five% or Twenty% Buffer

To ascertain delivery to decide which buffer to use, the previous five years' worth of completions are assessed. Completions in the Broads since 1 April 2015 to 31 March 2020:

Year	SN	NN	GY	ES	N	BDC
2015/16	52	0	11	0	0	0
2016/17	0	0	1	1	0	0
2017/18	2	0	1	2	0	5
2018/19	0	1	0	0	0	0
2019/20	0	1	3	1	0	3
Total:	54	2	17	4	0	8

Total: 85 dwellings completed since April 2015.

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.

The annual average OAN for the Broads is as follows:

- 240 dwellings/21 years = 11.43 dwellings per annum

According to the OAN annual average, for the period from 1 April 2015 to 31 March 2020 57.15 dwellings should have been delivered. The difference between the dwellings completed at 85 dwellings and the dwellings that should have been delivered at 57.15 dwellings is an over provision of 18 dwellings.

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

C4 Housing Need

The OAN for the entire Broads Authority Executive Area between 2015 and 2036 is 286 dwellings (as calculated in the 2017 Central Norfolk SHMA). The 'housing need' figure used in this calculation is 286 (the OAN) less 46 dwellings so 240. The 46 dwellings number is the OAN for the Great Yarmouth borough part of the Broads (66 dwellings) less the 20 dwellings allocated in the Local Plan. The 46 dwellings will be delivered by Great Yarmouth Borough Council as a result of the Duty to Cooperate.

C5 Deliverable Sites

The five year land supply calculation and statement needs to reflect sites that are deliverable.

The NPPF says (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#deliverable>) *to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

The sources of this information to determine if a scheme is deliverable is as follows:

- For OUL2: East Suffolk Council contacted the developer with a questionnaire. The information set out in the following table reflects the information provided.

- THU1: The Agent was contacted who said they intended to submit a reserved matters application by the end of 2020. According to information provided by the Development Management Team, the scheme will then need to be started within three years of that reserved matters permission. The timeline for the scheme as set out below reflects that information.
- All other applications in this table are scheduled following telephone conversations with the agent or the applicant.
- It should be noted, as set out in [section 9](#), that there are a number of permissions that could be delivered in the next few years, but information about estimated delivery dates from the applicant or agent was not able to be obtained at the time of writing. These applications have not been included in the table below and therefore not included in the 5 year land supply calculation.

It should be noted that some of these schemes are market residential and some are holiday homes (see [section 7](#) and [section 8](#)). As set out at section 8, when calculating the need for housing for the Broads, the consultants ensured they took into account empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need.

Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2020 to end of March 2025) that have been assessed as ‘deliverable’⁴ are as follows.

App No	2020/21	2021/22	2022/23	2023/24	2024/25
OUL2 BA/2012/0271/FUL BA/2016/0151/COND BA/2017/0037/NONMAT				10	20
BA/2013/0009/CU	2				
BA/2015/0277/FUL	3				
BA/2015/0426/FUL	4				
BA/2016/0065/FUL	1				
BA/2017/0103/OUT THU1			8	8	
BA/2017/0168/FUL	1				
BA/2017/0208/FUL	1				
BA/2017/0474/FUL	2				

⁴ The NPPF states ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’

App No	2020/21	2021/22	2022/23	2023/24	2024/25
BA/2017/0484/FUL	1				
BA/2018/0124/CU	1				
BA/2018/0168/FUL		1			
BA/2018/0248/FUL	1				
BA/2018/0374/FUL		1			
BA/2018/0390/FUL		1			
BA/2019/0112/FUL	3				
BA/2019/0168/FUL		1			
BA/2019/0345/FUL	1				
BA/2019/0382/FUL		4			
STO1	2	2			
Total	23	10	8	18	20

Total assumed to be delivered between 2020/21 and 2024/25 = 79 dwellings.

C6 calculating the 5 year land supply

As calculated in section C3, the buffer to be applied is 5%.

As calculated in section C6, total dwelling assumed to be delivered over the next 5 years is 135 dwellings.

Broads Five Year supply	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
Housing need total 2015-2036	240	240
(a) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2015 to 31 March 2020 (11.43 x 5)	57.15	57.15
(d) Completions between 1 April 2015 and 31 March 2020	85	85
(e) Shortfall since 2015 ⁵ (c – d)	-27.85	-27.85
(f) Revised shortfall using the Liverpool approach (e/16 years x 5 years)	-8.70	n/a
(g) OAN 2020/21 to 2024/25 (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 2020/21 to 2024/25 (Liverpool = f+ g + h/Sedgefield = e + g + h)	51.31	32.16
(j) Predicted supply 2020/21 to 2024/25	79	79

⁵ Negative implies an over provision.

Broads Five Year supply	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(k) Surplus (j-i)	27.69	46.84
Supply in years (Predicted supply/Total requirement x 5)	7.70 years	12.28 years

C7 Conclusion/Summary

To summarise:

Area	Liverpool	Sedgefield
Broads Authority Executive Area	7.70 years	12.28 years

Appendix D: General summary of how each policy in the Local Plan was used in 2019/20.

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP1: DCLG/PINS Model Policy	No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.	-	No applications permitted contrary to this policy.		
DM1: Major Development in the Broads	Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.		
DM2: Water Quality and Foul Drainage	Applications involving sewage treatment works and what type of system used.	Connection to public sewer – 18 Package sewage treatment plant – 3 Septic tank – 5 Constructed reed beds – 0	No applications permitted contrary to this policy.		
DM3: Boat wash down facilities	Boat wash down areas and filtration devices delivered as a result of relevant planning applications	-	No applications permitted contrary to this policy.		
DM4: Water Efficiency	Dwellings permitted at 110 l/h/d. Buildings achieving 50% on the BREEAM water calculator.	-	No dwellings built to 110 l/h/d.		Policy implementation note produced to aid implementation.
SP2: Strategic Flood Risk Policy	Permissions granted contrary to Environment Agency Flood Risk advice.	Zero schemes contrary.	No applications contrary to this policy.		
DM5: Development and Flood Risk	Permissions granted contrary to Environment Agency Flood Risk advice.	Zero schemes contrary.	No applications permitted contrary to this policy.		
DM6: Surface water run-off	SuDS delivered in line with the hierarchy.	Four schemes provided SuDS. They used the following methods: soakaways and attenuation tank and grey water recycling.	No applications permitted contrary to this policy.		
DM7: Open Space on land, play, sports fields and allotments	Open space lost. Open space delivered in line with the policy. Green Infrastructure lost.	No open space etc. lost. Play equipment replaced at one play area. Access to an area of open space improved. Sports hall extended. 2 Ha of habitat was created.	No applications permitted contrary to this policy.		
DM8: Green Infrastructure	Green Infrastructure delivered in line with this policy.		No applications permitted contrary to this policy.		
SP3: Climate Change	None identified/ongoing Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.		
DM9: Climate Smart Checklist	Development proposals that have adequately completed the checklist.	Not many checklists requested or completed.	Limited use of policy.		This policy will need to be applied more consistently in the next monitoring period.
SP4: Soils	Planning applications in accordance (or otherwise) with this policy. Number of planning approvals leading to permanent loss of 'best and most versatile' (BMV) agricultural land'	Five schemes on BMV soil.	No applications permitted contrary to this policy. But see previous.		There were still schemes permitted on BMV because of other material considerations.
DM10: Peat soils	Development on areas of peat permitted in line with this policy.	Four schemes resulted in peat being excavated. Peat disposal method acceptable.	No applications permitted contrary to this policy.		Whilst peat was excavated the policy process was adhered to.
SP5: Historic Environment	Heritage at risk Archaeological field evaluations	See Heritage section. None None None 5 re-used 1 application contrary.	No applications permitted contrary to this policy.		
DM11: Heritage Assets	'Unknown' assets identified. Applications with an interpretation element.		No applications permitted contrary to this policy.		
DM12: Re-use of Historic Buildings	Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.		No applications permitted contrary to this policy.		
SP6: Biodiversity	Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes. Biodiversity and geodiversity features incorporated into schemes.	One scheme found this habitat present.	No applications permitted contrary to this policy.		
DM13: Natural Environment	Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist). Applications permitted against the advice of Natural England.	Water vole mitigation, barn owl and bat boxes, reedbed. Ten HRAs screened/produced. Zero applications contrary.	No applications permitted contrary to this policy.		
DM14: Energy demand and performance	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy. Schemes meeting BREEAM very good standard.		No dwellings met the 10% requirement due to threshold not met. Seems that development did not seek to reduce energy demand in the first place.		This policy will need to be applied more consistently in the next monitoring period.
DM15: Renewable Energy	Renewable energy development type and scale	One domestic scale scheme. One wind pump put in place to move water around nature reserve.	Most applications met policy requirements, one partly met and one was contrary.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP7: landscape Character	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.	3 schemes contrary. Zero schemes contrary.	Most applications met policy requirements, one partly met.		
DM16: Development and Landscape			Most applications met policy requirements, one partly met.		
DM17: Land Raising			No applications permitted contrary to this policy.		
DM18: Excavated material	Planning applications in accordance with the disposal hierarchy.	-	No applications permitted contrary to this policy.		
DM19: Utilities Infrastructure Development	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM20: Protection and enhancement of settlement fringe landscape character	Applications permitted contrary to Landscape Architect advice.	3 schemes contrary to Landscape Architect advice.	No applications permitted contrary to this policy.		Policy requirements met, despite 3 schemes approved contrary to advice from Landscape Architect
DM21: Amenity	Applications refused on amenity grounds.	Zero schemes refused on amenity grounds.	A commonly used policy. All applications permitted except one met policy requirements. On one occasion, policy requirements partly met.		This was a replacement dwelling. The DM Officer concluded that the impact on amenity was not unacceptable. The roof height of the garage would result in loss of evening light on a west facing window on the neighbouring property, it was considered that as it was set back than the original garage the impact would not result in significant loss of amenity. The reason the DM Officer “partially met requirements” of the Policy is because it did not full meet criterion (c) of DM21.
DM22: Light pollution and dark skies	Lighting schemes in accordance with zone the application is located in.	-	No applications permitted contrary to this policy.		
SP8: Getting to the Broads	Parking areas provided as part of relevant applications/schemes.	Zero relevant applications	No applications permitted contrary to this policy.		
SP9: Recreational Access around the Broads	Schemes permitted contrary to Highways Authority advice.	One scheme contrary	No applications permitted contrary to this policy.		
DM23: Transport, highways and access	Schemes permitted contrary to Highways England advice.	Zero schemes contrary.	No applications permitted contrary to this policy.		
DM24: Recreation Facilities Parking Areas	Launch facilities for small craft gained or lost. Travel Plans produced.	Zero relevant applications. 7 schemes provided launch facilities. Zero travel plans produced.	Policy not used in monitoring period.		
SP10: A prosperous local economy	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment section below.	No applications permitted contrary to this policy.		
SP11: Waterside sites			No applications permitted contrary to this policy.		
DM25: New Employment Development			No applications permitted contrary to this policy.		
DM26: Protecting General Employment			No applications permitted contrary to this policy.		
DM27: Business and Farm Diversification			Policy not used in monitoring period.		
DM28: Development on Waterside Sites			No applications permitted contrary to this policy.		
SP12: Sustainable Tourism	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	See tourism section below. One unit changed to permanent resi. See Residential Dwelling section below.	No applications permitted contrary to this policy.		
DM29: Sustainable Tourism and Recreation Development			Most applications met policy requirements but one partly met.		
DM30: Holiday Accommodation – New Provision and Retention			Most applications met policy requirements but one partly met.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP13: Navigable Water Space	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	See moorings section below. 10 riverbank stabilisation schemes. Timber quay heading: 8 Steel quay heading: 1 Natural: 1 5 schemes involved launching provision for small craft. Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.		
SP14: Mooring Provision			No applications permitted contrary to this policy.		
DM31: Access to the Water			No applications permitted contrary to this policy.		
DM32: Riverbank stabilisation			No applications permitted contrary to this policy.		
DM33: Moorings, mooring basins and marinas.			No applications permitted contrary to this policy.		
SP15: Residential development	Number of dwellings delivered. Development in line with spatial strategy. Housing delivery against target. Five-year land supply against housing trajectory.	Market dwellings, net new: 13 Holiday homes (that count towards need), net new: 8 See five year land supply statement.	No applications permitted contrary to this policy although see next row regarding development boundary.		
DM34: Affordable Housing	Affordable housing delivered.	None on site, but £39,000 off-site contribution.	One application that triggered affordable housing resulted in off-site contribution.		
DM35: Residential Development within Defined Development Boundaries	Development within development boundaries	Two residential schemes not in development boundaries. One was an allocation and the other one not in development boundary.	2 schemes were contrary to the policy. See below under housing section.		There were still schemes permitted outside of the development boundary because of other material considerations.
DM36: Gypsy, Traveller and Travelling Show People	Gypsy and Traveller and Travelling Show People sites delivered in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM37: New Residential Moorings	Provision of residential moorings in line with this policy.	12 residential moorings	12 residential moorings permitted.		
DM38: Permanent and Temporary Dwellings for Rural Enterprise Workers	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM39: Residential Ancillary Accommodation	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.	-	No applications permitted contrary to this policy.		
DM40: Replacement Dwellings	Replacement dwellings permitted in line with this policy	-	No applications permitted contrary to this policy.		
DM41: Elderly and Specialist Needs Housing	Elderly and specialist housing delivered in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM42: Custom/self-build	Permissions for self-build	2 replacement dwellings identified as self/custom build.	Policy not used in monitoring period. See self-build section of the AMR.		
DM43: Design	Schemes permitted contrary to design expert Schemes permitted contrary to landscape consultant advice.	Design advice – zero schemes Landscape advice - 3 schemes contrary.	A commonly used policy. All applications permitted but one met policy requirements: on one occasion, policy requirements partly met.		An alteration and extension to a house. Design of the extension and alteration was not the preferred option however, not refuse-able on those grounds.
SP16: New Community Facilities	Visitor and community services and facilities delivered in accordance with this policy.	-	Policy not used in monitoring period.		
DM44: Visitor and Community Facilities and Services			No applications permitted contrary to this policy.		
DM45: Designing Places for Healthy Lives	Planning applications in accordance (or otherwise) with this policy.	Limited use of this policy.	Use of this policy seems limited.		This policy will need to be applied more consistently in the next monitoring period.
DM46: Safety by the Water	Relevant schemes providing adequate safety features on site.	-	No applications permitted contrary to this policy.		
DM47: Planning Obligations and Developer Contributions	Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk and Suffolk County Council	Contributions to affordable housing of £39,000	No applications permitted contrary to this policy.		
DM48: Conversion of Buildings	Buildings converted and final use.	-	No applications permitted contrary to this policy.		
DM49: Advertisements and Signs	Adverts and signs permitted in accordance with policy	-	No applications permitted contrary to this policy.		
DM50: Leisure plots and mooring plots	Mooring and leisure plots provided in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM51: Retail development in the Broads.	Planning applications in accordance (or otherwise) with this policy and the relevant district council's policy. Total amount of retail gaining planning	See retail section below.	No applications permitted contrary to this policy.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
	permission. Loss of retail.				
ACL1: Acle Cemetery Extension	Cemetery delivered as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
ACL2: Acle Playing Field Extension	Sports field delivered as per policy	Zero relevant applications.	Policy not used in monitoring period.		
BEC1: Former Loaves and Fishes, Beccles	Loaves and Fishes brought back into use in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU1: Riverside chalets and mooring plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.		
BRU3: Mooring Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU4: Brundall Marina	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU5: Land east of the Yare public house	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
BRU6: Brundall Gardens	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
CAN1: Cantley Sugar Factory	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
CHE1: Greenway Marine Residential Moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIL1: Dilham Marina (Tyler's Cut Moorings)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT1: Maltings Meadow Sports Ground, Ditchingham	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	Habitat area/open space/Beck lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
FLE1: Broadland Sports Club	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
GTY1: Marina Quays (Port of Yarmouth Marina)	Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.		
HOR1: Car Parking	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR2: Horning Open Space (public and private)	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR3: Waterside plots	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR4: Horning Sailing Club	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR5: Crabbett's Marsh	Marsh lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR7: Woodbastwick Fen moorings	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR8: Land on the Corner of Ferry Road, Horning	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR9: Horning Residential Moorings (Ropes Hill)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV1: Green Infrastructure	Green Infrastructure lost/negatively affected by development.	-	No applications permitted contrary to this policy.		
HOV2: Station Road car park	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV3: Brownfield land off Station Road, Hoveton	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered. Number of units delivered.	Zero relevant applications.	Policy not used in monitoring period.		
HOV4: BeWILDerwood Adventure Park	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
HOV5: Hoveton Town Centre	Planning applications in accordance (or otherwise) with this policy.Land use of each unit.	Zero relevant applications.	Policy not used in monitoring period.		
LOD1: Loddon Marina Residential Moorings.	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
NOR1: Utilities Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
NOR2: Riverside walk and cycle path	Delivery of path in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
ORM1: Ormesby waterworks	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL1: Boathouse Lane Leisure Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL2: Oulton Broad - Former Pegasus/Hamptons Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
OUL3 Oulton Broad District Shopping Centre	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.	Zero relevant applications.	Policy not used in monitoring period.		
POT1: Bridge Area	Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.		
POT2: Waterside plots	Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.		
POT3: Green Bank Zones	Green Banks lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SOL1: Riverside area moorings	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SOM1: Somerleyton Marina residential moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
STA1: Land at Stalham Staithe (Richardson's Boatyard)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
STO1 Land adjacent to Tiedam, Stokesby	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
TSA1: Cary's Meadow	Meadow lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
TSA2: Thorpe Island	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA3: Griffin Lane – boatyards and industrial area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA4: Bungalow Lane – mooring plots and boatyards	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA5: River Green Open Space	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
THU1: Tourism development at Hedera House, Thurne	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
WHI1: Whitlingham Country Park	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRI: Trinity Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSUT: Upper Thurne	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSCOAST: The Coast	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSROADS: Main road network	Schemes permitted contrary to Highways advice.	Zero relevant applications.	Policy not used in monitoring period.		
SSMILLS: Drainage Mills	Mills brought back into use. Changes to mills in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSPUBS: Waterside Pubs Network	Improvements to pubs in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSSTATIONS: Railway stations/halts	Pubs lost from public house land use.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRACKS: Former rail trackways	Improvements to stations in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSLGS: Local Green Space	Stations lost to other uses.	Zero relevant applications.	Policy not used in monitoring period.		
SSSTAITHES: Staithes	Recreation routes delivered on these schemes.	-	No applications permitted contrary to this policy.		
SSA47: Changes to the Acle Straight (A47T)	Development that encroaches onto these trackways.	Zero relevant applications.	Policy not used in monitoring period.		