



**Annual Monitoring Report
Addendum
To check the exemption to the self/custom build duty to permit
March 2026**

Contents

1. Introduction	1
2. The calculation	2
3. Checking if the exemption still applies.....	2
4. Conclusion	2

1. Introduction

Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. The Broads Authority has an exemption to this duty.

Each year, the Broads Authority checks to see if the exemption still applies.

The NPPG says¹:

Paragraph: 031 Reference ID: 57-031-20210508

'An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption'.

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.

¹ [Self-build and custom housebuilding registers - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

² Please note that in July 2020 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.

When assessing if the exemption still applies, the Authority has been using a different methodology to the one that was recently (December 2025) advised by MHCLG.

This addendum seeks to check the figures for each base period and uses the methodology advised by MHCLG to ascertain if the exemption still remains.

2. The calculation

MHCLG advised us to use the original methodology for calculating the exemption.

The original methodology is: (the aggregate number of new entries on Part 1 of the register in that base period and the 2 preceding base periods / land deliverable in that base period, the 2 preceding base periods, and the 2 subsequent base periods) x 100

- Demand method: The base period in question and the preceding two base periods.
- Land availability method: That base period, the two preceding base periods, and the two following base periods.

3. Checking if the exemption still applies

Assessing the Annual Monitoring Reports, here are the figures and the calculations:

Base period	Demand	Divided by Land	Multiplied by	Equals...
2017/18	168	50	100	336%
2018/19	167	20		853%
2019/20	144	49		293.9%
2020/21	158	69		228.99%
2021/22	144	76		189.5%
2022/23	123	100		123%
2023/24	78	87		89.7%
2024/25	42	78		53.85%

4. Conclusion

As can be seen in the final column, the figures are all above 20%. The exemption therefore continues.

Following the advice from MHCLG, this methodology will be used from now on in the Annual Monitoring Reports.