

Planning Committee

AGENDA

Friday 10 November 2017

10.00am

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|---|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 13 October 2017 (herewith) | 3 - 14 |
| 4. Points of information arising from the minutes | |
| 5. To note whether any items have been proposed as matters of urgent business | |

MATTERS FOR DECISION

6. **Chairman's Announcements and Introduction to Public Speaking**
Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application
7. **Request to defer applications included in this agenda and/or to vary the order of the Agenda**
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
- BA/2017/0309/CU Thorpe River Green, Yarmouth Road, Thorpe St Andrew, Norwich

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9. Enforcement Update Report by Head of Planning(herewith)	24 - 26

POLICY

10. Brownfield Register Briefing Note Report by Planning Policy Officer (herewith)	27 - 31
11. Self-Build – Exemption Report by Planning Policy Officer (herewith)	32 - 34
12. Norfolk Strategic Framework – Next Steps Report by Planning Policy Officer (herewith)	35 - 37
13. Broads Local Plan: SFRA Most of Norfolk Strategic Flood Risk Assessment Report by Planning Policy Officer (herewith) <ul style="list-style-type: none"> • Appendix 1: North Norfolk SFRA • Appendix 2: Great Yarmouth SFRA • Appendix 3: Greater Norwich SFRA 	38 - 43

Appendices can be viewed at the following address:
<http://www.broads-authority.gov.uk/planning/planning-policies/sfra/sfra>

14. Annual Monitoring Report <i>covering report plus AMR</i> Report by Planning Policy Officer (herewith)	44 – 69
15. Hemsby Neighbourhood Plan: Designating Hemsby as a Neighbourhood Area Report by Planning Policy Officer (herewith)	70 - 72

MATTERS FOR INFORMATION

16. Appeals to the Secretary of State Update Report by Administrative Officer (herewith)	73 - 74
17. Decisions made by Officers under Delegated Powers Report by Head of Planning (herewith)	75 - 77
18. Circular 28/83: Publication by Local Authorities of Information About the Handling of Planning Applications Report by Head of Planning (herewith)	78 - 81
19. To note the date of the next meeting – Friday 8 December 2017 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY	

Broads Authority
Planning Committee

Minutes of the meeting held on 13 October 2017

Present:

Sir Peter Dixon – in the Chair

Prof J A Burgess
Mr W A Dickson
Ms G Harris

Mr H Thirtle
Mrs M Vigo di Gallidoro

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Mr S Bell – for the Solicitor
Ms M Hammond – Planning Officer (Minute 3/8)
Mr B Hogg – Historic Environment Manager (Minute 3/14)
Mrs K Judson – Planning Officer (Compliance and Implementation)
(Minute 3/9)
Mr T Risebrow – Planning Officer (Compliance and Implementation)
(Minute 3/9)
Ms C Smith – Head of Planning
Ms M-P Tighe – Director of Strategy and Sustainable Communities

Members of the Public in attendance who spoke:

**BA/2017/0179/FUL Burghwood Barns, Burghwood Road, Ormesby
St Michael**

Mr Matthew Hollowell Agent on behalf of the applicants

3/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting especially Marie Pierre Tighe to her first official meeting as Director of Strategy and Sustainable Communities.

Apologies were received from Mr M Barnard, Mr Brian Iles, Mr P Rice, Mr V Thomson, and Mr J Timewell.

3/2 Declarations of Interest

The Chairman declared a general interest for all Members concerning item 3/9 (Waveney River Centre) as the landowner was a Member of the Navigation Committee.

Members indicated they had no further declarations of interest to declare other than those already registered, and as set out in Appendix 1 to these minutes.

3/3 Minutes: 15 September 2017

The minutes of the meeting held on 15 September 2017 were agreed as a correct record and signed by the Chairman.

3/4 Points of Information Arising from the Minutes

The Head of Planning informed the Committee on progress relating to **BA/2017/0059/CU Horizon Craft, Acle Bridge** (Pedro's restaurant) where the Committee had agreed to grant planning permission for the change of use of a boatshed and workshop to a bar and restaurant in March 2017. As part of the discussions it was agreed to set up a liaison group to include the parish councils, the businesses at the site together with the Highways Authority to consider the traffic safety in the area with the aim of providing mitigation measures. The first meeting with the owners of businesses in the vicinity and Highways was held on 4 October 2017. Broadland District Council and Great Yarmouth Borough Council as well as this Planning Committee would be kept informed of progress.

3/5 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

3/6 Chairman's Announcements and Introduction to Public Speaking

(1) The Openness of Local Government Bodies Regulations

The Press correspondent indicated that he intended to record proceedings.

The Chairman gave notice that the Authority would be recording the meeting. The copyright remained with the Authority and the recording was a means of increasing transparency and openness as well as to help with the accuracy of the minutes. The minutes would remain as the matter of record. If a member of the public wished to have access to the recording they should contact the Monitoring Officer.

Members considered that there had been sufficient time to assess the system of recording to deem whether it had been successful. Members were in favour of the system of recording being adopted on a more permanent basis and that this would be for the Authority to decide.

(2) Briefing Session for Members on Appeals

The Chairman reminded the Committee that there would be a Member Training session on appeals following this meeting.

(3) Public Speaking

The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of which were contained in the Code of Conduct for members and officers. (This did not apply to Enforcement Matters.)

3/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests to defer planning applications had been received.

3/8 Applications for Planning Permission

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

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

(1) **BA/2017/0179/FUL Burghwood Barns, Burghwood Road, Ormesby St Michael**

Change of use of agricultural land to wildlife garden
Applicant: Mr D Tucker and Miss S Burton

The Planning Officer reminded Members of the report they had received in August which had recommended refusal of the above application. The outcome of an appeal against an enforcement notice for similar development had been awaited and the Committee resolved to defer determination of the application to allow further time for the appeal decision to be received and further information on the Ecologist report. A decision from the Planning Inspectorate had still not been received and the applicants had not agreed to an extension to the target date for determination beyond today. The applicants had a right of appeal of non-determination and could do that if a decision was not made. It was therefore considered prudent to determine the application today.

The Planning Officer provided a detailed presentation of the proposal and assessment as set out in the report together with the response from the Authority's Ecologist as requested. She explained that the application site covered the same land that was covered by the Enforcement Notice, but the application was now for a wildlife garden comprised of three particular areas of wild flower and meadow plants. The scheme included the retention of the gazebo and the slate path around the perimeter of the site, there would be additional planting underneath the new trees around the boundary and the lighting on the southern boundary would be removed. The Planning Officer considered that the removal of the Gazebo would not be sufficient to

mitigate the concerns. She referred to the previous comments from the applicant's agent with regards to water quality and the benefits of the land use proposed but no further evidence had been provided. The Planning Officer emphasised that the agricultural use of the land was to act as a buffer between the Trinity Broads and the built development and the loss of this would have a significant direct adverse impact on the landscape character, and tranquillity. Although the site was not visible from the water as there was a belt of trees to screen it, the activities from the site could be perceived from the water. There had been no changes to the circumstances or matters relating to the application and therefore the recommendation of refusal remained the same as it was considered that the application was contrary to policy and the NPPF.

Mr Hollowell on behalf of the applicants expressed disappointment that in his view the full comments from the Ecologist in support of the application had not been made clearer. He commented that there was no agricultural use left on this side of the village. One of the reasons which brought about the development was the cessation of the land for growing blackcurrants. A number of the properties in the vicinity within the boundary for Great Yarmouth Borough had been sold off and used for residential curtilages and some of these had access to river frontage. He emphasised that Natural England and the Ecologist on behalf of the applicant had supported the application and he read out the Authority's Ecologist's views which had been detailed at the last meeting. He considered that the proposals would have an insignificant impact on the area and he hoped that the Committee would agree with Natural England and approve the application with strict conditions.

The Chairman commented that the site had been the subject of considerable development without planning permission in the past and therefore there could be difficulties in monitoring any detailed conditions in the future. In general Members considered that the urbanisation and domestication of landscape character was the main issue. Reference was made to paragraph 5.12 in the assessment, which was considered to be particularly pertinent. Any attempt to soften the existence of the formal planting, gazebo and the path would be insufficient and the site would still retain an inappropriate and incongruous domestic character.

The Chairman put the Officer's recommendation of refusal to the vote and it was

RESOLVED by 5 votes in favour and 1 against.

that the application be refused for the reasons set out in detail in the report since the application would result in an erosion of the rural landscape character and provide a more domestic and suburban effect that would have an adverse impact on the landscape. It would also have an impact on the tranquillity, a defining characteristic of the Trinity

Broads. It was not considered that the planting proposal throughout the site would be sufficient mitigation or enhancement to outweigh the adverse landscape impact. Therefore the application was considered to be contrary to Policy CS1 of the Core Strategy, Policy DP2 and Policy XNS1 Trinity Broads and paragraphs 115 and 123 of the NPPF.

3/9 Enforcement of Planning Control: Items for Consideration

(i) Waveney River Centre:

Further to Minute 2/9, the Committee received a report providing an update on the situation regarding Yurts at the Waveney River Centre, Burgh St Peter as well as a number of other current planning issues following routine condition monitoring of the various planning permissions that had been granted.

Members noted that following the site inspection, legal advice had been sought and it was concluded that the structures did not constitute operational development and therefore did not require planning permission. The Landowner had been so advised and therefore the matter could now be closed.

Members also noted the other matters relating to the administration building BA/2015/0371/FUL and restaurant BA/2015/0360/FUL and BA/2016/0088/COND where permissions had been granted in 2015 and 2016. Although amendments had been made to the original permissions and the constructed development was not wholly in accordance with permission, the amendments represented technical breaches and were non-material. The landowner had not submitted any application to regularise the changes, but it was considered that it was not expedient to take action.

A further issue had been observed when officers had been out on site, whereby a new access had been created in order for the landowner to implement some of the consents for holiday lodges. The creation of this and the required land raising to create a ramp did not have consent and the Highways Authority was investigating the matter for reasons of safety, visibility and impact on Staithe Road. Complaints had been received from residents. It was reported that a recent complaint had been received that the lodges had not been located in the correct position.

Members would be informed of the Highways investigations once these had been received and the result of correspondence with the landowner as to the siting of the lodges.

RESOLVED

- (i) that the report be noted with regard to the yurts and the access;
and

(ii) that no further action in respect of the administration building and restaurant be taken.

(ii) Former Jenner's Basin, Thorpe Island, Thorpe St Andrew: former mooring basin at Thorpe Island.

The Committee received a report and presentation providing an update on the current position concerning the former mooring basin at Thorpe Island, Thorpe St Andrew. This provided a brief summary of the extensive planning history and the update following the purchase of the site in the spring 2017. It was noted that the various vehicles, items of plant, and green container had been removed, and the majority of vessels had been relocated by their registered owners with a number handed over to the new landowners. The landowners intended to remove two of the three remaining vessels on site and discussions were taking place with regard to the former MTB vessel. At present it had value as a fish refuge.

Apart from the remaining vessels, all the requirements of the Enforcement Notice from 2011 and the Injunction had been complied with. The construction of the rudimentary quay heading and decking was not covered by the Enforcement Notice as it occurred later. However the decking had now been removed and it was the landowners' intention to remove the redundant quay heading at some stage, at present being mindful of potential disturbance. It was noted that the owners were in discussions with the Authority's ecologist and wished to work with the Authority for the future of the area, very much with conservation in mind.

The Head of Planning confirmed that when formulating Policy TSA2 officers were very mindful of the Planning Inspector's decision which gave a benchmark for 25 boats and a well-managed site.

Members welcomed the excellent progress made within a very short time. From now on, they did not need to have regular updates but wished to be informed if there were any significant planning issues to report.

RESOLVED

that the significant progress in clearing the site be noted and welcomed .

3/10 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee.

Wherry Hotel Bridge Road Oulton Broad

Further details in relation to the submitted planning action were under consideration.

Marina Quays The Head of Planning reported that the landowners had provided some revised proposals but unfortunately these were unacceptable.

RESOLVED

that the report be noted.

3/11 Broads Local Plan – (October 2017) Bite Size Pieces

The Committee received a report introducing a set of the topics/ Bite Size pieces for the Publication version of the Broads Local Plan. These included

- Appendix A: Sustainable Community Strategy Statements
- Appendix B: Responses to Single Issues Consultation
- Appendix C: Equalities Impact Assessment
- Appendix D: Norfolk caravans and Houseboats Accommodation needs Assessment including for Gypsies, Travellers and Travelling Showpeople.

With reference to **Appendix A Sustainable Community Strategy Statements** – The Authority had not produced its own Sustainable Community strategy for the Local Plan, but the Sustainable Community Strategies of each of the six District Councils and two Counties have informed the production of the Local Plan. These had been assessed in terms of compatibility between each of the strategies and policies of the Local Plan. The assessment concluded that where a particular objective of a Country or District's Sustainable Community Strategy of Business Plan was relevant to the Local Plan, the Broads Local Plan and its objectives were compatible. This document would be submitted as part of the process and evidence for the public inspection.

Appendix B Responses to Single Issues Consultation Members noted that following the consultation on the Preferred Options and the Publication Stage of the Local Plan, some stakeholders were asked for their views on particular policies such as flood risk, opens space, surface water, Thorpe (TSA2) and Staithes. The report brought together the responses with the Authority's proposed reply.

With reference to the comments from Somerton Parish Council and the Broads Reed and Sedge Cutters Association on the Staithes report being factually incorrect, Officers had suggested that the respondents contact the author of the report with their concerns and evidence. It was emphasised that the Staithes report was a piece of academic research that had been commissioned by the Authority and provided a useful insight into a particular historical feature of the Broads landscape. It was not a policy document, but did help to inform policy. Members advised that this be made clearer in the Authority's response.

Members welcomed the responses from Thorpe Town Council relating to Thorpe River Green and the river frontage and looked forward to working with them.

Appendix C Equalities Impact Assessment – It was noted that the Plan had been assessed against the protected characteristics addressed in the Equalities Act and that these were either neutral or positive and therefore there was no cause for concern.

Appendix D, Norfolk caravans and Houseboats Accommodation needs Assessment including for Gypsies, Travellers and Travelling Showpeople.

The Planning Policy Officer explained that there had been changes to the original document that had been sent out as a result of further information from the other Authorities. Members had received the most up to date version via email and this had been replaced on the website. The Navigation Committee had also been sent a copy informing them of the site allocations.

RESOLVED

- (i) that the report be noted; and
- (ii) that the topics to inform the publication version for the Broads Local Plan be welcomed and endorsed and go forward to support the Plan.

3/12 Beccles Neighbourhood Plan: Designating Beccles as a Neighbourhood Area

The Committee received a report introducing Beccles as a Neighbourhood Area with a view to producing a Neighbourhood Plan. It was noted that the Committee had previously approved a Neighbourhood Plan Area that included other parishes as well as Beccles. Some of the parishes had now agreed to produce their own Neighbourhood plans. Most of them fell outside the Broads executive area and therefore the process of developing their Neighbourhood Plan would not involve the Broads Authority. The statutory consultees, Historic England and Natural England, had no objections to Beccles producing their own plan and provided some background advice. There seemed no reason not to approve the area for a Neighbourhood Plan.

RESOLVED

that the Authority agrees to Beccles becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

3/13 Consultation Documents Update and Proposed Responses

The Committee received a report on the Consultation Documents concerning the proposal by Norfolk County Council for a Great Yarmouth Third River

Crossing and Suffolk County Council for the Lake Lothing third river crossing in Lowestoft.

Members noted the proposals with the Authority's proposed responses particularly relating to environmental and navigation matters. They supported the responses, particularly the need for a safe waiting point and the need to take account of ecological issues, and noted the aims of increasing access improvements. Given that the closing dates on consultation were very tight, and fell before the Navigation Committee meeting, Members requested that the Chairman of the Navigation Committee be provided with the reports for any further comments.

RESOLVED

that the report be noted and the proposed consultation responses be endorsed.

3/14 Heritage Asset Review Working Group: Review of Role and Membership

The Committee received a report providing an outline of the role of the Heritage Asset Review Group (HARG), its Terms of Reference and current membership. The Historic Environment Manager provided some background to the Group explaining that it had been set up following the Authority taking the Planning service in house and the carrying out of a survey on historic buildings. HARG's role was to guide officers in the protection of Heritage Assets, particularly the number of Buildings at Risk as well as addressing specific and detailed issues relating to the Historic Environment of the Broads including Conservation Areas and possible features for the Local List. The Group reported back to the Planning Committee as required. It had proved particularly successful in helping to reduce the properties on the "At Risk" register, and prioritising and developing the review of the Conservation Areas. It had also been useful in advising on some issues in the development and progress of the Mills and Marshes Landscape Partnership Project (supported by Heritage Lottery Funding) and it was considered that this could continue in so far as advice on specific issues might be required, such as the Mills and the Conservation Area of Halvergate Marshes. The Historic Environment Manager emphasised that in terms of governance, the HLF project would have a project Board and regular updates would be provided by this to the full Authority.

Current membership of the group included Peter Dixon and Paul Rice as Chairman and Vice-Chairman of the Planning Committee, Mike Barnard, Jacquie Burgess, Haydn Thirtle (as Heritage Champion) and Bill Dickson.

Members fully supported the continuation of the Group and being mindful of the recommendations of the Peer Review Group considered that its membership be extended beyond the members of the Planning Committee and to ask current HARG members to confirm if they wish to continue. It was considered that there should be a firm commitment to being part of HARG although recognising members' time constraints.

RESOLVED

- (i) that current Members of the Heritage Asset Review Group be asked to confirm if they wish to continue on the group; and
- (ii) that the role and membership of the Group be considered as part of the Peer Review Action Plan.

3/15 Appeals to Secretary of State Update

The Committee received a report on the appeals to the Secretary of State against the Authority's decisions since May 2017.

Eagles Nest, Ferry Road, Horning.

The Head of Planning reported that a decision on the appeal against the Authority's decision to refuse planning permission for the retention of a manager's flat had been received on 12 October 2017. The appeal had been allowed. Although this was disappointing, the Inspector had provided a very well argued and balanced case, had not disagreed with the Authority's interpretation of development plan policies or its approach but had provided a different interpretation and come to a different conclusion. The Inspector had considered that there were conflicts with planning policy, but that those conflicts were outweighed by the material considerations. A copy of the decision notice together with a summary would be provided by the Head of Planning for members.

It was noted that in general the balance in relation to the decisions on appeals by the Planning Inspectorate had shifted more towards a "what is the harm?" type approach and it was noted that other Local Planning Authorities were experiencing similar issues and decisions.

RESOLVED

that the report be noted.

3/16 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 22 August 2017 to 2 October 2017. It was noted that three of the applications had resulted from Condition Monitoring for this last month.

RESOLVED

that the report be noted.

3/17 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 10 November 2017 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich. This would be followed by a meeting of the Heritage Asset Review Group.

The meeting concluded at 11.25 am

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: **Planning Committee**

Date of Meeting: 13 October 2017

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
All Members	3/9	Enforcement Item Waveney River Centre Owner a member of the Authority's Navigation Committee.
Haydn Thirtle	3/8 3/14	Lobbied by applicant BA/2017/0179/FUL HARG Area Museum Service. Board Member NCC – previous Committee member Yarmouth Archaeology Society

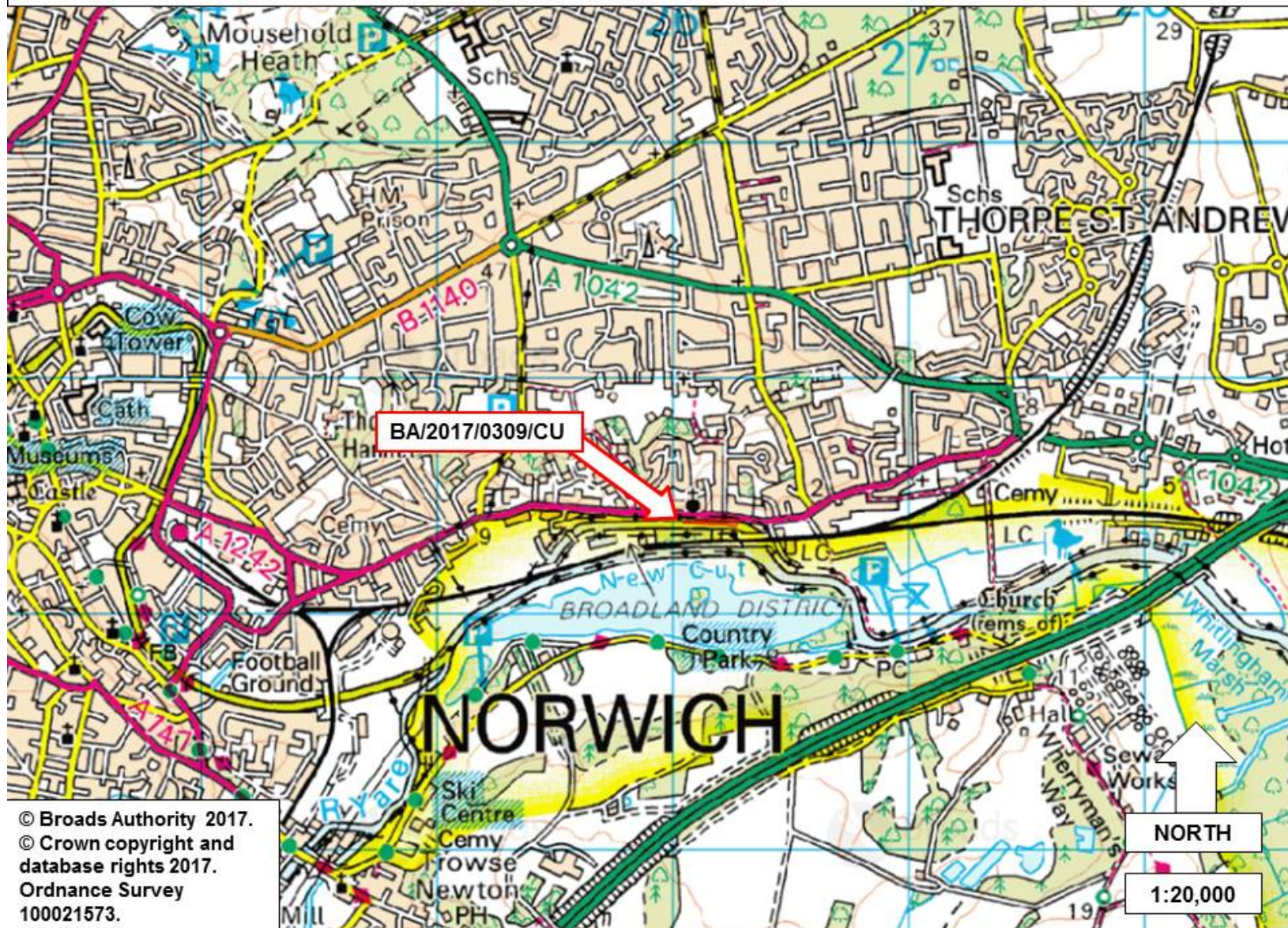
Reference:

BA/2017/0309/CU

Location

Thorpe River Green, Yarmouth Road, Thorpe St
Andrew

BA/2017/0309/CU - River Green, Thorpe St Andrew



Application for Determination
Report by Planning Officer

Target Date	13 November 2017
Parish:	Thorpe St Andrew Town Council
Reference:	BA/2017/0309/CU
Location:	Thorpe River Green, Yarmouth Road, Norwich
Proposal:	Change of Use to Mixed Use Moorings
Applicant:	Thorpe St Andrew Town Council
Recommendation:	Approve Subject to Conditions
Reason for referral to Committee:	Representations Received

1 Description of Site and Proposals

- 1.1 The site of this application is Thorpe River Green, which is situated in Thorpe St Andrew. The Green adjoins Yarmouth Road to the south and has a 218m frontage along the River Yare. It is situated opposite Thorpe Island. Access to this stretch of the River Yare is constrained by the railway bridges at either end of Thorpe Island.
- 1.2 Thorpe River Green is used as an area of green open space and contains the war memorial and a number of paths and benches for quiet recreation. There are currently a number of mooring posts along the river frontage of the Green and safety chains and ladders have already been added along this length to be used in association with the moorings.
- 1.3 Thorpe River Green forms part of the Thorpe St Andrew Conservation Area.
- 1.4 Planning permission is being sought by the Town Council to divide up the existing moorings along the river frontage for different purposes. The 43m at the eastern end of the Green, closest to the public toilets and including the

ferry crossing point from Thorpe Island, would be designated for commercial moorings. The 75m in the central area would be designated as short stay moorings and the 100m situated at the western end of the Green would be for private lease. The private mooring agreements would restrict car parking within 1 mile of the River Green, except in Town Council owned car parks. At least 6 car parking spaces have been made available by the Town Council for this usage. All moorings would be alongside moorings and not stern on moorings.

2 Site History

- 2.1 BA/1996/4458/HISTAP - Non-illuminated information board – Approved subject to Conditions.

BA/2009/0242/FUL - Landscape works to include footpath and new street furniture with bus shelter and flag pole - Approved subject to Conditions.

BA/2010/0376/NONMAT - Application to move the position of flag pole 6 metres west of original position set out in PP - BA/2009/0242/FUL – Approved

BA/2012/0257/FUL - Erection of a Diamond Jubilee Milestone - Approved subject to Conditions.

BA/2013/0352/FUL - Proposed illumination trees along River Green - Approved subject to Conditions.

3 Consultations

3.1 Consultations received

3.1.1 Navigation Committee

The application was taken before the Authority's Navigation Committee on 19 October 2017 for consideration.

The Committee resolved to support the application with the condition that there is no stern on mooring or double mooring and that the private moorings are not used as residential moorings.

3.2 Representations received

- 3.2.1 A total of 16 Representations on this application have been received. One of the Representations received was withdrawn once additional clarification on the use of the proposed commercial/short stay moorings was provided.

- 3.2.2 The majority of the remaining 15 Representations all support the creation of the commercial moorings, as they would support local businesses with the increase in tourist numbers and provide access from Thorpe Island, and have no problem with the short stay moorings, but object to the proposed creation of the private moorings. The reasons for objecting in general can be summarised as follows:

- The mooring of privately owned boats would restrict the navigable width of the river.
- The private moorings would detract from the recreational potential of Thorpe River Green.
- Privately moored boats would obstruct views of the river from Thorpe River Green.
- Fishermen and other visitors would have no access to the river.
- The provision of private moorings would not serve the needs of the local community.
- The creation of private moorings would reduce the length of short stay moorings available.
- Businesses such as day boat hire and canoe hire businesses would not be able to access the moorings.
- The reduction in the number of visitors being able to access the moorings would have a knock on adverse effect on trade for pubs and cafes in the vicinity of River Green.
- Safety issue of people falling between the piling and the moored boats and not being able to get out of the river.

4 Policies

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

[NPPF](#)

4.1.1 Core Strategy

[Core Strategy Adopted September 2007 pdf](#)

CS1 Landscape Protection and Enhancement

CS3 The Navigation

CS5 Historic and Cultural Environments

CS10 Sustainable Tourism

CS14 Water Space Management

CS17 Access and Transportation

4.1.2 Development Management Policies DPD

[Development-Plan-document](#)

DP12 Access to the Water

DP16 Moorings

4.2. The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

4.2.1 Development Management Policies DPD

DP5 Historic Environment

4.3 Neighbourhood Plan

There is no Neighbourhood Plan relevant to this application.

5 Assessment

- 5.1 In assessing this application the main matters to be taken into consideration are: the principle of the development; impact on navigation; impact on the Conservation Area.
- 5.2 The riverside frontage of Thorpe River Green has historically been used for mooring since 1921. More recently it has been used by the Broads Authority to provide 24hr visitor moorings. Following the Broads Authority's decision last year to end the lease on these moorings the moorings have reverted back to Thorpe Town Council. The decision has been taken by the Town Council to divide the mooring provision up into different use zones to meet different demands.
- 5.3 The commercial moorings would be used by a day boat hire business, which has entered into a formal agreement with the Town Council for exclusive use of this stretch of the moorings. These moorings would also be used by residents of Thorpe Island as the crossing point from the Island. The visitor moorings to be provided could be used by customers of the local day boat and canoe hire businesses (amongst others) and also by holiday boat hire users, as was the case when the Broads Authority leased the moorings. The private moorings to be created are necessary to provide an income stream to cover the ongoing costs of providing the complete length of moorings.
- 5.4 Whilst the majority of the Representations to the proposed development object to the designation of a length of the moorings as private moorings, it is considered that the overall combination of mooring types is reasonable, it will meet the needs of both commercial and private boat users and provide an income to cover the upkeep of the moorings. Some of the Representations received also state that by having moorings along the entire frontage of River Green it will prevent access to the river and obscure views of the river from Thorpe River Green and therefore have a detrimental effect on the general enjoyment of this amenity space. However the river frontage of Thorpe River Green has been used for mooring for many years and there would be views through to the river when the moorings are not in use, as currently. This current proposal is not altering this situation but is just defining the way in which the moorings are used.
- 5.5 It is therefore considered that this proposal is acceptable in principle and that the scheme is in accordance with Policies CS14 of the Core Strategy and DP12 and DP16 of the Development Management Policies DPD.
- 5.6 In terms of any impact this proposal would have on the navigation of this stretch of the river, it is considered that there would be no adverse effect

arising from this proposal. The moorings are already in existence. The boats would continue to be moored adjacent to the bank, with no introduction of pontoons, and the boats would all be moored alongside. Stern on mooring would not be permitted. This can be covered by condition. All the safety features usually required to be provided at moorings, including safety chains and ladders are already in place here. It is therefore considered that this proposal is in accordance with Policies CS 3 of the Core Strategy and DP12 of the Development Management Policies DPD.

- 5.7 The stretch of river bank, subject of this application, is situated within Thorpe St Andrew Conservation Area. A number of Representations received object to the scheme on the basis that the mooring of boats in this location would have an adverse visual impact on Thorpe River Green. However mooring of boats has taken place along the river frontage of Thorpe River Green for many, many years and this activity is integral to the character of this Conservation Area. It is therefore considered that this proposal is fully in accordance with Policies CS 5 of the Core Strategy and DP5 of the Development Management Policies DPD.

6 Conclusion

- 6.1 In conclusion it is considered that the use of the existing moorings along the river frontage of Thorpe River Green in the way proposed by the Town Council is acceptable. The various uses of the moorings are acceptable in principle and the activity would not have an adverse effect on either the navigation of this stretch of the river or of the character of the Conservation Area. The proposal is therefore considered to be in accordance with the relevant Development Plan Policies and the NPPF.

7 Recommendation

Approve subject to the following conditions:

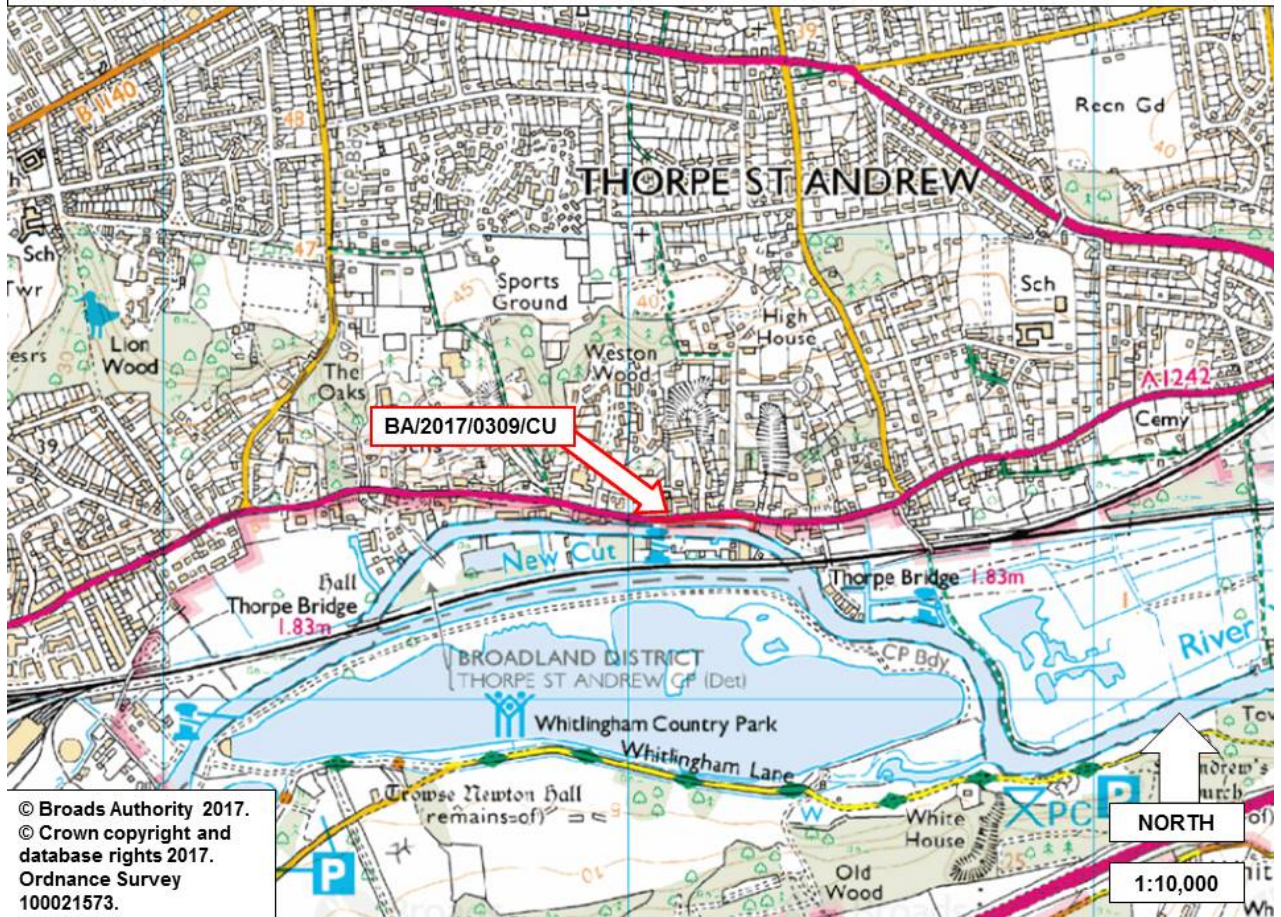
- Time limit for commencement
- In accordance with submitted plans and supporting documents.
- No stern on mooring or double mooring to be permitted.
- No residential mooring to take place.

8 Reason for Recommendation

In the opinion of the Local Planning Authority the proposal is in accordance with Policies CS1 Landscape Protection and Enhancement, CS3 The Navigation, CS5 Historic and Cultural Environments, CS10 Sustainable Tourism, CS14 Water Space Management and CS17 Access and Transportation of the Core Strategy, Policies DP5 Historic Environment, DP12 Access to the Water and DP16 Moorings of the Development Management Policies DPD and the NPPF.

Background papers: BA/2017/0309/CU
Author: Alison Cornish
Date of report: 20 October 2017
Appendices: Appendix 1 – Map

BA/2017/0309/CU - River Green, Thorpe St Andrew



Enforcement Update
Report by Head of Planning

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

Recommendation: That the report be noted.

1 Introduction

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

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

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required • Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL) • Further details under consideration.
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built. • Application deferred pending appeal decision. • Application refused 13 October 2017
31 March 2017 26 May 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices • First warning letter sent 13 April 2017 with compliance date of 9 May. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Further vandalism and deterioration. • Site being monitored and discussions with landowner • Landowner proposals unacceptable. Further deadline given.

2 Financial Implications

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

Background papers: BA Enforcement files
 Author: Cally Smith
 Date of report: 24 October 2017
 Appendices: Nil

Brownfield Register Briefing Note
Report by Planning Policy Officer

Summary: This report introduces the requirement for Local Planning Authorities to have a Brownfield Register.

Recommendation: That the report be noted

1 Introduction

- 1.1 The Government is committed to maximising the number of new homes built on suitable brownfield land and has set out its intention to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020.
- 1.2 The Housing and Planning Act (May 2016) makes provision for local authorities to prepare, maintain and publish a register of brownfield land. The register should identify previously developed sites in the district that have been assessed as being suitable for housing.
- 1.3 The register should comprise a standard set of information, prescribed by the Government, that will be kept up-to-date and made publicly available, to help provide certainty for developers and communities and encourage investment in local areas. The registers will then be used to monitor the Government's commitment to the delivery of brownfield sites.
- 1.4 The Briefing Note at Appendix A provides further information

2 Next Steps

- 2.1 With the help of the GIS Officer, the Brownfield Register will be produced. The Broads Authority's Brownfield Register will be available by the end of December 2017 and a link will be sent to Planning Committee Members.

3 Financial Implications

- 3.1 There are no financial implications.

Background papers: None
Author: Natalie Beal
Date of report: 20 October 2017
Appendices: APPENDIX A: Briefing Note on Brownfield Registers



Briefing note on Brownfield Registers
October 2017

1. What is brownfield land?

The national planning policy framework (NPPF) defines previously developed land (PDL, or brownfield land) as: *'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.'*

2. What is it? Why do we need to do it?

The regulations¹ require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development.

Brownfield registers will provide up-to-date, publicly available information on brownfield land that is suitable for housing. This will improve the quality and consistency of data held by local planning authorities which will provide certainty for developers and communities, encouraging investment in local areas. Brownfield registers should include all brownfield sites that are suitable for housing development irrespective of their planning status.

3. By when do we need to do it?

The proposals came in to force in mid April 2017. Local authorities will be expected to have compiled their registers by 31 December 2017.

4. What is it we actually need to do?

Brownfield land registers must include all sites which meet the relevant criteria² regardless of their planning status. This includes sites that have extant planning permission for development that has not been implemented.

¹ The Town and Country Planning (Brownfield Land Register) Regulations 2017:
<http://www.legislation.gov.uk/uksi/2017/403/contents/made>

² Criteria: <http://www.legislation.gov.uk/uksi/2017/403/regulation/4/made>

The Government have set out the information that is required to be included in the register as well as specifying the format for presenting the data. So for each site, there is consistent information provided. See Appendix A for the column headings.

The register will include sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission (which have been allocated in the Sites Specifics Local Plan 2014 and draft allocations in the emerging Local Plan).

Brownfield registers should include all brownfield sites which:

- are *capable of accommodating 5 dwellings and over* (or more than 0.25 hectare in area);
- are *suitable* for residential development, irrespective of their planning status – this includes land which is subject to an extant planning permission for housing, is allocated in a local plan for housing, has permission in principle for housing or is otherwise appropriate for housing in the opinion of the LPA;
- are *available* for residential development; that is a developer or landowner has expressed an intention to sell or develop the land for housing and there are no issues of ownership or legal impediments³ preventing that development or any publicly available evidence to indicate that it would not be available;
- residential development of the land is *achievable*, that is, the site is capable of development within 15 years of the date of entry on the register.

5. Two parts to the register

Part 1 of the brownfield registers will be a comprehensive list of all brownfield sites in a local authority area that are suitable for housing, irrespective of their planning status. However registers will also be a vehicle for granting permission in principle for suitable sites where authorities have followed the relevant procedures. If the authority considers that permission in principle should be granted for a site the local authority is required to enter that site in Part 2 of their register. Part 2 is therefore a subset of Part 1 and will include only those sites for which have permission in principle has been granted.

Putting a site on Part 1 of a register does not mean it will automatically be granted permission in principle. Local planning authorities will be able to enter sites on Part 2 of the register which will trigger a grant of permission in principle for those sites suitable for housing-led development only after they have followed the consultation and publicity requirements, and other procedures set out in the regulations and they remain of the opinion that permission in principle should be granted. Those sites which have permission in principle for housing-led development will be clearly identified by being in Part 2 of the register.

A site may not be included on Part 2 of the register where development of the site would:

- fall within schedule 1 of the Environmental Impact Assessment Regulations

³ The regulations do not refer to any *financial* impediments preventing development, accordingly the fact that a site may be stalled only for reasons of financial viability would not prevent its inclusion on the register as an available site.

- has been screened as Environmental Impact Assessment development
- or development would be prohibited under habitats protection legislation ie those sites may not be granted permission in principle through being placed on the register.

6. Updating the register

Local authorities will be required to update the information relating to each entry and review the sites on their registers at least once a year. Authorities will be encouraged to conduct more frequent updates of the register where they wish to do so. This will ensure the process is proportionate and allow local authorities to respond to particular local circumstances.

7. Format

As a minimum, local authorities should publish brownfield land registers in at least two formats:

- a 'csv' file;
- an INSPIRE compliant polygon format.

Local authorities may also wish to publish their data in other formats that may be more attractive to some groups of users. For example pdf, html etc.

8. Further information

- NPPG and Brownfield Registers www.gov.uk/guidance/brownfield-land-registers
- Regulations: www.legislation.gov.uk/ukxi/2017/403/contents/made
- Data standard: www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf
- Frequently Asked Questions: <https://www.gov.uk/government/publications/brownfield-registers-and-permission-in-principle/brownfield-registers-and-permission-in-principle-frequently-asked-questions>
- An example Brownfield Register: <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/Regeneration-and-Development-Opportunities/Brownfield-Register.aspx>

Appendix A: Data required for each site and explanation

- Organisation URI: To identify the Local Authority within whose area the parcel of land lies.
- Organisation Label: The name of the local authority that is identified using the
- Site Reference: A reference applied by the local authority to identify a site.
- Previously Part Of: The SiteReference that this site was previously a part of when reported on an earlier register.
- Site Name Address: The name and address of a site, which should be sufficient to describe its location
- Site plan URL: A URL to a web page giving a site plan for the site.
- Coordinate Reference System: The Coordinate Reference System that is used for the fields 'GeoX' and 'GeoY'.
- GeoX: Longitude or east grid reference for the visual centroid of the site boundary.
- GeoY: Latitude or north grid reference for visual of application boundary.
- Hectares: The size of the land in hectares
- Ownership Status: The ownership status of the land.
- Deliverable: To indicate if the land is 'Deliverable'.
- Planning Status: To indicate the stage, if any, that has been reached in the planning process for the site
- Permission Type: The latest type of permission that has been granted on the site
- Permission Date: The date permission was granted for the permission set out in the field 'permissionType'.
- Planning History: Links to webpages giving information about the planning history of the site
- Proposed For PIP: To indicate if the site has been proposed for residential development (permission in principle).
- Min Net Dwellings: The minimum net number of dwellings that the local authority estimates the site should support.
- Development Description: A description of any proposed housing development.
- Non Housing Development: A description of any proposed non-housing development
- Site Information: Links to webpages giving further information about the site.
- Notes: General information about a site and its entry on the register.
- First Added Date: The date that the site was first added to the register.
- Last Updated Date: The date that information about the site was last updated.

Self-Build – Exemption
Report by Planning Policy Officer

Summary:	This report introduces the application for 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.
Recommendation:	That the application for exemption is supported and endorsed by members.

1 Introduction

- 1.1 The Authority has a 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. There are, however, grounds to exemption from this Duty. This report introduces the exemption and explains how the Authority may meet the requirements to be exempt from this Duty.

2 About Self Build

- 2.1 Self-build and custom housebuilding are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

3 The Self-Build Register

- 3.1 The Self-Build register has been in place since April 2016.
- 3.2 The Register was commissioned jointly with Breckland, King's Lynn and West Norfolk and South Norfolk Councils and can be found here:
<http://www.broads-authority.gov.uk/planning/Other-planning-issues/self-build-and-custom-build-register>
- 3.3 The AMR that is also before this Planning Committee provides further information on the Register as at the 31 March 2017; that information is not repeated here.

4 The Duty

- 4.1 Local Planning 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 period¹.

- 4.2 At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

5 Exemption

- 5.1 A Local Planning Authority may make an application for an exemption if, for any base period, the demand for self-build and custom housebuilding is greater than 20% of the land identified by that authority as being available for future housing.
- 5.2 It is important to note that just because the Authority applies for an exemption from the Duty, and perhaps receive the exemption, the Authority is not saying that self-build cannot happen in the Broads. On the contrary, the emerging Local Plan generally supports self-build as long as proposals are located and designed in line with the policies of the Local Plan.
- 5.3 This exemption is to reflect that the Broads Authority has many constraints to development and therefore land for development is limited. Further the Broads is a special landscape important for wildlife, given the highest level of protection.
- 5.4 We will be seeking an exemption for base period 1 and 2.

The calculation is as follows:

Base period 1	49 people on the register	Divided by land availability of 20 dwellings	X100	= 245%
Base period 2	60 people on the register	Divided by land availability of 157 dwellings ²	X100	= 38.22%

- 5.5 In reflection of the calculation, the proportion of demand to available land for both base periods is therefore greater than the 20% threshold.

6 Next steps

- 6.1 If Members support and endorse this application, it will be sent to the Secretary of State.
- 6.2 That the Authority is assumed to not be exempt until the Secretary of State has considered and written to us informing of the outcome of the application.

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

² Please note that this calculation includes 120 dwellings allocated at the Utilities Site and 16 dwellings permitted at Thurne. It is unlikely that all those dwelling will be available for self-build. Those figures have however been used in the calculation and the percentage is still above 20%.

- 6.3 For subsequent and concurrent base periods the Authority must continue to calculate at the end of each base period demand on the 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.
- 6.4 However, 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. If demand as a future of land availability increases to over 20% in subsequent base periods they must again apply for an exemption.

7 Summary and recommendation

- 7.1 This report introduces the application for 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. It is recommended that Members support and endorse this application for exemption.

8 Financial Implications

- 8.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 27 October 2017

Norfolk Strategic Framework – next steps
Report by Planning Policy Officer

Summary: This report updates the Committee on progress on the Norfolk Strategic Framework to date and discusses the next steps.

Recommendation:

Members are requested to note the contents of the report and support the proposals for future strategic planning at a Norfolk level. It is recommended that Planning Committee agrees to:

- (1) Endorse the principle of continued, formal cooperation through the Norfolk Strategic Planning Member Forum supported by a shared administration function to further the joint working.
- (2) Take forward the proposed plan of joint work subject to later agreement of:
 - a) Revised terms of reference for the Norfolk Strategic Planning Member Forum in light of the new work and completion of the NSF;
 - b) Detailed proposals on the 3 work streams identified for consideration at the Spring 2018 Norfolk Strategic Planning Member Forum;
 - c) Full timetable and budget implications for the proposed work;
 - d) Support to Norwich City Council to remain the employing and hosting authority for the employee and provide administration resource as required.
- (3) Recommend to the Broads Authority to increase the Planning Policy Team budget by £5,000 per year to contribute towards the joint working, initially for 2018/19.

1 Introduction

- 1.1 This report provides an update to members on the progress of the Norfolk Strategic Framework (NSF) which is being overseen by the Norfolk Strategic Planning Member Forum. It also discusses the next steps to strategic planning across Norfolk as and when this version of the NSF is agreed.
- 1.2 The purpose of the Norfolk Strategic Framework (NSF) is to provide a non-statutory framework for the planning authorities across Norfolk covering joint working to continue to ensure that the Duty to Cooperate is discharged and there is beneficial co-operation on strategic planning issues across a wide area. The NSF will draw on the existing information the authorities have on housing, economic growth and infrastructure and look to fill any areas where this information is deficient. The NSF will consult with other key public bodies

including the Environment Agency and Homes and Communities Agency, and private sector infrastructure providers, particularly utility companies. It will ensure the conclusions of any reports are deliverable by consulting key business representatives.

2 NSF Progress to date

- 2.1 Consultation on the draft Norfolk Strategic Framework (NSF) ran from 2nd August until the 22nd September 2017. There were around 100 responses received, from Town/Parish Councils, residents, community groups, Local Authorities, Public Bodies, developers, businesses and agents. Officers continue to analyse these responses and update the NSF from the comments received.
- 2.2 The Economic, Housing and Infrastructure groups met during October to review the comments received from the consultation. Officer comments and suggested changes to the NSF will be prepared for each comment received and the suggested changes will then be taken forward by the steering group in November and presented to the Member Forum for review and feedback in mid-December.

3 NSF next steps

- 3.1 Regarding the NSF itself, on completion of the amendments to the document following consultation, a proposed final version of the NSF will go before the Member Forum in December. It is anticipated that the Member Forum will recommend to the Local Planning Authorities that the NSF be formally agreed. It is the intention to bring the final NSF with any recommendation from the Member Forum to Planning Committee on 5 January 2018.
- 3.2 Turning to what is next in relation to future iterations of the NSF and cooperating strategically with other Norfolk Local Planning Authorities; Members are advised that a report was considered by the Member Forum in October 2017 and at this meeting it was recommended that Member Authorities agree the recommendations in the report (summarised below) and commit funding to the NSF for the next two years initially. It was also highlighted that the NSF to date is effectively best practice, but also that it aligns neatly with what the Government are likely to introduce to show how Authorities have cooperated – the Statement of Common Ground. As such, it was felt that the Member Group's role may change to reflect changes to the Government's policy relating to planning and these could be reflected in new Terms of Reference early in 2018.

4 Summary and recommendation

- 4.1 On completion of the amendment to the NSF, a proposed draft final version will be presented to the taken to the Member Forum in December 2017. It is anticipated that they will recommend to each Local Planning Authority that the NSF is agreed.

- 4.2 Looking further ahead, the Authority is requested to contribute £5,000 (initially for 2018/19) to fund future joint evidence studies as well as the continued post of the NSF Project Manager to coordinated strategic planning around Norfolk.
- 4.3 Members are requested to note the contents of the report and support the proposals for future strategic planning at a Norfolk level. It is recommended that Planning Committee agrees to the recommendation set out above:

5 Financial implications

- 5.1 £5,000 contribution to continued strategic planning on a Norfolk basis. This initially covers 2018/19 but could be required for subsequent financial years (to be confirmed in 2018). This funding will be budgeted for accordingly.

Background papers: None

Author: Natalie Beal
Date of report: 20 October 2017

Appendices: None

Most of Norfolk Strategic Flood Risk Assessment
Report by Planning Policy Officer

<p>Summary: This report introduces the Strategic Flood Risk Assessment completed for most of Norfolk Local Planning Authorities.</p> <p>Recommendation: Members are requested to note this important piece of evidence that supports the Local Plan.</p>
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1 Introduction

- 1.1 As part of the preparation of the evidence to support the Local Plan for the Broads, the Broads Authority has worked together with the other Norfolk constituent District Councils¹ to commission consultants to produce a Strategic Flood Risk Assessment (SFRA).
- 1.2 There will actually be four SFRAs that cover the Broads Authority Executive Area: one for Great Yarmouth, one for North Norfolk and one covering the area of the Greater Norwich Authorities. Waveney District Council is producing a SFRA on their own; it will cover the entire Waveney District Area including that part which is the Broads².
- 1.3 This report relates to the relevant Norfolk SFRAs.
- 1.4 Please note that at the time of writing this report, the Environment Agency had not agreed the SFRA. That being said, the Environment Agency have been part of the project team for the SFRA and have therefore been kept informed of the SFRA's findings and indeed commented on the SFRA at the relevant stages. An update on this will be given verbally at Planning Committee.

2 What is a SFRA?

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

¹ Great Yarmouth, North Norfolk, South Norfolk, Broadland, Norwich as well as King's Lynn and West Norfolk. Please note that Breckland Council produced its own SFRA.

² The Waveney SFRA was at final draft stage at the time of writing this report and it is intended to bring the Waveney SFRA to the December or January Planning Committee.

- 2.2 This particular SFRA does not model flooding itself; but brings together the many flood model outputs that have been competed around Norfolk. SFRAs are high-level strategic documents and, as such, do not go into detail on an individual site-specific basis.
- 2.3 More detailed information about a SFRA can be found on the NPPG webpages (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Strategic-Flood-Risk-Assessment-section>).
- 2.4 The key objectives of the 2017 Strategic Flood Risk Assessment are:
- To provide up to date information and guidance on flood risk for the area taking into account the latest flood risk information and the current state of national planning policy;
 - To determine the variations in risk from all sources of flooding in the area, taking into account climate change;
 - To identify the requirements for site-specific flood risk assessments;
 - To consider opportunities to reduce flood risk to existing communities and developments;
 - To enable the local authorities to apply the Sequential Test;
 - To aid authorities in identifying when the Exception Test is required and when a more detailed Level 2 SFRA will be required, when determining strategic site allocations; and,
 - To inform the Sustainability Appraisal of the authorities' Local Plans, so that flood risk is taken into account when considering strategic site allocations.

3 What the SFRA says

- 3.1 SFRAs are high-level strategic documents and, as such, do not go into detail on an individual site-specific basis. The 2017 SFRA has been developed using the best available information, supplied at the time of preparation, taking into account the latest flood risk information and the current state of national planning policy. The SFRA addresses the following issues/topic areas:
- a) General background. The SFRA looks at historical flooding events as well as flood and coastal defences in the area.
 - b) Dry islands. The reports looks into these areas of lower flood risk surrounded by higher flood risk (and therefore at times of flood, would effectively be an island). These are important as a certain type of development compatible with the lower flood risk zone could be permitted, but would not necessarily have a safe access or egress at times of flood. Members will recall that we address this in the supporting text of the flood risk section of the Local Plan.
 - c) Flood zones. The SFRA produces maps that show the predicted extent of flood zone 1, 2, 3a and 3b.

Zone	Probability	Description
Zone 1	Low	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
		All land uses are appropriate in this zone.
		For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment.
Zone 2	Medium	This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%) or between 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
		Essential infrastructure, water compatible infrastructure, less vulnerable and more vulnerable land uses (as set out by NPPF) are appropriate in this zone. Highly vulnerable land uses are allowed as long as they pass the Exception Test.
		All developments in this zone require an FRA.
Zone 3a	High	This zone comprises land assessed as having a greater than 1 in 100 annual probability of river flooding (>1%) or a greater than 1 in 200 annual probability of flooding from the sea (>0.5%) in any year. Developers and the local authorities should seek to reduce the overall level of flood risk, relocating development sequentially to areas of lower flood risk and attempting to restore the floodplain and make open space available for flood storage.
		Water compatible and less vulnerable land uses are permitted in this zone. Highly vulnerable land uses are not permitted. More vulnerable and essential infrastructure are only permitted if they pass the Exception Test.
		All developments in this zone require an FRA.
Zone 3b	Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. LPAs should identify, in their SFRA, areas of functional floodplain, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances.
		Only water compatible and essential infrastructure are permitted in this zone and should be designed to remain operational in times of flood, resulting in no loss of floodplain or blocking of water flow routes. They must also be safe for users and not increase flood risk elsewhere. Essential Infrastructure will only be permitted if it passes the Exception Test.
		All developments in this zone require an FRA.

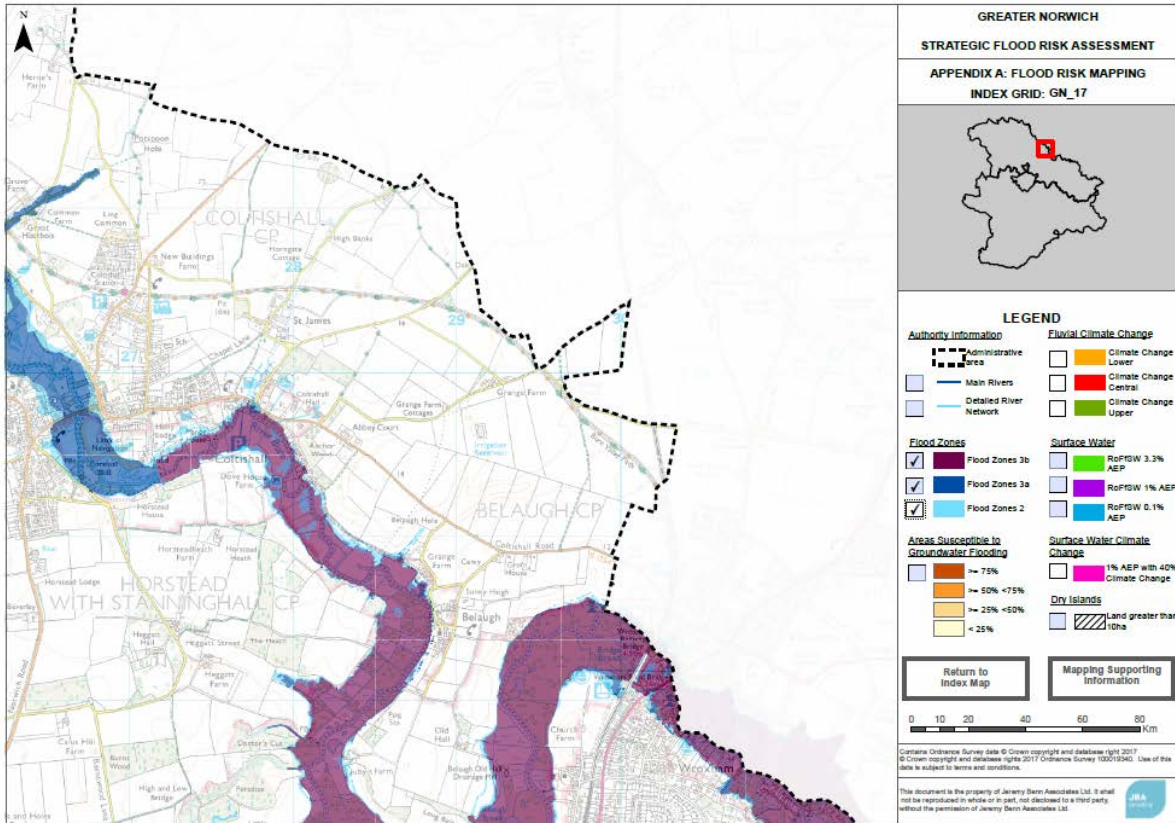
- d) Climate Change. The Environment Agency published updated climate change guidance on 19 February 2016 (and updated on 3 February 2017), which supports the NPPF and must now be considered in all new developments and planning applications. The 2016 climate change guidance includes climate change predictions of anticipated change for peak river flow and peak rainfall intensity. The guidance also covers sea level rise and wave height. These allowances are based on climate change projections and different scenarios of carbon dioxide emissions to the atmosphere. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future. The allowances are shown in the following table:

Table 4-1: Peak river flow allowances for the Anglian river basin district

Allowance Category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	25%	35%	65%
Higher central	15%	20%	35%
Central	10%	15%	25%

- e) Geo-pdfs. These are interactive pdfs. In this instance, one can click layers on over a map to show the different data sets provided as part of the

SFRA. A screen shot of one of these pdfs is given below. It is intended that these will be placed on the Broads Authority's website so members of the public can use them. In the following example, flood zones 2, 3a and 3b are 'clicked on' and shown. Below that, you can see the key and the information presented on the pdfs.



LEGEND

Authority Information		Fluvial Climate Change	
	Administrative area		Climate Change Lower
	Main Rivers		Climate Change Central
	Detailed River Network		Climate Change Upper
Flood Zones		Surface Water	
	Flood Zones 3b		RoFfSW 3.3% AEP
	Flood Zones 3a		RoFfSW 1% AEP
	Flood Zones 2		RoFfSW 0.1% AEP
Areas Susceptible to Groundwater Flooding		Surface Water Climate Change	
	>= 75%		1% AEP with 40% Climate Change
	>= 50% <75%	Dry Islands	
	>= 25% <50%		Land greater than 10ha
	< 25%		

- f) GIS layers. The SFRA also provides GIS layers that will be loaded onto the GIS system to be used in relation to determining planning applications as well as for the production of the Local Plan.

4 The SFRA and the Local Plan

- 4.1 On receipt of the SFRA, the impacts of its findings will be checked against the Local Plan. The Policies Maps that accompany the Local Plan will be updated to reflect the flood zone data. The site allocation policies will be checked to see if the flood risk to each site has changed.
- 4.2 As was agreed at the meeting of the Broads Authority on 29 September 2017, the changes to the Local Plan as a result of the SFRA will be agreed with the Chief Executive, the Chair of the Broads Authority and the Chair of Planning Committee before the Local Plan goes out for pre-submission consultation. If those changes are significant the Local Plan will be referred back the Planning Committee and the Broads Authority for their comments.
- 4.3 Please note that the Waveney Council SFRA has not been finalised at the time of writing. The SFRA is near to completion. The River Waveney part of Waveney District is included in the modelling for the Broadland Flood Alleviation Project and this area is not included in detail in both the Norfolk and Waveney SFRAs – see next section for more information.

5 Broadland Flood Alleviation Project Area

- 5.1 A large area of the Broads Authority Executive Area has not been looked at in detail as part of this SFRA. This area is the Broadland Flood Alleviation Project Area. The model used for this project needs major updates. The Environment Agency say the model will be available for use in summer 2019. As such, this area is considered to be un-modelled for the purposes of this SFRA and a precautionary approach has been taken whereby this area is shown to be indicatively in flood zone 3b³. What this means in practice is that any proposed schemes in this area may need to look into flood risk in detail to ascertain the risk that site experiences. This approach has also been used in the Waveney SFRA for areas that are not modelled, such as the River Waveney.
- 5.2 Members may recall that to reflect this very issue, a Joint Position Statement has been produced with the Environment Agency. This came before Planning Committee in May 2017 and can be found here: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/958286/SFRA-Position-Statement-9-May-2017.pdf. It also provides more background information into this issue.

³ This is the approach used for all areas that are un-modelled.

6 Summary and recommendation

- 6.1 Flood risk is an important consideration when producing Local Plans and the SFRA is an important piece of evidence. Members are requested to note this important piece of evidence that supports the Local Plan.

7 Financial Implications

- 7.1 Our contribution to the Norfolk SFRA has cost £5,000. There may be regular updates to the SFRA in future years, but the timeline to this is not known. It is anticipated that work related to the SFRA will be required in summer 2019 to produce a SFRA for the Broadland Flood Alleviation Project area (as described above). These updates may cost a similar amount.

Background papers: None

Author: Natalie Beal
Date of report: 27 October 2017

Appendices: Appendices can be viewed at the following address:
<http://www.broads-authority.gov.uk/planning/planning-policies/sfra/sfra>

Appendix 1: North Norfolk SFRA
Appendix 2: Great Yarmouth SFRA
Appendix 3: Greater Norwich SFRA

Please note that for each SFRA, there are three appendices as follows:

- Appendix A: This shows the flood risk for each area. It is in the form of interactive PDFs or GEOPDFs – when you open the file, it shows the map, but you then ‘click on’ what layer you want to see.
- Appendix B: This shows the watercourses for the area covered by each SFRA
- Appendix C: This shows the flood warning systems in place for the area covered by each SFRA

Annual Monitoring Report 2016/17
Report by Planning Policy Officer

Summary: This report introduces the Annual Monitoring Report for the 2016/17 financial year. This report will be uploaded to the Future Planning pages of the Broads Authority's website.

Recommendation: That the report be noted

1 Introduction

- 1.1 This Annual Monitoring Report assesses the progress of the Broads Local Development Framework/Local Plan during the year 1st April 2016 to 31st March 2017. The report covers both Planning Policy and Development Management.
- 1.2 With regards to Planning Policy, the report covers progress against the Local Development Scheme as well as provides an update regarding work undertaken under the auspices of Duty to Cooperate.
- 1.3 With regards to Development Management, the report sets out the types of planning applications approved as well as also covering appeals and the decisions of the appeals.
- 1.4 This report, when agreed, will be uploaded to the Future Planning pages of the Broads Authority's website for the public to see.
- 1.5 The Committee's endorsement, comments or guidance are invited.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 20 October 2017

Appendices: APPENDIX A: 2016/17 ANNUAL MONITORING REPORT

Annual Planning Monitoring Report 2016-17

Broads Authority

November 2017



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

www.broads-authority.gov.uk

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

Broads Authority, Yare House, 62-64 Thorpe Road, Norwich NR1 1RY
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Cover photograph:

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

Executive Summary

This Report reviews the year 1st April 2016 until 31st March 2017. The nature and purposes of local planning authority 'annual' monitoring reports has changed significantly as a result of new legislation. These reports are no longer submitted to Government, and are now just for the benefit of the planning authority and its public. National output indicators are no longer required to be reported.

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

The following documents were produced over this AMR period:

- Renewable Energy Topic Paper (2016)
- Residential Moorings (2016)
- Rural Enterprise Dwellings and PPS7 Topic Paper (2016)
- Local Infrastructure Report (2016)
- Land at 21A Church Close, Chedgrave Topic Paper (2016)
- Waveney District Council Retail and Leisure Needs Assessment (2016)
- How issues raised in Issues and Options have been addressed in the Preferred options (2016)

For information, there are other studies that have been completed, since April 2017.

- Broads Plan and Local Plan Comparison (2017)
- Central Norfolk Strategic Housing Market Assessment (SHMA) (2017) (Update to 2016 version)
- East Inshore and East Offshore Marine Plans assessment against the Broads Local Plan proposals (2017)
- Economy Topic Paper (2017)
- Gypsy and Traveller, Travelling Showpeople, Caravan and Houseboat Need (2017)
- Housing and Economic Land Availability Assessment (HELAA) (revised 2017)
- Housing Topic Paper (revised 2017)
- Land at Tiedam Site Assessment, Stokesby (2017)
- Local Green Space – assessment of nominations (revised 2017)
- Local Plan and Adopted Neighbourhood Plans assessment (2017)
- North Norfolk Retail and Main Town Centre Uses Study (2017)
- Sequential Test (flood risk) (revised August 2017)
- Settlement Fringe Topic Paper (2017)
- Settlement Study (2016, some revisions 2017)
- Thunder Lane Site Assessment, Thorpe St Andrew (2017)
- Towards Allocations – the next steps for the sites assessed in the HELAA (2017)
- Visitor Surveys at European Protected Sites Across Norfolk during 2015 and 2016 (2017)

Preferred Options consultation

The consultation period ran for 9 weeks from 5 December 2016 to 3 February 2017. This document contained draft policy wording and was accompanied by a HRA and Sustainability Appraisal.

- **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 continue the decrease in numbers since 2011.

- **Monitoring Planning Permissions:**

Outline summary statistics are provided.

- Approval of 97% of the planning and related applications determined during the year is noted (as a percentage of validated applications).

- 4 net new dwellings.
 - 10 net new holiday accommodation
 - 0 permissions were granted contrary to Environment Agency advice.
 - 0 moorings gained under DP16 this AMR period which covers 2016/2017 (although 18 gained through this way in total since adoption of the Development Management Policies DPD in 2011).
- **Monitoring Completions**
 - 3 dwellings 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 are working towards a Norfolk Strategic Framework (NSF) to ensure that planning is undertaken strategically and the requirements of the Duty to Cooperate are met. At the time of writing this report, but since April 2017, the NSF has been the subject of consultation. Great Yarmouth Borough Council have agreed to accommodate the residual 39 dwellings arising from the Broads Authority.
 - **Self Build:** The Self Build Register had been in place since April 2016. The first base period for the register was from April 2016 to 30 October 2017 and in this period there were 49 people on the self-build register. For this AMR Period, there were 78 people on the register.

1. Introduction

- 1.1. This Annual Monitoring Report assesses the progress of the Broads Local Development Framework/Local Plan during the year 1st April 2016 to 31st March 2017. The legislation covering Monitoring Reports has changed, giving greater flexibility to local planning authorities about the timing and content of the report, and removing the requirement for it to be submitted to the Secretary of State.
- 1.2. Although as part of these changes the word 'Annual' has been removed from the legislative requirements, a report must be made at least every 12 months. The use of the term 'Annual' in the title is no longer required but remains relevant for the Broads, and inclusion of the word 'Planning' clarifies the content and avoids confusion with various other reports prepared by the Broads Authority.
- 1.3. Key events during the year affecting the context within which the Authority carries out its functions as a local planning authority are described below. During the 2016/2017 financial year, there were many announcements relating to planning, but they came into effect at the start of the 2016/2017 financial year and thus are not detailed in this AMR.
 - The Housing and Planning Act is approved in May 2016. The Act introduced a requirement for councils to guarantee the provision of Starter Homes on all "reasonably sized" sites and granted the government powers to ensure that councils have local plans in place by 2017. It also paved the way for planning permission in principle to be given to sites allocated in a brownfield register, local or neighbourhood plan.
 - In June 2016 Britain votes to leave the European Union. After a bitter campaign, the public backed Brexit by 52 to 48 per cent. Experts predicted that a potential slowdown in construction, withdrawal of EU infrastructure funding, possible axing of EU environmental rules and lower rates of future immigration could have an impact on planning.
 - In June 2016 New household growth projections for England are published. The Office for National Statistics household growth projections for England showed that the number of households in the country is estimated to increase from 22.7 million in 2014 to 28 million by 2039.
 - In September 2016 Neighbourhood Planning Bill is published. Contrary to an earlier government announcement, infrastructure elements were dropped from the final bill. Measures included limiting planning conditions, strengthening neighbourhood planning, and compulsory purchase reforms.
 - January 2017 - The government has published draft regulations which would introduce the Housing and Planning Act's 'permission in principle'.
 - February 2017 – Government releases the Housing White Paper.
 - March 2017 – The government has said that its Great Repeal Bill will ensure that the 'whole body' of existing EU environmental law 'continues to have effect in UK law' after Brexit, but opposition politicians have expressed concern that the proposals would give ministers 'sweeping powers' to change regulations
 - March 2017 - Authorities have been given until the end of 2017 to prepare new brownfield land registers, but key questions over the operation of the system will remain unresolved until forthcoming guidance is released.

2. Local Development Framework (Local Plan) Preparation

2.1. Planning Policy Documents in Place at end of March 2017.

2.1.1. At the end of the year under review (March 2017) the Broads Local Development Framework (or Local Plan) comprised the following:

A. Local Development Documents

- Development Plan Documents -
 - i. **Core Strategy** (adopted Sept 2007)
 - ii. **Development Management Policies** (adopted November 2011)
- Supplementary Planning Documents –
 - i. **Development and Flood Risk Supplementary Planning Document** (adopted Sept 2008)

B. Other Planning Policy Documents

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

C. Neighbourhood Plans

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

2.2. Local Development Scheme (LDS) Progress

2.2.1. The Local Development Scheme for the Broads sets out a 3 year programme for the preparation of new local development documents. The current Local Development Scheme was adopted in August 2017.

2.3. Guides

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

Mooring design guide

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

Riverbank stabilisation guide

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

Biodiversity Enhancements guide

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

Waterside Bungalows and Chalets guide

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

Landscaping strategy guide

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

2.4. Local Plan Progress

During the AMR period, the Local Plan Preferred Options version was consulted on. Go here for more information: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/previous-stages>

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

Broads Plan and Local Plan Comparison (2017)

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

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

This assessment shows how the issues raised in the Issues and Options consultation have been taken forward.

Residential Moorings (2016)

We received one nomination for residential moorings during the Issues and Options Local Plan consultation. This has been assessed to ascertain its suitability to be allocated for residential moorings and is set out in the Assessment of residential moorings nominations document

Broads Authority Dark Skies Study (2016)

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

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

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

Local Green Space – assessment of nominations (revised 2017)

As part of the Issues and Options consultation (February to April 2016), a call for nominations for areas to be considered as Local Green Space was made. Parish Councils were given a further opportunity in the summer of 2016. Anyone wishing to nominate an area were asked to fill a form out. Some sites were included in the draft policy set out in the Preferred Options Local Plan. As part of that consultation, we received many comments and as such, we have revised the Local Green Space Nominations and Assessment report which assesses nominations received.

Local Plan and Adopted Neighbourhood Plans assessment (2017)

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

Renewable Energy Topic Paper (2016)

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

Local Infrastructure Report (2016)

The report seeks to summarise the needs and approaches to provision of local infrastructure.

Rural Enterprise Dwellings and PPS7 Topic Paper (2016)

This report discusses the former PPS7 and shows how the draft policy on rural enterprise dwellings incorporates elements of the former PPS7.

Development Boundaries Topic Paper (2016)

The report discusses settlements assessed as part of the Settlements Study and their suitability for a development boundary.

Housing Topic Paper (revised 2017)

This Topic Paper discusses the Objectively Assessed Housing Need and how the Broads Authority will ensure the need is met.

Duty to Cooperate Statement (2017)

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

Central Norfolk Strategic Housing Market Assessment (SHMA) (2017)

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

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

Indices of Multiple Deprivation Topic Paper (2016)

This topic paper discusses the issue of deprivation as it relates to the Broads Authority Executive Area.

Settlement Study (2016, some revisions 2017)

This study assesses certain settlements for the facilities and services they have access to.

Major hazards (2016)

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

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

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

Sequential Test (flood risk) (revised August 2017)

This test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. It has been revised to assess policies added since the original sequential test was produced.

Retail Evidence Base

Waveney District Council Retail and Leisure Needs Assessment (2016)

North Norfolk Retail and Main Town Centre Uses Study (2017)

Thunder Lane Site Assessment, Thorpe St Andrew (2017)

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

Land at Tiedam Site Assessment, Stokesby (2017)

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

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

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

Housing and Economic Land Availability Assessment (HELAA) (revised 2017)¹

The Housing and Economic Land Availability Assessment (HELAA) is a key evidence document which supports the preparation of Local Plans. Its purpose is to test whether there is sufficient land to meet objectively assessed need (OAN) and identifies where this land may be located.. This is a revision and update to the original HELAA that was published early 2017.

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

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

Economy Topic Paper (2017)

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

Settlement Fringe Topic Paper (2017)

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

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

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

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

The specific aims of this report are to improve understanding of the links between where people live in Norfolk and how they use the countryside – focusing on some of the most important sites for nature conservation in the county. This report presents a comprehensive analysis of the results of visitor survey work at a range of sites across Norfolk. All the survey locations are internationally important wildlife sites, subject to strict national and international protections. An analysis of visitor patterns, including visitor numbers, access and use of such sites, can help inform how visitors impact on the landscape and the wildlife.

2.5. Neighbourhood Plans

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

- Acle - Adopted (2015) by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Acle Neighbourhood Area.
- Strumpshaw - Adopted (2014) by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Strumpshaw Neighbourhood Area.
- Brundall - Adopted (2016) by the Broads Authority and by Broadland District Council. This is now in use when determining planning applications in the Brundall Neighbourhood Area.
- Salhouse - Adopted (2016) by the Broads Authority and by Broadland District Council in August 2017. This is now in use when determining planning applications in the Salhouse Neighbourhood Area.
- Oulton - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in December 2014/January 2015.
- Beccles - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in June 2015.
- Bungay - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in April 2016.
- Lound with Ashby, Herringfleet and Somerleyton - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in August 2016.

¹ The methodology for completing a HEELA can be found here: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0004/958279/HELAA-revised-May-2017.pdf

- Horstead with Stanninghall - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in August 2016.
- Worlingham - Designated a Neighbourhood Area by Waveney Council and the Broads Authority in February 2017.
- Thorpe St Andrew - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in April 2017
- Wroxham - Designated a Neighbourhood Area by Broadland Council and the Broads Authority in May 2017.
- Rollesby Neighbourhood Plan - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in March 2017.
- Winterton on Sea - Designated a Neighbourhood Area by Great Yarmouth Borough Council and the Broads Authority in August 2017.

3. Monitoring of Policies and Decisions

3.1 HOUSING TARGETS

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

3.2 PLANNING APPLICATIONS 01/04/16 to 31/03/17

Applications*	Totals
Total number submitted	225
Validated applications	218
Approved applications	211
Refused applications	14
Withdrawn applications	16
* These totals does not include any Non-Material Amendments, Applications for Approval of Details Reserved by Condition, Neighbour LPA Consultations/County Matter consultations, Screening/Scoping opinions or Pre-Apps.	

Approval rate (as a percentage of validated applications) is **97%**.

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

3.3 APPEALS

- Decisions: **8**
- Dismissed: **4**
- Allowed: **4**
- Part Allowed/Part Dismissed: **0**
- Withdrawn: **0**
- Decisions outstanding: **3**

3.4 PLANNING PERMISSIONS

Source: Broads Authority Planning Team

a) Renewable Energy

None

b) Town Centre Uses

District/County	Parish	Class	New Floorspace* (sq m)	Lost Floorspace* (sq m)	Net Totals
North Norfolk	Hoveton	A1/A3	108	0	108

c) Affordable Housing

Number of dwellings: zero

d) Employment Uses (floorspace)

District/County	Parish	Within Development Boundary?	Previously Developed Land?	Employment Floorspace Change (gross internal floorspace* in square metres).				Employment Land Change (in hectares)				Comments
				Use Class	New Floorspace	Lost Floorspace	Net Totals	Use Class	New Land	Lost Land	Net Totals	
North Norfolk	Stalham	No	No	B2	351	347	4					
Waveney	Beccles	No	Yes					B8	800sqm		800sqm	

e) Dwellings

District/County	Parish	Within Development Boundary?	Previously Developed Land?	All Dwellings			Residential moorings			Comments
				New Dwellings	Lost Dwellings	Net Dwellings	No. New Resi Moorings	No. resi moorings lost	Net resi moorings	
Great Yarmouth	Mautby	No	No	1*	0	0	0	0	0	agricultural workers dwelling
Waveney	Mettingham	no	No	4	0	4	0	0	0	Barn Conversion
North Norfolk	Barton	no	No	1	1	0	0	0	0	
South Norfolk	Rockland St Mary	no	No	1	1	0	0	0	0	Replacement dwelling

f) Replacement Permissions

District/County	Parish	What permission(s) does this replace or amend?	Explain <u>clearly</u> how this affects earlier monitoring results.
Broadland	Upton	BA/2016/0034/HOUSEH	Varies conditions for outbuilding, changes are to which removal of Permitted Development Rights applies. No additional development permitted.

g) Holiday Accommodation

District/County	Parish	Units of Holiday Accommodation	New Units	Lost Units	Net Units	Within Development Boundary?	Previously Developed Land?
Waveney	Beccles	1	1	0	1	No	Yes
Waveney	Oulton Broad	22	22	20	2	No	Yes
Great Yarmouth	Mautby	15	5	0	5	No	Yes
South Norfolk	Kirby Bedon	1	1	0	1	No	Yes
Broadland	Coltishall	1	1	0	1	No	Yes

3.5 COMPLETIONS

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

Source: Council monitoring officers and BA site visits.

3.6 Starter Homes

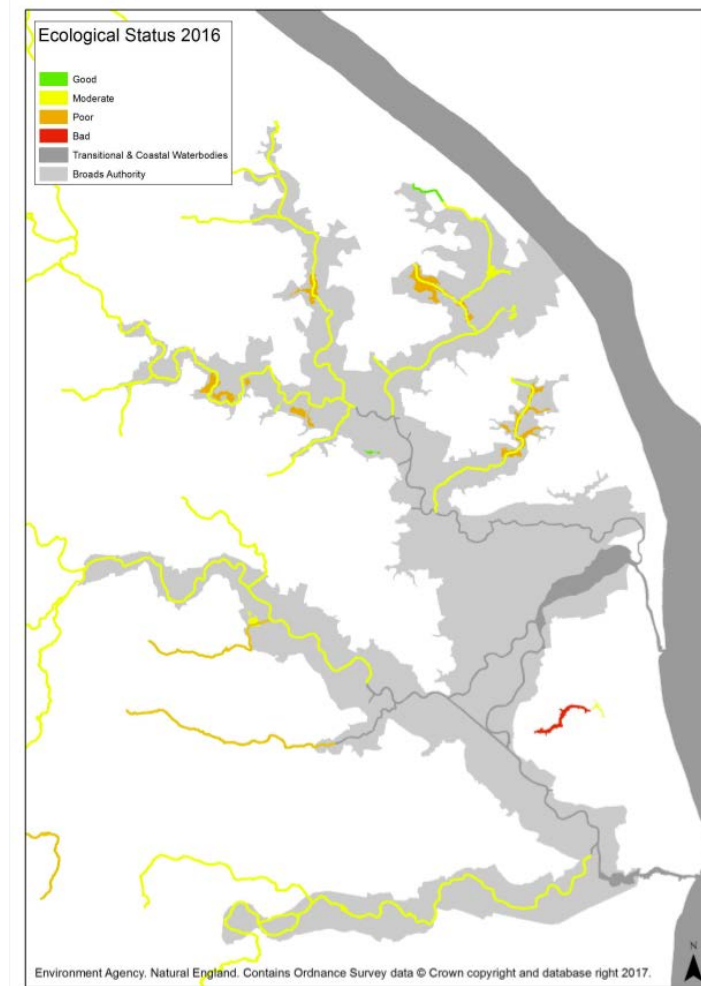
No starter homes have been delivered.

3.7 Moorings and DP16 moorings

- BA/2015/0172/FUL. Swancraft Riverside Estate Brundall Norwich. New mooring basin, quay heading, staging and finger jetties. Two moorings to be provided for visitor use.
- BA/2015/0244/COND. Removal of Condition 5 from planning permission BA/2008/0266/FUL. | Barnes Brinkcraft Formerly Moore & Co Staitheway Road Wroxham. Six moorings to be provided for visitor use.
- BA/2012/0271/FUL. Pegasus Boatyard, Oulton Broad. Regeneration of the site for residential and office land uses. Ten moorings will be provided for visitor use.

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

a. Water Quality – Ecological Status



b. SSSI Condition

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

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broads And Marshes	92.71%	49.89%	42.82%	0.00%	7.29%
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	96.57%	27.00%	69.57%	3.43%	0.00%
Crostick Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	96.46%	72.75%	23.71%	3.54%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	0.00%	0.00%	0.00%	0.00%	100.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water And Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley And Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broads	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broads And Marshes	81.33%	64.69%	16.65%	4.82%	13.85%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton - Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broads And Marshes	83.98%	69.31%	14.67%	14.33%	1.69%

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

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

c. Boat Usage

Source: Broads Authority Tolls Team.

Annual Boat Numbers as at 1st November

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

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 1.8% 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 June 2016	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017
33UCGN : Acle	1.0%	0.8%	1.3%	1.5%
33UCGQ : Blofield with South Walsham	0.5%	0.4%	0.4%	0.5%
33UCGR : Brundall	0.8%	0.9%	0.7%	0.6%
33UCGT : Buxton	0.2%	0.4%	0.5%	0.5%
33UCGU : Coltishall	0.5%	0.4%	0.6%	0.4%
33UCHE : Marshes	0.5%	0.5%	0.5%	1.2%
33UCHQ : Thorpe St Andrew South East	0.6%	0.6%	0.7%	0.8%
33UCHR : Wroxham	0.5%	0.8%	0.8%	0.7%
33UDFY : Bradwell North	1.0%	0.8%	1.5%	1.5%
33UDGB : Caister South	1.2%	1.4%	2.2%	1.9%
33UDGE : East Flegg	1.1%	1.4%	2.1%	2.5%
33UDGF : Fleggburgh	1.3%	1.0%	1.3%	1.9%
33UDGL : Ormesby	0.9%	1.4%	2.0%	2.4%
33UDGP : West Flegg	1.1%	1.2%	1.4%	1.7%
33UFGY : Happisburgh	0.7%	0.6%	1.2%	0.5%
33UFHB : Hoveton	1.0%	1.4%	2.1%	1.7%

Ward	Out of work benefits June 2016	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017
33UFHM : Scottow	0.5%	0.5%	0.5%	0.4%
33UFHR : Stalham and Sutton	1.5%	1.7%	1.6%	1.2%
33UFHX : Waterside	0.6%	0.7%	0.7%	1.4%
33UFHY : Waxham	0.6%	0.9%	0.8%	0.8%
33UHHA : Chedgrave and Thurton	1.0%	1.6%	1.3%	1.0%
33UHHF : Ditchingham and Broome	0.5%	0.4%	0.6%	0.9%
33UHHG : Earsham	0.6%	0.4%	0.6%	0.7%
33UH HK : Gillingham	1.0%	1.1%	0.7%	0.9%
33UHHQ : Loddon	1.2%	1.2%	1.4%	1.5%
33UH HY : Rockland	0.7%	0.8%	0.7%	0.5%
33UHJC : Stoke Holy Cross	0.4%	0.5%	0.5%	0.6%
33UHJF : Thurlton	0.8%	0.6%	1.2%	1.1%
42UH FY : Beccles North	1.2%	1.3%	1.8%	1.0%
42UHGB : Bungay	1.0%	1.0%	1.1%	0.9%
42UHGD : Carlton Colville	1.1%	1.2%	1.5%	1.7%
42UHGE : Gunton and Corton	1.0%	1.3%	2.0%	2.0%
42UH GK : Lothingland (GYBC)	1.2%	1.0%	2.1%	2.7%
42UHGN : Oulton Broad (Whitton)	1.6%	1.6%	1.6%	2.0%
42UHGT : Wainford	0.8%	0.9%	1.0%	0.8%
42UHGW : Worlingham	0.9%	0.7%	0.9%	0.6%

e. Visitor statistics 2015

(Source: STEAM 2015)

Visitor numbers	7.4 Million
Direct spend	£431 Million
Economic impact	£584 Million
Jobs dependent	7,245

These figures show a small decrease on 2014

Visitor numbers are down 4%, but 2014 was 3% up on the previous year and a drop of just 1% over two years is statistically insignificant.

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
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50	7760.30
Best Value Indicator Target	-	7530.1m	7680.1m	7730.1	-	-	-

g. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 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: Belaugh and Wroxham re-appraisals adopted

h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

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

i. Indices of Multiple Deprivation

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

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

j. Crime Map

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

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

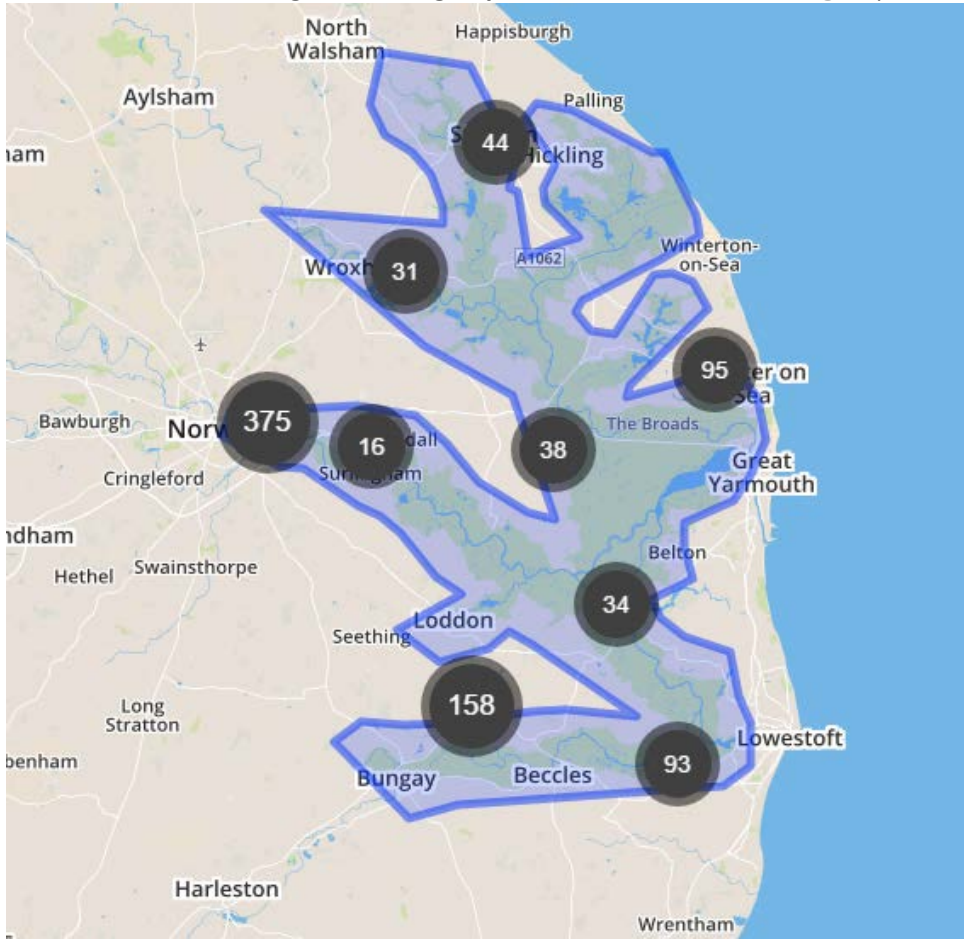
General overview of the Broads. All Crime.

All crime (884)

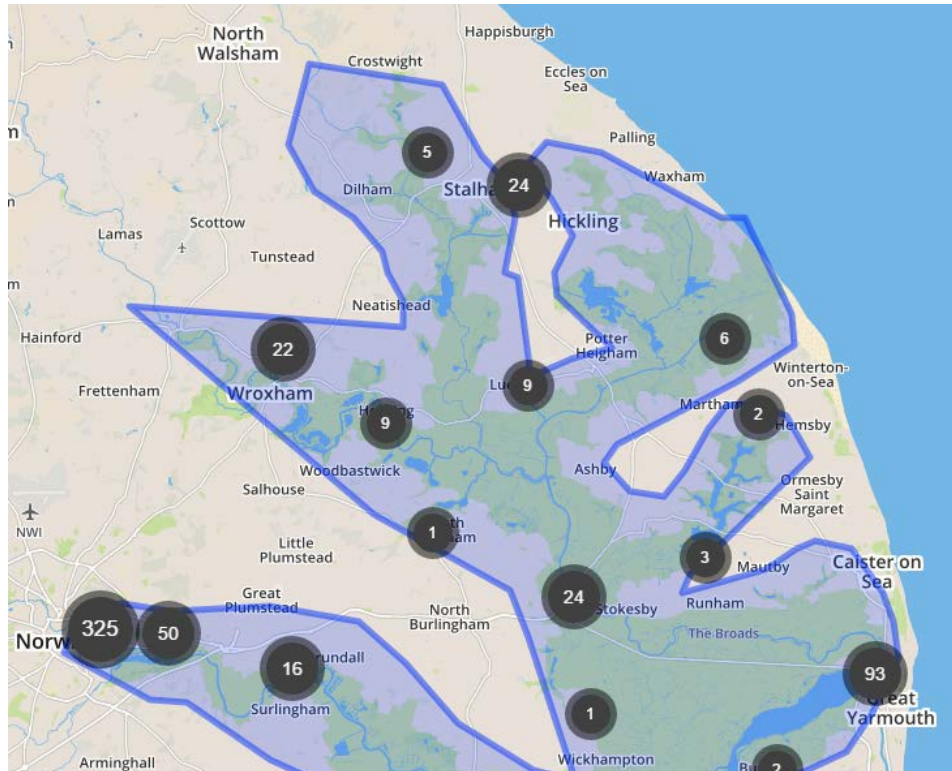
Crime types

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

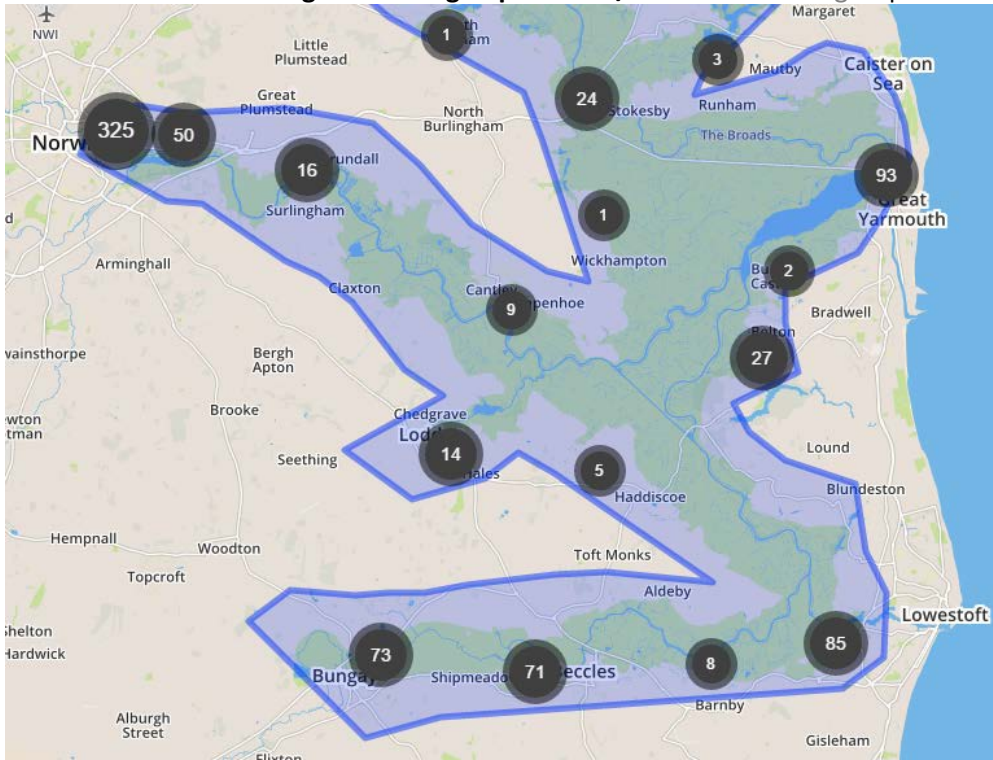
The following map shows the general distribution of these crimes around the Broads.



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



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



k. Amount of Planning Obligations

(Source: Norfolk County Council, Planning Obligations Monitoring Statement, July 2017)

Status of S106 Agreements, by District, 2000 – June 2017

District	Agreed S106	Draft S106	Pre-application	Total Cases/Sites
Broads Authority	2	0	0	2

Building Progress on Sites with Agreed Section 106, 2000 – June 2017 (based on Spring 2016 Survey)

District	Permitted (but not started)	Site Cleared	Under Construction	Fully Complete	Not Known	Total
Broads Authority	0	0	0	2	0	2

4 Duty to Cooperate

- 4.1** The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (i.e. defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies.
- 4.2** The following provides an overview of the types of cooperation going on between BA and other organisations covered by the duty during the year under review.
- 4.3** A Duty to Cooperate Statement has been produced to accompany the Publication version of the Local Plan and it can be found here <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base>.
- 4.4** The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 39 dwellings which arises in the Borough's part of the Broads.
- 4.5** Of relevance, the Norfolk Strategic Framework (during the AMR period) continued to be produced. This is a series of agreements that all Norfolk Authorities will sign up to. At the time of writing, this was out for consultation.

5 Potential development over the coming five years

Allocations in the Sites Specifics Local Plan 2014 which could come forward over the next five years.

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Hedera House, Thurne	-	16	-			16
Pegasus, Oulton Broad	25	25	26			76
Generation Park, Norwich	-	-		-	40	40
Total	25	41	26	-	40	132

6 Self Build

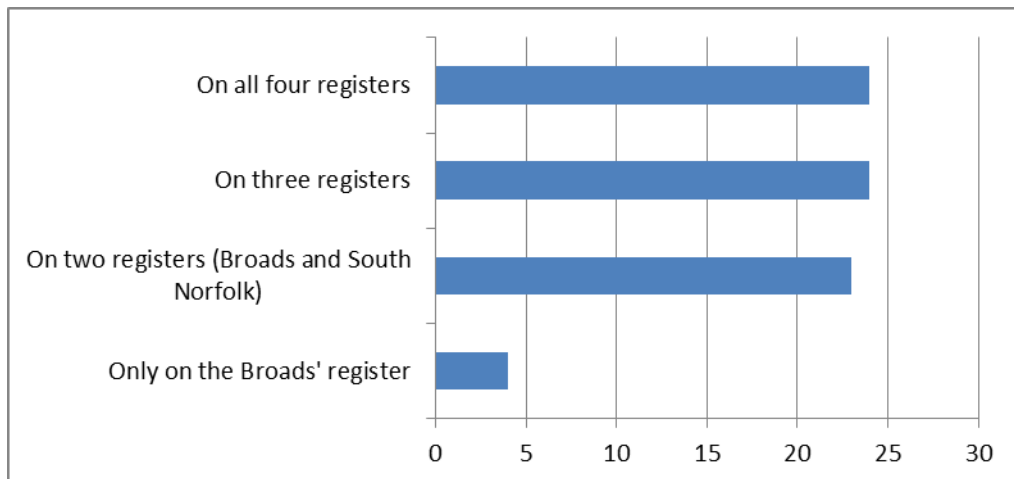
As the Local Planning Authority for the Broads Executive Area, we are required to keep a register of those people wishing to acquire land to build a home.

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>.

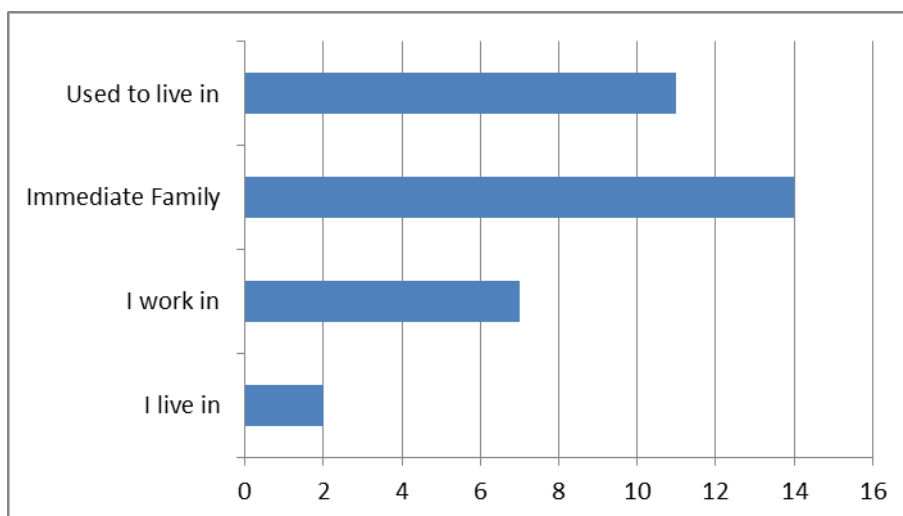
The NPPG says that '*relevant authorities are encouraged to publish, in their Authority Monitoring Report, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources*'.

Here is the headline data:

- The Broads Authority does not charge a fee for the register.
- Number of people on the Register as at the end of March 2017: 78. Please note that only four people on the register are solely on the Broads' register as shown below.

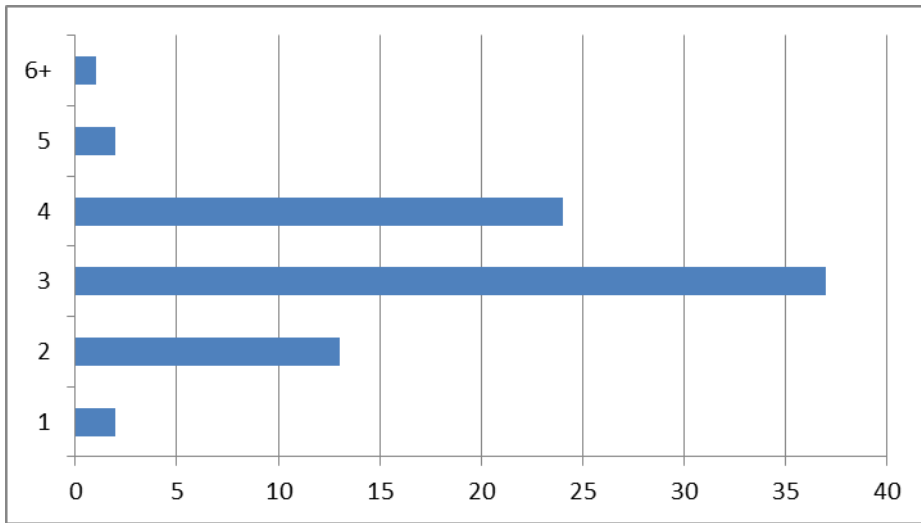


- Looking at the first base period (from April 2016 to 30 October 2016) there are 49 on the register.
- The Broads Authority does not have a Part 1 and Part 2 at the time of writing². We do ask for information relating to local connectivity on the Register however. Looking at the local connections of those on the register, 34 people have local connections as set out below.

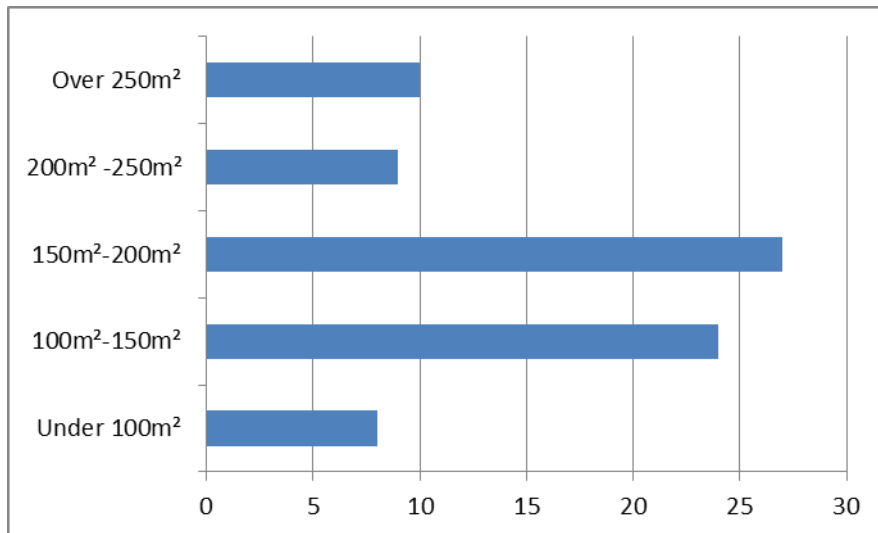


² Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility criteria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

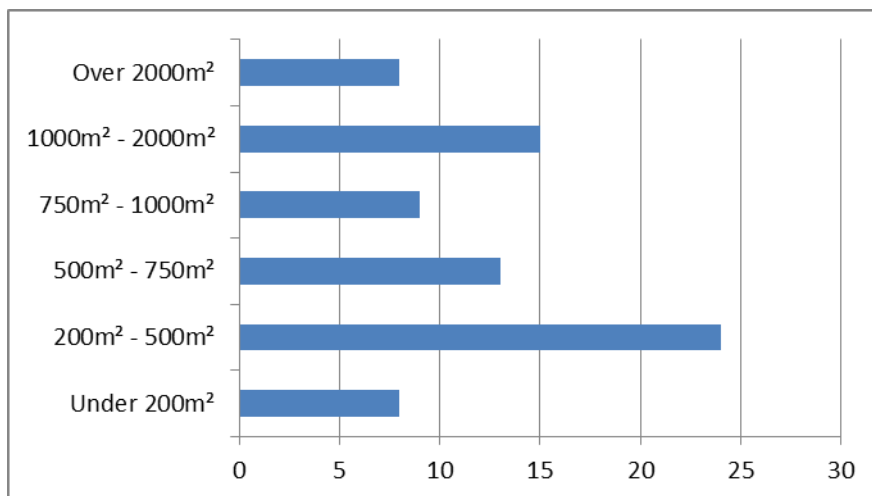
- The following graph shows the number of bedrooms those on the register would like to have:



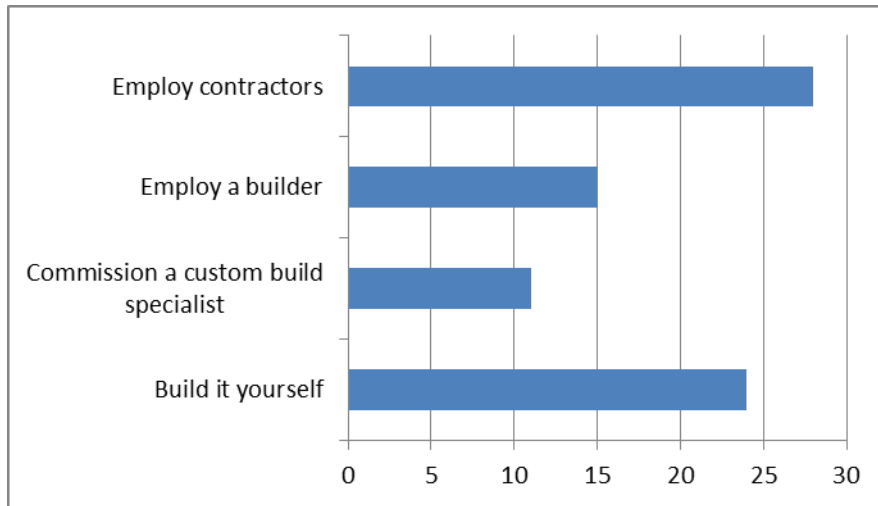
- In terms of size of homes those on the register would like to build:



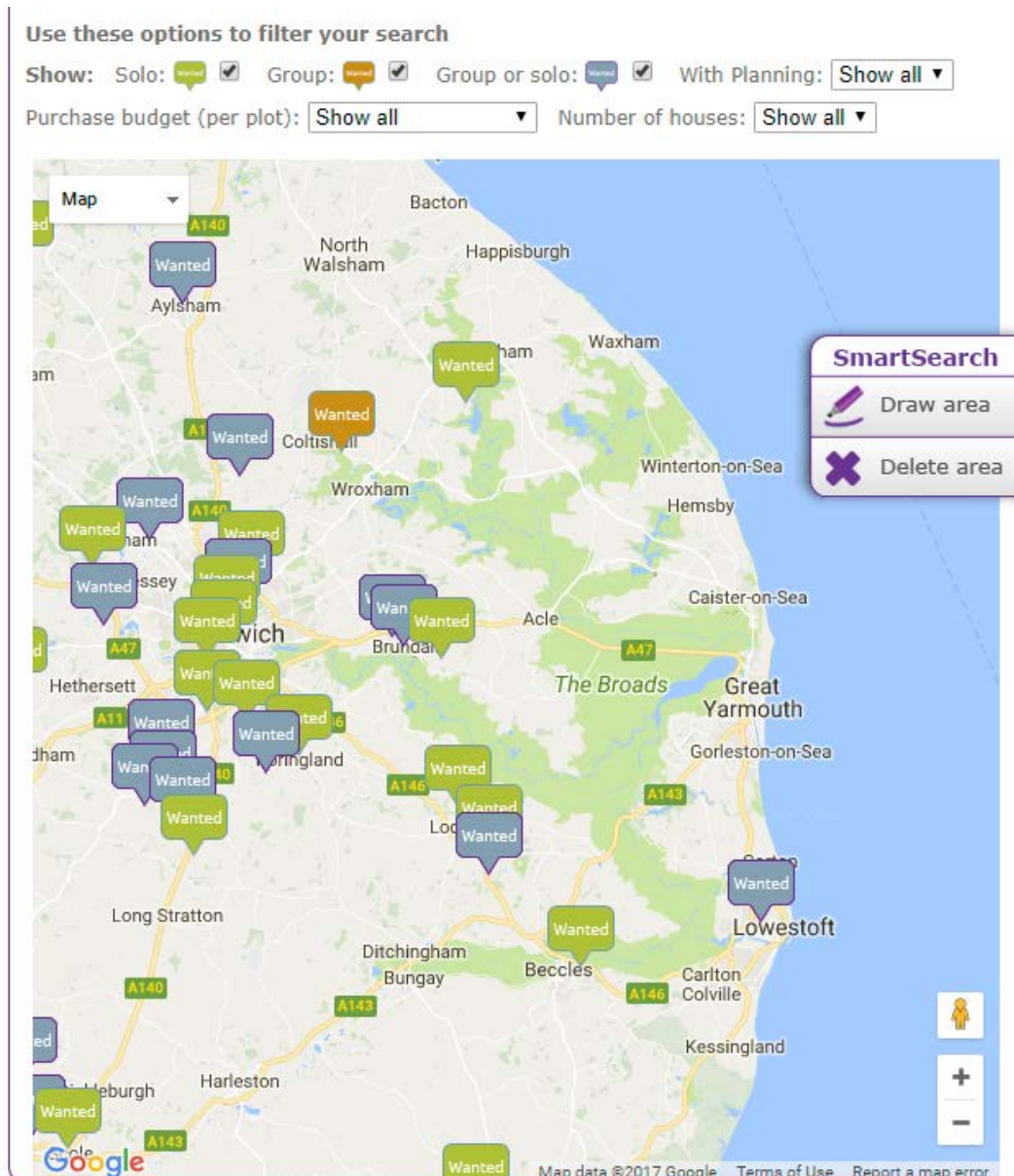
- Turning to the plot size:



- How people wish to build their home:



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



**Hemsby Neighbourhood Plan
Designating Hemsby as a Neighbourhood Area**
Report by Planning Policy Officer

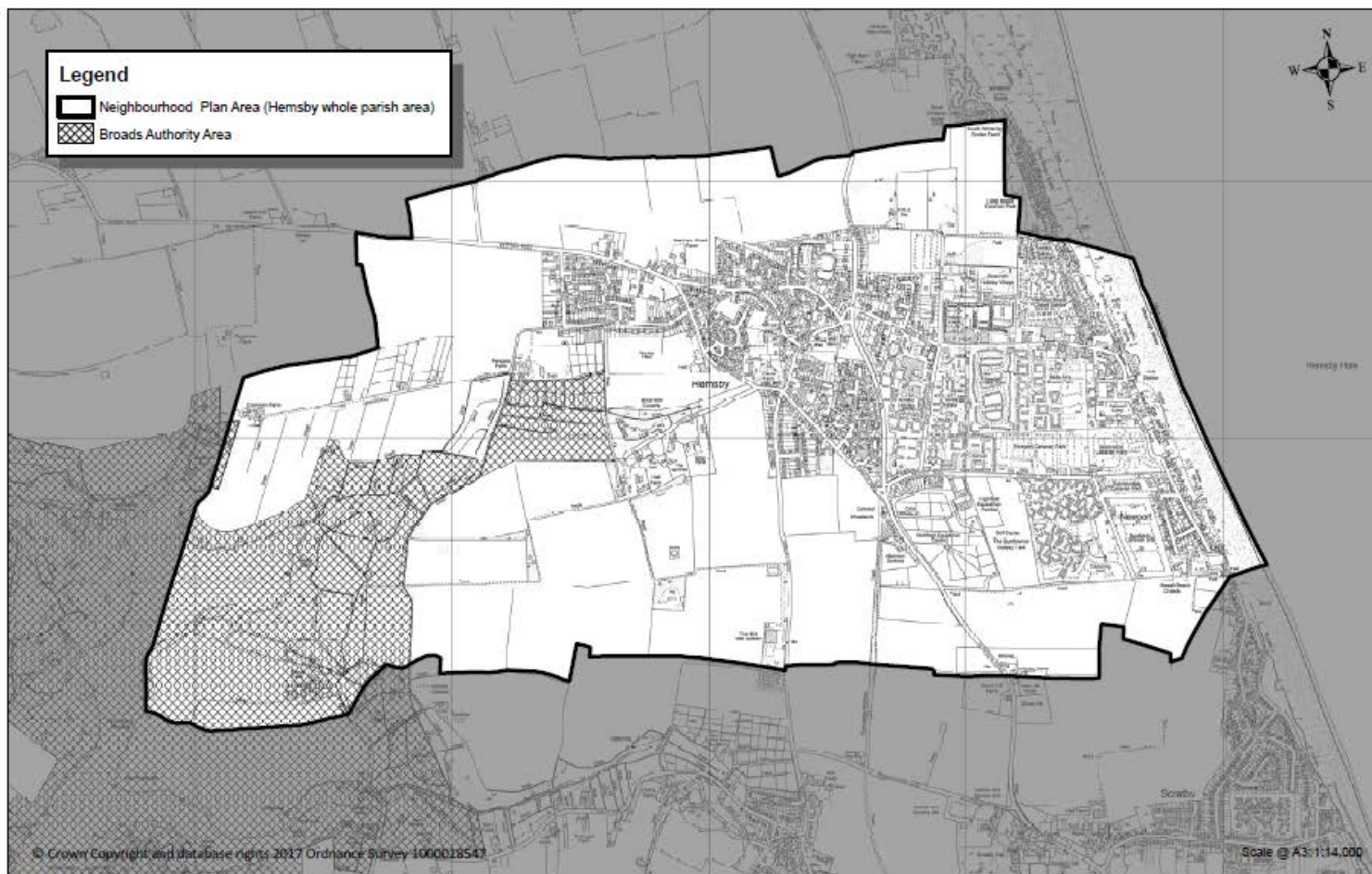
Summary:	The report briefly introduces the Hemsby Neighbourhood Plan.
Recommendation:	That the Planning Committee agrees to Hemsby becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

1 Neighbourhood Planning

- 1.1 Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2 A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
 - where new homes and offices should be built
 - what they should look like
- 1.3 Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4 Once these nominations are received there was a requirement to consult on the proposal for 6 weeks. However an update to the National Planning Policy Guidance has removed the need to consult for 6 weeks. As such, it is for the Local Planning Authority to agree an area become a Neighbourhood Area in order to produce a Neighbourhood Plan.

2 Hemsby

2.1 Hemsby Parish Council has submitted the application for their entire Parish. Source: Great Yarmouth Borough Council.



GREAT YARMOUTH
BOROUGH COUNCIL

Strategic Planning
Town Hall, Hill Plain
Great Yarmouth, Norfolk, NR30 2QP
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E-mail: cccp1an@great-yarmouth.gov.uk
Web: www.great-yarmouth.gov.uk

**Hemsby Proposed
Neighbourhood Plan Area**

3 About Hemsby Neighbourhood Area application

- It covers the entire Parish.
- The nomination was received on 19 October 2017.
- There are no known or obvious reasons to not agree the Neighbourhood Area.

4 Links of relevance:

- 4.1 The Broads Authority Neighbourhood Planning webpage:
<http://www.broads-authority.gov.uk/planning/future-planning-and-policies/neighbourhood-planning.html>
- 4.2 Great Yarmouth Borough Council's Neighbourhood Planning webpage:
<https://www.great-yarmouth.gov.uk/article/3131/Neighbourhood-planning>
- 4.3 Some guidance/information on Neighbourhood Planning:
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

5 Financial Implications

- 5.1 Occasional Officer time in supporting the process (as required by regulations).
- 5.2 There will be no cost to the Broads Authority for the referendum at the end of the process as Great Yarmouth Borough Council have agreed to take on this task and cost.

6 Conclusion and recommendation

- 6.1 It is recommended that the Planning Committee agrees to Hemsby becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

Background papers:	None
Author:	Natalie Beal
Date of report:	26 October 2017
Appendices:	None

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

Summary: This report sets out the position regarding appeals against the Authority since May 2017.

Recommendation: That the report be noted.

1 Introduction

1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since May 2017.

2 Financial Implications

2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report: 31 October 2017

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since May 2017

APPENDIX 1

Schedule of Outstanding Appeals to the Secretary of State since May 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
22 May 2017	<p>APP/E9505/C/17/3173753 APP/E9505/C/17/3173754 BA/2015/0026/UNAUP2 Burghwood Barnes Burghwood Road, Ormesby St Michael</p> <p>Mr D Tucker Miss S Burton</p>	<p>Appeal against Enforcement</p> <p>Unauthorised development of agricultural land as residential curtilage</p>	<p>Committee Decision 3 March 2017</p> <p>Notification Letters and Questionnaire by 5 June 2017</p> <p>Statement of Case sent by 3 July 2017</p>
15 June 2017	<p>APP/E9505/W/17/3174937 BA/2016/0356/COND Waveney Inn and River Centre, Staithe Road Burgh St Peter</p> <p>Waveney River Centre</p>	<p>Appeal against conditions 1 and 6 (Temporary approval and passing bay signs) of permission BA/2016/0064/CON D</p> <p><i>(condition re passing bay signs removed under this application.)</i></p>	<p>Committee Decision 9 December 2016</p> <p>Notification Letters and Questionnaire by 24 August 2017</p> <p>Statement of Case sent by 21 September 2017</p>
19 July 2017	<p>App/E9505/W/17/3176423 BA/2017/0060/CU Eagles Nest, Ferry Road, Horning</p> <p>Mr Robert King</p>	<p>Appeal against refusal</p> <p>Change of use of first floor of boathouse to residential managers accommodation (Class C3) associated with the adjacent King Line Cottages</p>	<p>Committee Decision 28 April 2017</p> <p>Questionnaire and Notification Letters 26 July 2017</p> <p>Statement of Case sent by 23 August 2017</p> <p>APPEAL ALLOWED 12 October 2017</p>

Decisions made by Officers under Delegated Powers

Report by Head of Planning

**Broads Authority
Planning Committee**

10 November 2017

Agenda Item No 17

Summary:	This report sets out the delegated decisions made by officers on planning applications from 02 October 2017 to 23 October 2017
Recommendation:	That the report be noted.

Application	Site	Applicant	Proposal	Decision
Acle Parish Council				
BA/2017/0215/FUL	Former Little Chef At New Road Acle Norwich Norfolk NR13 3BE	Euro Garages Limited	External alterations.	Approve Subject to Conditions
Ashby With Oby Parish Council				
BA/2017/0285/CLEUD	Clippesby Windpump Main Road A1064 Billockby Fleggburgh Norfolk NR13 3AX	Mr Orrin Sellers	Lawful Development Certificate for 10 years use as a dwelling.	CLUED Issued
Barton Turf And Irstead Parish Council				
BA/2017/0291/FUL	Cox Boatyard Staithe Road Barton Turf NR12 8AZ	Mr Eric Bishop	Basin and trackway for 30t boat hoist.	Approve Subject to Conditions
BA/2017/0304/FUL		Mr E Bishop	Retention of existing office building and re- clad in timber and re-roof.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Brundall Parish Council				
BA/2017/0162/FUL	Plot 18 Hoboroughs Dyke Riverside Estate Brundall Norwich NR13 5PL	Mr William Farnell	Replacement quayheading cut back current land area, dredge and deposit on site.	Approve Subject to Conditions
Bungay Town Council				
BA/2017/0299/HOUSEH	The Dell Staithe Road Bungay Suffolk NR35 1ET	Mrs Francis Poston	Single story building and drive extension.	Approve Subject to Conditions
BA/2017/0310/HOUSEH	The Dell Staithe Road Bungay NR35 1ET	Mr And Mrs Poston	Alterations and extensions to dwelling and new carport.	Approve Subject to Conditions
Dilham Parish Council				
BA/2017/0308/HOUSEH	Riversdale House Mill Road Dilham NR28 9PU	Mr David Dawson	Garage, pole barn, replacement fuel storage tank and new garden wall.	Approve Subject to Conditions
Horning Parish Council				
BA/2017/0294/FUL	South Quays Horning Reach Horning Norfolk NR12 8JR	Mr Roger Tomkins	Two bay cart shed and store.	Approve Subject to Conditions
Ludham Parish Council				
BA/2017/0269/HOUSEH	Cedar Lodge 3B North West Riverbank Potter Heigham Norfolk NR29 5ND	Mr Brian Avis	Enlargement of existing timber quay headed mooring cut	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Reedham Parish Council				
BA/2017/0248/FUL	Seven Mile House The Marshes Reedham Norwich NR13 3UB	Mr Tony OToole	Oil tank and mooring.	Approve Subject to Conditions
Stalham Town Council				
BA/2017/0279/FUL	Wayford Bridge Inn Wayford Road Wayford Bridge Norfolk NR12 9LL	Aura Inns Limited	10 additional guest rooms.	Approve Subject to Conditions
Thorpe St Andrew Town Council				
BA/2017/0352/NONMAT	Norwich Frostbites Sailing Club Girlings Lane Thorpe St Andrew Norwich NR7 0HE	Mr Ray Johnson	Reduction in size of extension, non-material amendment to BA/2014/0071/FUL.	Approve

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

Summary: This report sets out the development control statistics for the quarter ending 30 September 2017.

Recommendation: That the report be noted.

1. Development Control Statistics

1.1 The development control statistics for the quarter ending 30 September 2017 are summarised in the table below.

Table 1:

Total number of applications determined	55						
Number of delegated decisions	46 [83.6%]						
Type of decision	Numbers granted				Numbers refused		
	55 (100%)				0 (0%)		
Speed of decision	Under 8 wks	8-13 wks	13-16 wks	16-26 wks	26-52 wks	Over 52 wks	Agreed Extension
	39 (70.9%)	2 (3.6%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	14 (25.4%)
Number of Enforcement Notices	0						
Consultations received from Neighbouring Authorities	29						

Table 2: National Performance Indicators

	BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.		
National Target	60% of Major applications in 13 weeks (or within agreed extension of time)	65% of Minor* applications in 8 weeks (or within agreed extension of time)	80% of other applications in 8 weeks (or within agreed extension of time)
	<i>Majors refers to any application for development where the site area is over 1000m²</i>	<i>*Minor refers to any application for development where the site area is under 1000m² (not including Household/ Listed Buildings/Changes of Use etc)</i>	<i>Other refer to all other applications types</i>
Actual	5 applications received 5 determined in 13 weeks (or within agreed extension of time) (100%)	23 applications received. 23 determined in 8 weeks (or within agreed extension of time) (100%)	27 applications received. 27 determined in 8 weeks (or within agreed extension of time) (100%)

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

Author: Asa Coulstock
Date of Report: 01 November 2017

APPENDIX 1

PS1 returns:

1.1	On hand at beginning of quarter	51
1.2	Received during quarter	52
1.4	Withdrawn, called in or turned away during quarter	3
1.4	On hand at end of quarter	45
2.	Number of planning applications determined during quarter	55
3.	Number of delegated decisions	46
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	0
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

PS2 Returns

Type of Development	Total Decisions			Total Decisions Time from application to decision						Within Agreed Extension of Time
	Total	Granted	Refused	Not more than 8 wks	More than 8 wks but not more than 13 wks	More than 13 wks and up to 16 wks	More than 16 wks and up to 26 wks	More than 26 wks and up to 52 wks	More than 52 wks	
Major										
Dwellings	1	1	0	0	0	0	0	0	0	1
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	1	1	0	0	1	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	3	3	0	1	1	0	0	0	0	1
Minor										
Dwellings	6	6	0	4	0	0	0	0	0	2
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	2	2	0	2	0	0	0	0	0	0
Retail Distribution and Servicing	1	1	0	1	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	14	14	0	10	0	0	0	0	0	4
Others										
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	4	4	0	3	0	0	0	0	0	1
Householder Developments	21	21	0	16	0	0	0	0	0	5
Advertisements	1	1	0	1	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	1	1	0	1	0	0	0	0	0	0
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
**Certificates of Lawful Development	2	2	0	0	1	0	0	0	0	1
Notifications	0	0	0	0	0	0	0	0	0	0
TOTAL	55	55	0	39	2	0	0	0	0	14
Percentage (%)		100%	0%	70.9%	3.6%	0%	0%	0%	0%	25.4%

Please Note – Applications for Lawful Development Certificates are not counted in the statistics report for planning applications. As a result these figures are not included in the **Total column above.

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