

Waveney District Council Statement of Common Ground
Report by Planning Policy Officer

Summary:	A Statement of Common Ground has been produced with Waveney District Council. This covers the agreement that the Broads housing need in Waveney District is a part of Waveney District Council's housing need and that completions in the Broads' part of Waveney contributes to meeting the entire need for Waveney District.
Recommendation:	That Planning Committee agrees the Statement of Common Ground and it is signed by the Chair of Planning Committee.

1 Introduction

- 1.1 Following a representation from Waveney District Council as part of the pre-submission Local Plan consultation, a Statement of Common Ground (SOCG) has been produced with Waveney District Council.

2 About the Statement of Common Ground

- 2.1 The SOCG is included at Appendix A. In summary, it clarifies that the housing need as identified in the Local Plan for the Broads is part of the need of the entire district of Waveney and that Waveney District Council will count completions in the Broads' part of Waveney towards the wider district's need and that the Authority will report completions and permissions to Waveney District Council.

3 Other Constituent Districts

- 3.1 A bespoke Duty to Cooperate Agreement¹ has already been signed with Great Yarmouth Borough Council. This was considered and agreed at the meeting of the Planning Committee on 17 December 2017 and was subsequently signed by the Chairman of Planning Committee.
- 3.2 With regards to North Norfolk, Norwich City, Broadland and South Norfolk Councils, the potential for an SOCG with those Councils has been discussed but it was concluded that the Norfolk Strategic Planning Framework (NSPF) adequately covers how housing in the Broads will be dealt with. This matter was set out in the report to meeting of the Planning Committee on 2 February

¹ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/1055185/Duty-to-Cooperate-Agreement-Between-the-Broads-Authority-and-Great-Yarmouth-Borough-Council-pc081217.pdf

2018 ² regarding the NSPF and in particular Agreements 11 and 12.

4 Financial implications

4.1 There are no financial implications.

Background papers: None

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Date of report: 14 February 2018

Appendices: Appendix A: Duty to Cooperate, Statement of Common Ground Between the Broads Authority and Waveney District Council in relation to housing need and delivery. January 2018.

² <http://www.broads-authority.gov.uk/broads-authority/committees/planning-committee/planning-committee-2-february-2018>

Duty to Cooperate, Statement of Common Ground Between the Broads Authority and Waveney District Council in relation to housing need and delivery. January 2018.



**Duty to Cooperate
Statement of Common Ground
Between the Broads Authority and Waveney District Council
In relation to housing need and delivery
January 2018**

STATEMENT

The Broads Authority (The Authority) and Waveney District Council (The Council) considers that the Waveney element of the Broad's Objectively Assessed Need amounts to 57 dwellings between 2015 and 2036 and this forms part of Waveney's Housing Market Area objectively assessed need.

The Authority and The Council considers that housing completions in the Broads Authority area count towards Waveney District Council's objectively assessed need as agreed in the Memorandum of Understanding from 2012.

The Authority agrees to report housing completions within the Waveney part of the Broads to Waveney District Council, and that these are counted towards Waveney District Council's housing delivery targets.

Signature:

Print name:	Cllr David Ritchie	Sir Peter Dixon
Position:	Cabinet Member for Planning	Chair of Planning Committee
Authority:	Waveney District Council	Broads Authority

BACKGROUND

The Broads Authority (BA) is the local planning authority for the whole of the designated Broads Area, part of which lies within Waveney District.

Waveney District Council (WDC) is the local planning authority for the Borough excepting that part within the designated Broads area, and the local housing authority for the whole of the Borough.

WDC published a Strategic Housing Market Assessment (SHMA) for the whole of the District in 2017, and is producing a Local Plan that seeks to provide for at least 8228 dwellings between 2014 and 2036. That SHMA does not seek to separately identify the housing need for that part of the District within the Broads.

Working with partners BA produced a Strategic Housing Market Assessment for the Central Norfolk area, which calculated an Objectively Assessed Housing Need for the Broads. This included that part of the Broads within Waveney (notwithstanding that this is in a different Housing Market Area), and for this specific area calculated a need for total of 57 dwellings between 2015 and 2036.

The Publication Local Plan for the Broads allocates land for around 76 dwellings at Pegasus boatyard in Oulton Broad. This has permission but is not built out at the time of writing. During the period April 2015 and April 2017 there was one dwelling completed, and 8 dwellings permitted but not completed (including the 76 dwellings at Pegasus). BA therefore calculates it has over provided by around 56% through completions, permissions and allocations.

¹ Breckland District Council, North Norfolk District Council, Broadland District Council, South Norfolk District Council and Norwich City Council.