

Annual Monitoring Report 2020/2021

December 2021



Contents

1.	Introduction	3
2.	Duty to Cooperate	3
3.	Local Plan and other Planning Policy Documents	4
4.	Neighbourhood Plans	4
5.	Completions of net new housing in 2020/21	5
	Net new dwelling applications permitted in 2020/21	5
6.	Tourism accommodation applications permitted in 2020/21	7
7.	Outstanding planning permissions for net new housing – all years	7
8.	Local Plan Allocations – net new housing	10
9.	Planning Application data	11
10.	Appeals	11
11.	Residential moorings	11
12.	Moorings	12
13.	Heritage indicators	13
14.	Brownfield Register	14
15.	Class E applications	15
16.	Employment	17
17.	Self and Custom Build	18
18.	Progress towards housing targets	21
19.	Progress towards residential moorings target	21
20.	Infrastructure Funding Statement	21
21.	Five Year Land Supply	22
	21.1. Calculation	22
	21.2. Discussion	22
	21.3. Conclusion	23
	Appendix A: Neighbourhood Plans in the Broads.	24
	Appendix B: Annual refresh of the application for exemption to the duty to permit etc.	25
	B1 Introduction	25
	B2 Land availability	26
	B3 Demand from the Register	31
	B4 Demand and land availability calculation for base period 5	32
	Appendix C: Five Year Land Supply Statement	33
	Appendix D: General summary of how each policy in the Local Plan was used in 2020/21	38

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1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2020 to 31 March 2021. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan Monitoring indicators are a key component of this AMR. The AMR provides an update on the Duty to Cooperate as well as progress on any work related to producing the Local Plan and other associated documents.

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

Please note: During the summer of 2020, changes to the land use class system were announced. These subsequently came into force from the start of September 2020. This AMR covers the period April 2020 to March 2021 and the change came in part way through the monitoring period. A [section](#) on E class uses has been introduced in this AMR.

2. Duty to Cooperate

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

A Duty to Cooperate Statement has been produced to accompany the Local Plan and it can be found here http://www.broads-authority.gov.uk/data/assets/pdf_file/0018/1136601/BLP-Appendix-E-Final-Broads-Local-Plan-Duty-to-Cooperate-Statement-ba160318.pdf.

The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 38 dwellings which arises in the Borough's part of the Broads.

The [Norfolk Strategic Planning Framework version 3](#) has been produced and endorsed by all Norfolk Local Planning Authorities. This is a series of agreements that all Norfolk Authorities will sign up to.

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

Joint projects that were undertaken, completed or started in the 2020/21 monitoring period are as follows:

- Early stages of a Norfolk and Suffolk Coast Supplementary Planning Document, working with East Suffolk, Great Yarmouth and North Norfolk Councils.

- Suffolk Design Work – working with the rest of Suffolk Local Planning Authorities.
- Masterplanning work for East Norwich – working with Norwich City Council and Norfolk County Council.
- East Suffolk Walking and Cycling Strategy.

3. Local Plan and other Planning Policy Documents

The Local Plan for the Broads was adopted in May 2019. It has therefore been in place to be used in determining planning applications for all of the 2020/21 monitoring period. The Local Plan webpage is here: <https://www.broads-authority.gov.uk/planning/planning-policies/development>. The table at [Appendix D](#) reflects the monitoring indicators from the Local Plan. It also shows how the policies are generally working.

The [Flood Risk SPD](#) was adopted in June 2020.

The Marketing and Viability SPD and [Residential Moorings Guide](#) were consulted on. (the Marketing and Viability Guide was consulted on a second time in the summer of 2021 and the Residential Moorings Guide was adopted in the summer of 2021).

The [Statement of Community Involvement](#) was adopted in July 2020.

The [Peat Guide](#) has been consulted on and was adopted in March 2021.

4. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2020/21 monitoring period. Go here for an up to date list on the progress of the Neighbourhood Plans:

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

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

5. Completions of net new housing in 2020/21

The following schemes have been completed in the 2020/21 period. Data was collected either through phoning the applicant or agent or site visits. For the purposes of the AMR, completed means that it has windows and doors.

App No	District	Proposal	Type	Decision Date	Net New	Self-Build (April 2016 onwards)?
BA/2013/0009/CU	SNDC	Change of use from agricultural building into two self-contained holiday accommodation units.	Holiday	20130314	2	-
BA/2015/0277/FUL	WDC	Demolition of detached bungalow and garage and construction of 4 no. Dwellings, associated car parking bays and associated works.	Residential	20151027	3	-
BA/2017/0168/FUL	NNDC	Single storey dwelling for holiday accommodation use.	Holiday	20180627	1	no
BA/2017/0457/FUL	NNDC	Conversion of barn to holiday accommodation and new fence to part boundary.	Holiday	20180209	1	no
BA/2018/0124/CU	SNDC	Change of use to holiday let.	Holiday	20180607	1	no
BA/2018/0248/FUL	NNDC	Replace cottage with new dwelling and holiday unit.	Holiday	20190220	1	no
BA/2018/0390/FUL	SNDC	7.15m x 3.5m x 3.55m high timber clad single bedroom unit of holiday accommodation and associated sewage treatment tank.	Holiday	20190111	1	no
BA/2019/0112/FUL	NNDC	Erection of 3 terraced houses and associated parking & storage	Residential	20190906	3	no

Number of residential dwellings: 6

Number of holiday homes: 7

Total number of dwellings completed in 2020/21: 13

7. Net new dwelling applications permitted in 2020/21

The following table sets out some details of permitted housing related applications. Please note that BA 2019/0112 appears in the previous table as they are completed. The other applications appear in Section 8 as they are yet to be completed.

Planning application reference	Parish	District	How many new dwellings?	How many dwellings lost?	Net total of dwellings?	How many new affordable dwellings?	How many affordable dwellings lost?	Net total of affordable dwellings?	On previously developed land?	In development boundary? ^c	Is the dwelling a rural enterprise dwelling?	Is the scheme for elderly/specialist need housing?
BA/2020/0411/FUL	Belaugh PC	Broadland	1	1	0	0	0	0	Yes	N/A	No	No
BA/2020/0203/FUL	Filby PC	Great Yarmouth	1	1	0	0	0	0	Yes	N/A	No	No
BA/2018/0359/FUL	Reedham PC	Broadland	3	0	3	0	0	0	Yes	No ^a	No	No
BA/2020/0042/CUPA	Hoveton PC	North Norfolk	1	0	1	0	0	0	Yes	Yes	No	No
BA/2020/0006/FUL	Horning PC	North Norfolk	1	1	0	0	0	0	Yes	N/A	No	No
BA/2020/0138/FUL	Brundall PC	Broadland	1	1	0	0	0	0	Yes	N/A	No	No
BA/2019/0294/FUL	Horning PC	North Norfolk	1	1	0	0	0	0	Yes	N/A	No	No
BA/2020/0026/FUL	Martham PC	Great Yarmouth	1	1	0	0	0	0	Yes	N/A	No	No
BA/2019/0112/FUL	Stalham Town Council	North Norfolk	3	0	3	0	0	0	No ^d	No ^b	No	No

a: Reedham scheme: considered a sustainable settlement. Flood risk addressed, and on balance the potential benefit to having some development on brownfield would be supportive of a business at the remaining part of the site.

b and d: Stalham scheme: considered a sustainable location with a safe crossing to the main settlement at Stalham over the A149 by NCC highways and not in flood zone. The site is amongst dwellings and within range of services provided by Stalham and Stalham staithe area. Not detrimental to the character of the Conservation Area.

c. Some schemes in this column are N/A – this is because they are replacements – resulting in no net increase.

Total number of dwellings permitted in 2020/21: 7

8. Tourism accommodation applications permitted in 2020/21

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

Planning Application Number	What type? (for example, tent pitches, glamping, caravans, second home, holiday home, other)	How many new 'units' of holiday accommodation?	How many lost 'units' of holiday accommodation?	Net total 'units' of holiday accommodation?	Any occupancy conditions?	On Previously developed land?	Count towards OAN?
BA/2019/0036/FUL	New glamping unit (former railway carriage) & new pedestrian entrance bridge	1	0	1	-	No	No

When calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need. **0 units of holiday accommodation count towards the housing need for the Broads.**

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

Applicants or agents were called to ask if schemes were completed. The following schemes were not completed and the table shows if they had started or not. Applicants or agents were also asked if they had any idea of when the schemes would be completed. For some of the applications, despite numerous attempts at contacting either the agent or applicant, we were unable to get any update on when the scheme was likely to be completed (see last column). Indeed, some applicants were not able to tell us when their scheme will likely be completed.

App No	District	Proposal	Type	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2021/22	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: After 2026	Completion: Unknown as at June 2021
BA/2010/0381/CU	SNDC	Change of Use of single storey barn to holiday cottage	Holiday	1	N/A	Yes		1					
BA/2012/0256/joint	BDC	Proposed change of use of former Coach house and Stables/outbuildings to form one holiday let unit	Holiday	1	-	No							1
BA/2012/0271/FUL	WDC	Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.	Residential	76	N/A	Yes			10	15	15	36	
BA/2013/0156/FUL	NNDC	Removal of holiday caravan and erection of thatched boathouse with replacement holiday accommodation in roof space.	Holiday	1	N/A	Yes							1
BA/2015/0426/FUL	WDC	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Residential	4	yes - 1	Yes	4						

App No	District	Proposal	Type	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2021/22	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: After 2026	Completion: Unknown as at June 2021
BA/2016/0065/FUL	GYBC	New dwelling - rural enterprise dwelling	Residential	1	yes	Yes	1						
BA/2017/0103/OUT	GYBC	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Both resi and holiday	16	no	No	4	4	4	4			
BA/2017/0191/FUL	BDC	The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.	Both resi and holiday	1	no	Yes							1
BA/2017/0474/FUL	SNDC	2 new dwellings and associated hard & soft landscaping	Residential	2	yes	Yes	1	1					
BA/2017/0484/FUL	WDC	Extension and change of use to dwelling.	Residential	1	no	Yes	1						
BA/2018/0007/FUL	GYBC	Change of use of outbuildings to 2 No. holiday lets	Holiday	2	no	Yes							2
BA/2018/0168/FUL	BDC	Demolition of existing storage building and erection of 2-bedroom holiday chalet.	Holiday	1	no	Yes		1					
BA/2018/0269/FUL	NNDC	Change of use of outbuilding to 2 one bed holiday lets, external alterations & parking	Holiday	2	no	No							2
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accommodation	Holiday	2	no	Yes		2					
BA/2018/0374/FUL	NNDC	New dwelling.	Residential	1	yes	Yes	1						
BA/2019/0118/FUL	GYBC	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	Residential	7	No	Yes							7

App No	District	Proposal	Type	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2021/22	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: After 2026	Completion: Unknown as at June 2021
BA/2019/0168/FUL	ESC	Change of use of housekeeping building to 2 bed holiday bungalow with addition of new pitched roof. Erection of new housekeeping building in parking area to rear of reception building.	Holiday	1	no	No		1					
BA/2019/0345/FUL	GYBC	Convert barn to two-bedroom holiday let.	Holiday	1	no	Yes	1						
BA/2019/0382/FUL	ESC	Change of use & extension to part of existing restaurant/function area to create 4 x 1-bedroom holiday apartments.	Holiday	4	no	No	1	1	1	1			
BA/2018/0359/FUL	BDC	Demolition of shed, erect timber clad boat workshop, 3 residential dwellings, car park, flood defence wall and landscaping	Residential	3	No	No							3
BA/2020/0042/CUPA	NNDC	Notification for Prior Approval for a proposed change of use of the first floor of building from Office Use (Class B1(a)) to a to single dwelling house (Class C3)	Residential	1	No	No							1
Total	-	-	-	129	-	-	14	11	15	20	15	36	18

10. Local Plan Allocations – net new housing

The following shows when the allocations for net new housing that are allocated in the Local Plan for the Broads could be delivered. Please note that the schemes at Pegasus and at Thurne are included in the previous table (as they also have permission).

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

- STO1 - there have been pre-application discussions with the owners of the sites in 2019/2020.
- HOV3 – there are some discussions about various uses for this site. In the 2019/20 AMR, following discussion with the agent, they have suggested that delivery could be after the next 5 years; this timeframe is continued in this AMR – the site is not included in the 5-year land supply calculations.
- NOR1 – continues to be a constrained site, but the Broads Authority are working with Norwich City Council who are liaising with the landowners of that site and other sites in the area regarding bringing forward the site for development.

11. Planning Application data

The following table sets out the number of planning applications received between 1 April 2020 and 31 March 2021 and how many were permitted or refused.

Applications*	Total
Total number submitted	201
Validated applications	196
Approved applications	180
Refused applications	9
Withdrawn applications	5

* These totals do not include any Non-Material Amendments, Applications for Approval of Details Reserved by Condition, Neighbour LPA Consultations/County Matter consultations, Screening/Scoping opinions or Pre-Apps.

Approval rate (as a percentage of validated applications) is 89.6%

12. Appeals

The following table sets out the number of appeals between 1 April 2020 and 31 March 2021 and how they were determined.

- Decisions: **4**
- Dismissed: **2**
- Allowed: **2**
- Part Allowed/Part Dismissed: **0**
- Withdrawn: **0**
- Decisions outstanding: **5**

13. Residential moorings

No applications for residential moorings were received in monitoring period.

14. Moorings

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

Planning Application Number	Location	Number of new moorings	New visitor moorings (DM33)	Type	Public or private?
BA/2020/0384/FUL	Horning	1	0	Mooring posts, boardwalk, boathouse	Private
BA/2020/0309/FUL	Ludham	One new mooring cut measuring 3X10 metres.	0	Alder and timber quay heading.	Private
BA/2018/0514/FUL	Ludham	Extension to mooring basin. No increase in number of boats mooring.	0	Staging, alder piles, finger jetties	Private
BA/2020/0146/FUL	Carlton Colville	25m	24 hr visitor moorings	Floating pontoon	24hr visitor moorings

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

Application number	Location	Detail	Available?
BA/2015/0244/COND	Barnes Brinkcraft, Hoveton	6 moorings now available.	Yes
BA/2012/0121/FUL	Brundall Church Fen	25m provided.	Yes
BA/2013/0397/FUL	Ferryview Marina (now Horning Pleasurecraft)	2 visitor moorings provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings to be provided.	Not yet
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swanecraft	2 visitor moorings provided	Yes

Application number	Location	Detail	Available?
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings provided.	Yes
BA/2017/0268/FUL	Wayford Marina, Wayford Road, Wayford Bridge	2 visitor moorings provided.	Yes
BA/2018/0149/FUL	Oulton Broad	4 visitor moorings to be provided	Not yet
BA/2019/0118/FUL	Marina Quays, Great Yarmouth	10 visitor moorings to be provided	Not yet

15. Heritage indicators

a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 2021 Horning Conservation Area ready to be consulted.
- 2021 Belaugh Conservation Area re-appraisal to be consulted upon May-June 2021
- 2021 Halvergate and Tunstall Conservation Area re-appraisal being prepared
- 2020 Ludham Conservation Area adopted
- 2018-2019: Somerton Conservation Area adopted
- 2016-2017: Loddon and Chedgrave Conservation Area re-appraisal adopted, Stalham Staithe Conservation Area re-appraisal adopted
- 2015-2016: Oulton Broad Conservation Area re-appraisal adopted
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: Langley Abbey re-appraisal adopted
- 2012-2013: Ellingham, Ditchingham Dam and Geldeston Conservation Areas re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton Conservation Areas re-appraisals adopted
- 2010-2011: Belaugh and Wroxham Conservation Areas re-appraisals adopted

b. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

- 2020 - 2021: 18
- 2019 - 2020: 18
- 2018 - 2019: 18
- 2017 - 2018: 22
- 2016 - 2017: 26
- 2015 - 2016: 28
- 2014 - 2015: 28
- 2013 - 2014: 29
- 2012 - 2013: 26
- 2011 - 2012: 37
- 2010 - 2011: 49

16. Brownfield Register

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

17. Class E applications

During the monitoring period, a new Class E was introduced. Class E includes the following:

Use, or part use, for all or any of the following purposes—

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public—

(i) financial services,

(ii) professional services (other than health or medical services), or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

(g) for—

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

(iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The table within this article shows how some uses have changed to class E and to other new classes as well. [Planning: use classes order changes \(pinsentmasons.com\)](https://www.pinsentmasons.com/planning-use-classes-order-changes).

The following table sets out some details of permitted E class uses.

Planning Application Number	Description	Parish	Which land use?	Is it within the town centre?	New floor space (sqm)	Lost floor space (sqm)?	Net floor space (sqm)
BA/2018/0375/CU	Change of use and extension of workshop to form cafe	Gillingham	A3 Cafe	No	225	155	75
BA/2020/0168/FUL	Change of Use of courtyard buildings, B8, to Class E (Retail Use).	Oulton Broad	Class E	Within the district centre, yes.	99	99	0 (so, loss of B8, but gain of E)
BA/2020/0077/FUL	Change of use from A1 (Retail) to A5 (Restaurant/Cafe and Takeaway)	Hoveton	A1 to A5	Yes	226	226	0 (so, loss of A1, but gain of A5)
BA/2020/0377/FUL	Erection of temporary office/facilities building (until end 15 December 2023).	Cantley	B1 office	N/A	216	0	216
BA/2020/0324/FUL	Erection of an office building in association with existing business use involving demolition of existing building	Beccles	B1 office	N/A	236	123	113

18. Employment

The following table sets out some details of permitted employment related applications. Please note that two of the schemes include B1 which is now Class E. They are included in this table rather than in the previous section rather than repeating in both.

Planning Application Number	Description	What use class?	new floor space (state units)	lost floor space (state units)	Net total (state units)	On Previously developed land?
BA/2019/0208/FUL	Replacement catering unit	Sui Generis food sales	125sqm	45sqm	80sqm	Yes
BA/2020/0102/FUL	Demolition of two outbuildings and circular metal container, and erection of building as 6 commercial units Class B1 and B8.	B1 and B8	576sqm	Unknown	576sqm ¹	Yes
BA/2019/0103/CU	Change of use from boatyard to museum	B1/B2/B8	0	252m2	0	Yes

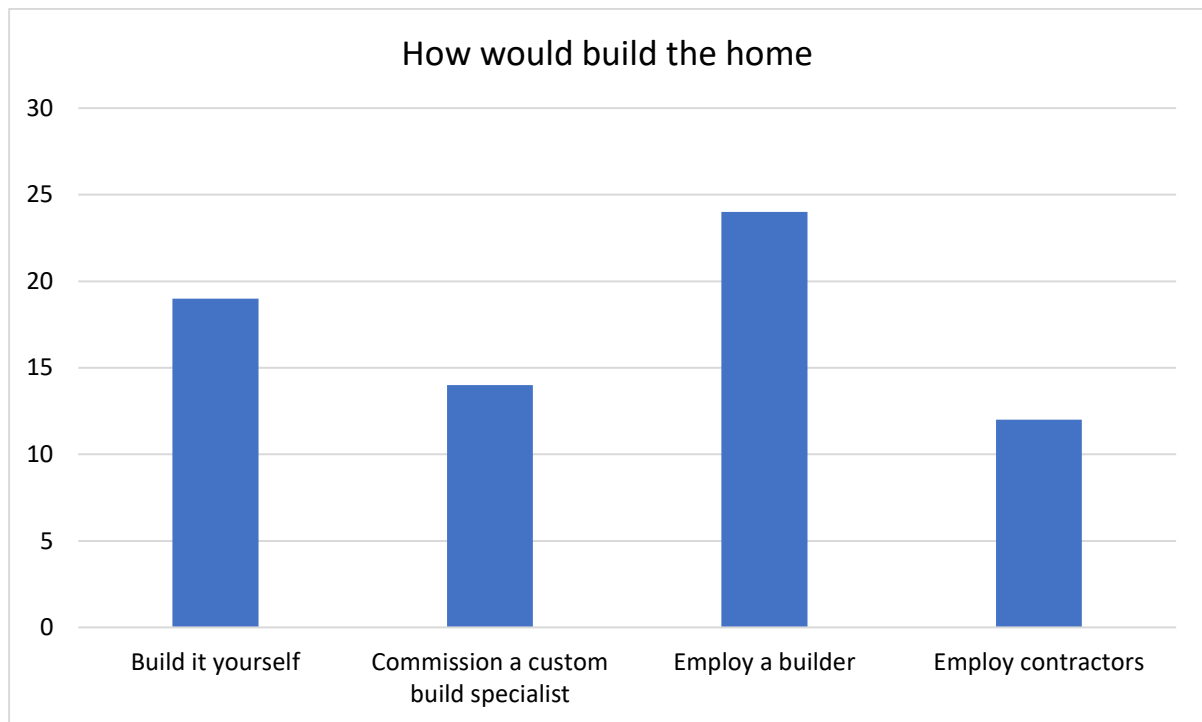
¹ Classed as net new, as the buildings that were replaced were storage.

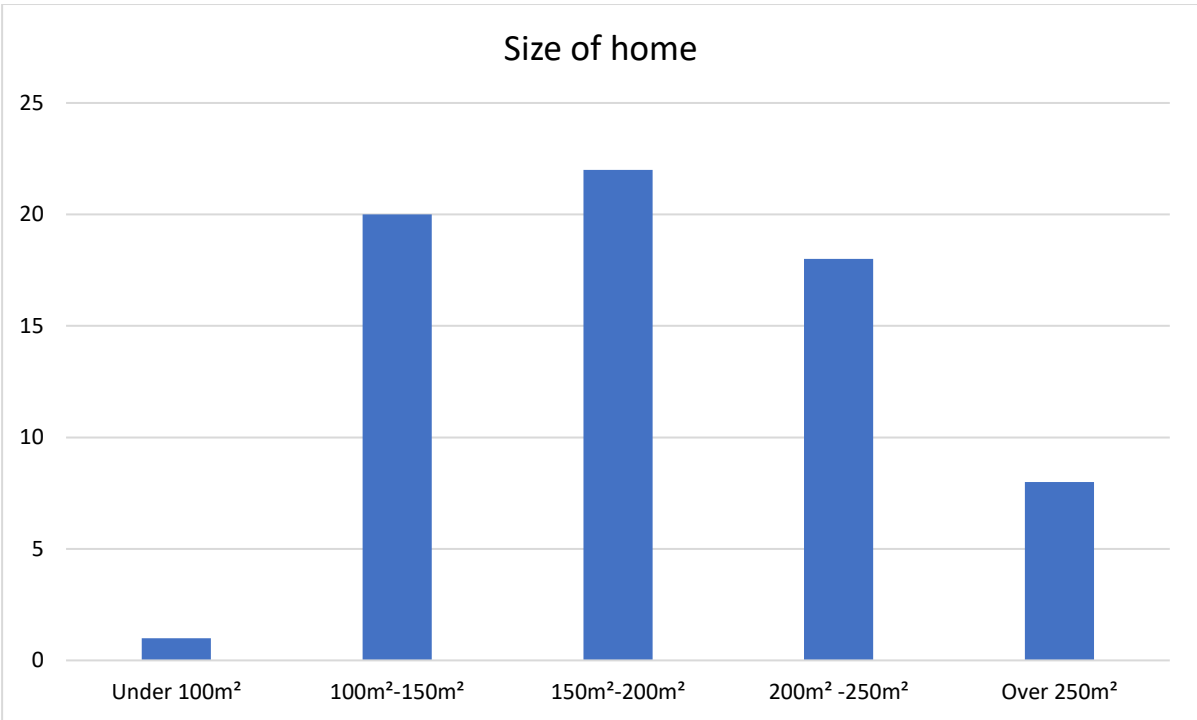
19. Self and Custom Build

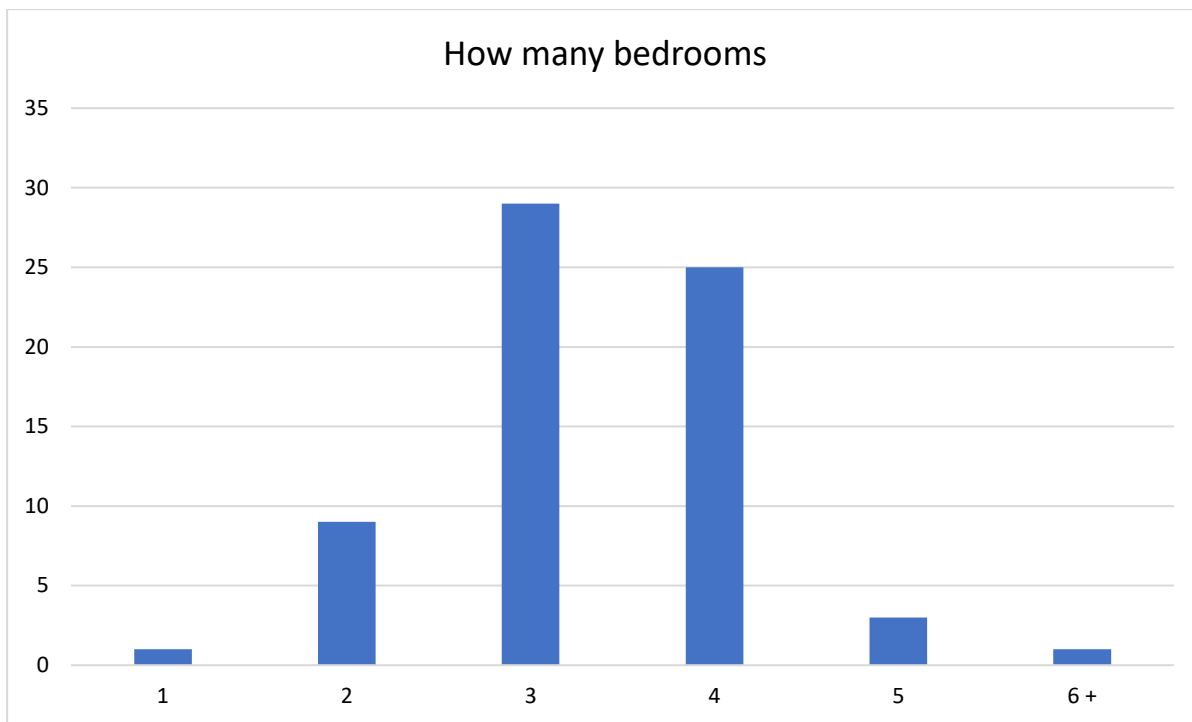
Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have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

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

Here is a summary of the information provided by those who filled out the register. The total number of people who filled out the register, between 31 October 2020 and 4pm 30 October 2021 is: 69 people.







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

Therefore, the exemption from the duty to permit is maintained.

20. Progress towards housing targets

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

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

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

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

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

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

The cumulative total of dwellings permitted since adoption of the Local Plan is 38, broken down as follows:

2019/20: 21 dwellings

2020/21: 7 dwellings

The average number of dwellings permitted over the two years is 14 dwellings, which is greater than the Local Plan average of 11.43 dwellings.

21. Progress towards residential moorings target

The Local Plan for the Broads has an adopted residential mooring target of 63 residential moorings. In the monitoring period, 0 residential moorings were permitted. There has been no other progress on the 51 residential moorings allocated in the Local Plan for the Broads.

12 residential moorings have been permitted to date. None in this monitoring period.

22. Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) regulations and National Planning Policy Framework require all local planning authorities to publish their developer contributions

data on a regular basis and in an agreed format. Local planning authorities that have received developer contributions must publish, at least annually, an infrastructure funding statement summarising their developer contributions data. Developer contributions include section 106 planning obligations, CIL, section 278 agreements and any agreements that either secure funding towards new development, or provide infrastructure as part of any new development.

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

- BA/2018/0514/FUL
- Extension of mooring basin and realignment of access from Womack Dyke. Water Basin at Ludham Field Base Centre Horsefen Road Ludham Norfolk NR29 5QG, Ludham, North Norfolk.
- Financial contribution made to offset loss of Section 41 habitat. £3,632.04 towards offsetting projects

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

23. Five Year Land Supply

23.1. Calculation

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

Approach	Supply in years
Liverpool	5.86
Sedgefield	4.81

The Broads Authority does not have a five-year land supply when using the Sedgefield methodology. The Broads Authority does have a five-year land supply when using the Liverpool methodology.

23.2. Discussion

The Liverpool approach spreads any housing delivery shortfall across the plan period rather than concentrating it into the relevant five-year period as is the Sedgefield approach.

The NPPG says: In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable

development will apply, as set out in [paragraph 11d of the National Planning Policy Framework](#).

Paragraph: 008 Reference ID: 68-008-20190722

Revision date: 22 July 2019

Paragraph 11d of the NPPF says:

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date ⁷, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ⁶; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

With footnote 7 saying: This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in [paragraph 73](#)); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years. Transitional arrangements for the [Housing Delivery Test](#) are set out in [Annex 1](#).

Footnote 6 saying: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in [paragraph 176](#)) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in [footnote 63 in chapter 16](#)); and areas at risk of flooding or coastal change.

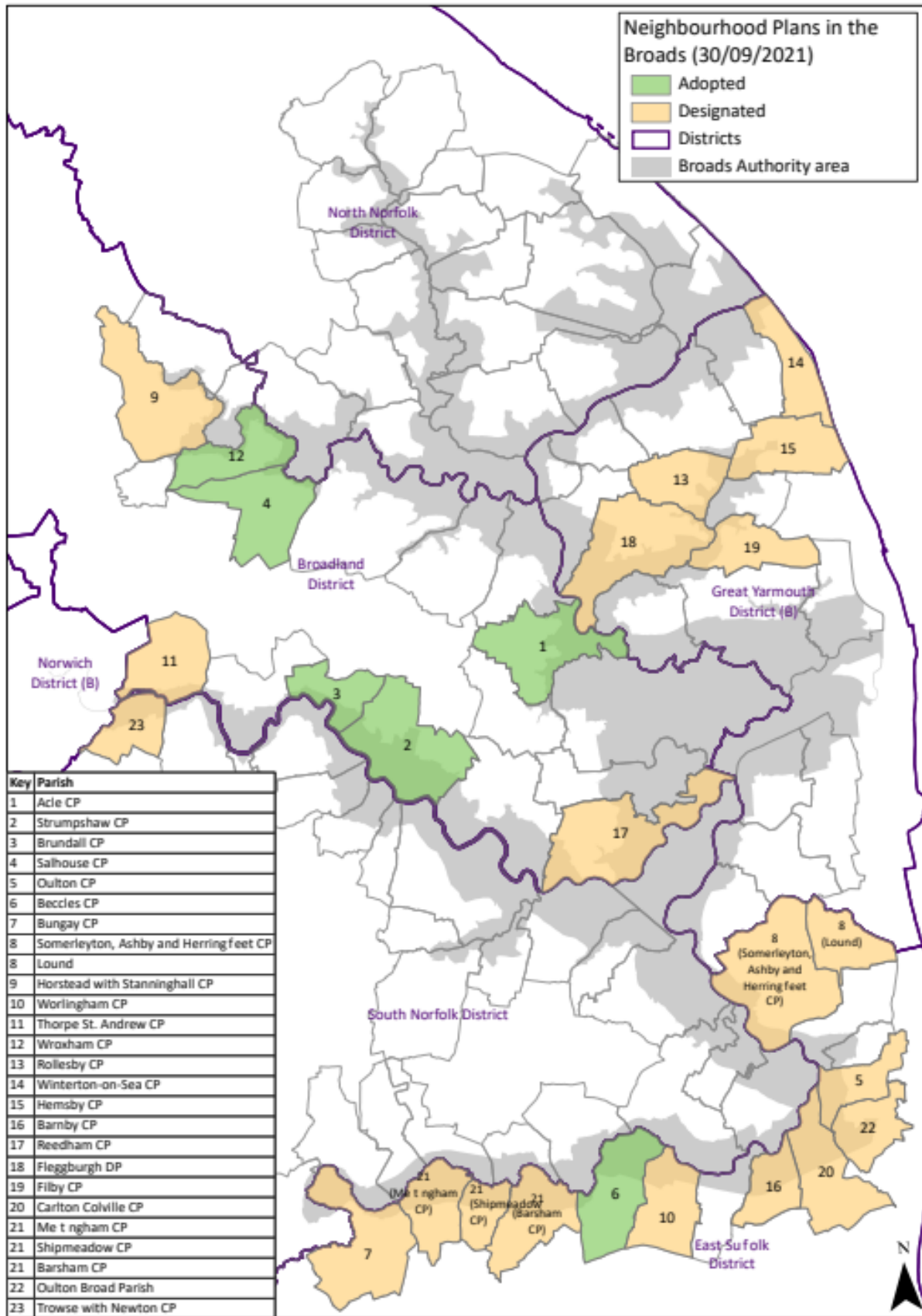
23.3. Conclusion

The Authority can only demonstrate a five-year land supply using the Liverpool method.

When it comes to the Sedgfield method calculation not reaching 5 years, it should be noted that:

- The presumption in favour of sustainable development applies, as set out in the NPPF paragraph 11d.
- Working the NPPG and NPPF through however, as set out in d) i and the related footnote 6, the presumption in favour of sustainable development does not apply to the Broads.

Appendix A: Neighbourhood Plans in the Broads.



Appendix B: Annual refresh of the application for exemption to the duty to permit etc.

B1 Introduction

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 6.

The NPPG says²:

Paragraph: 030 Reference ID: 57-030-20170728

- a) A relevant authority may make an application for an exemption if for any base period (see the section on [what having a 'duty to grant planning permission etc' means](#)) the demand for self-build and custom housebuilding is greater than 20% of the land identified by that relevant authority as being available for future housing.
- b) As relevant authorities have 3 years in which to permission sufficient land to match demand, demand should be assessed over 3 base periods. For this purpose, demand is the aggregate number of new entries on Part 1 of the register in that base period and the 2 preceding base periods. For the first 2 years, there will not be 3 base periods so relevant authorities should rely on the current base period and any previous base period (if applicable).
- c) Land availability is the total number of new houses on land in the area of the relevant authority, assessed by that authority as being deliverable in that base period, the 2 preceding base periods, and the 2 subsequent base periods.

Paragraph: 031 Reference ID: 57-031-20170728

- d) For subsequent and concurrent base periods relevant authorities must continue to calculate at the end of each base period demand on their register as a percentage of the deliverability of housing over the next 3 years. Where this continues to be over 20% that authority is deemed to still be exempt and does not need to apply again to the Secretary of State.

The percentage of the deliverability³ of housing is the result of a calculation based on the following data: land availability and demand from the register. This percentage is compared to the 20% threshold noted in the NPPG.

² <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

³ Please note that in July 2020 the NPPG was updated in relation to 'deliverability'. The changes to the NPPG have been considered when determining if a site is deliverable or not.

B2 Land availability

B2.1 Deliverability

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

The following assumptions have been taken to measure land availability:

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

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

B2.2 Allocations in the Local Plan for the Broads

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

Site	2021/22	2022/23
STO1	2	2
Total	2	2

B2.3 Extant planning permissions

The following table shows the sites with extant planning permission. This includes replacement dwellings and net new dwellings. It is assumed that these extant planning permissions will be delivered in the next three years. This is effectively the 'best case'

scenario but in reality, the land availability could be less. The first table sets out the schemes that are self-build and the second sets out net new and replacement schemes that are and are not self-build.

Please note that this data is different to that in the 5-year land supply (later in this document) because this data goes up until 30 October 2021 whereas the five-year land supply data is up to 31 March 2021. Also, the self-build data includes replacements but not holiday accommodation and so is different to the five-year land supply data (which includes net new market and holiday dwellings but not replacements).

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

Application Number	Decision date	Number of Dwellings	Is the application for self-build/custom-build?	Net new or replacement	Status as at April 2021	Estimated completion
BA/2016/0065/FUL	2016/05/03	1	Yes	Net new	Started	End 2022
BA/2017/0474/FUL	2018/03/12	2	Yes	Net new	Started	End 2023
BA/2018/0374/FUL	2019/04/18	1	Yes	Net new	Started	End 2021
BA/2015/0426/FUL	2016/07/01	1 ^x	Yes	Net new	Started	End 2021
BA/2020/0006/FUL	2020/07/17	1	Yes	Replacement	Started	End 2021
BA/2019/0410/FUL	2020/02/05	1	Yes	Replacement	Started	End 2021
BA/2020/0203/FUL	2020/11/17	1	Yes	Replacement	Started	End 2022

Total: 8

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

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

App No	Type	No. dwellings	End 2021	End 2022	End 2023	End 2024	End 2025	After 2025
BA/2012/0271/FUL	Net new	76			10	15	15	36
BA/2015/0426/FUL	Net new	1	1					
BA/2016/0065/FUL	Net new	1		1				
BA/2017/0103/OUT%	Net new	6	3	3				
BA/2017/0191/FUL	Net new	1		1*				

App No	Type	No. dwellings	End 2021	End 2022	End 2023	End 2024	End 2025	After 2025
BA/2017/0474/FUL	Net new	2			2			
BA/2017/0484/FUL	Net new	1	1					
BA/2018/0374/FUL	Net new	1	1					
BA/2019/0118/FUL	Net new	7			7*			
BA/2019/0410/FUL	Replacement	1	1					
BA/2018/0359/FUL	Net new	3			3*			
BA/2020/0006/FUL	Replacement	1	1					
BA/2020/0042/CUPA	Net new	1		1*				
BA/2020/0026/FUL	Replacement	1		1*				
BA/2019/0391/FUL	Replacement	1	1*					
BA/2018/0504/FUL	Replacement	1	1*					
BA/2020/0053/FUL	Net new	2		1*	1*			
BA/2020/0408/FUL	Net new and replacement^	2		1*	1*			
BA/2020/0203/FUL	Replacement	1		1				
BA/2021/0084/FUL	Net new	1		1*				
BA/2021/0117/FUL	Net new	1		1*				
BA/2021/0276/CUPA	Net new	6	2*	2*	2*			
Total	-	118	12	14	26	15	15	36

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

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

^ This scheme involves replacing one dwelling and adding another, so the total is 2

B2.4 Land availability method 1

According to c) above, land availability is to be taken to be the total number of new houses on land in the area of the relevant authority, assessed by that authority as being likely to be deliverable in that base period, the two preceding base periods, and the two following base periods. The following table shows the **five base periods** that need to be taken into consideration and explains how the land availability for each base period was calculated.

Column 1a is for self-build schemes only, including replacements and net new, but not tourist accommodation. Column 1b is for all dwellings including replacements, net new and those that are self-build, but not tourist accommodation. Some data is taken from previous AMRs as well as from tables earlier in this appendix. Please note that the timelines for the AMR are 1 April to 31 March, whereas the base periods for self-build are 31 October to 30 October.

Base period	Dates of base period	How calculated	1a: land availability – self-build only	1b: land availability – all dwellings, but not tourist accommodation
Base period 4	31 October 2018 to 30 October 2019	Half of the completions set out in the 2017/2018 AMR* and half as set out in 2018/2019 AMR*.	3 ^x	3
Base period 5	31 October 2019 to 30 October 2020	Half of the completions set out in the 2018/2019 AMR* and half as set out in 2019/2020 AMR.	2 ^x	2
Base period 6	31 October 2020 to 30 October 2021	Half of the completions set out in the 2019/2020 AMR and half as set out in the 2020/2021 AMR	5 ^x	5
Base period 7	31 October 2021 to 30 October 2022	For the purposes of this calculation, this includes permissions that could be completed by the end of 2021 and 2022 plus half the completions of the 2020/2021 (this) AMR.	9	29
Base period 8	31 October 2022 to 30 October 2023	For the purposes of this calculation, this includes permissions that could be completed by the end of 2023.	2	26
Total	-	-	21	65

*Please note that these AMRs do not specify if the completions were holiday homes or not; for the purpose of this calculation, the total number of completions has been included.

^x The AMRs do not specify if the completions were self-build. For the purposes of this calculation, the same total as column 1b has been used.

B2.5 Land availability method 2

As stated in d) above, in relation to proving that the 20% threshold continues to be exceeded, the land availability for the **next three years** should be used.

Column 2a is for self-build schemes only, including replacements and net new, but not tourist accommodation. Column 2b is for all dwellings including replacements, net new and those that are self-build, but not tourist accommodation. Some data is taken from previous AMRs as well as from tables earlier in this appendix. Please note that the timelines for the AMR are 1 April to 31 March, whereas the base periods for self-build are 31 October to 30 October.

Base period	Dates of base period	How calculated	2a: land availability – self-build only	2b: land availability – all dwellings, but not tourist accommodation
Base period 7	31 October 2021 to 30 October 2022	For the purposes of this calculation, this includes permissions that could come be completed by the end of 2021 and 2022 plus half the completions of the 2020/2021 (this) AMR.	9	30
Base period 8	31 October 2022 to 30 October 2023	For the purposes of this calculation, this includes permissions that could be completed by the end of 2023.	2	26
Base period 9	31 October 2023 to 30 October 2024	For the purposes of this calculation, this includes permissions that could be completed by the end of 2024.	0	15
Total	-	-	11	71

B2.6 Total land availability

Method 1 using the five based period

Method 1	Self-build plots (1a)	All plots (1b)
Local Plan allocations	4	4
Extant planning permissions	21	65
Total	25	69

Method 2 using the next three years

Method 2	Self-build plots (2a)	All plots (2b)
Local Plan allocations	4	4
Extant planning permissions	11	71
Total	15	75

The calculations using land availability methods 1a, 1b, 2a and 2b are carried out in this note.

B3 Demand from the Register

B3.1 Numbers on self-build register

The Self-Build Register is made up of the following numbers of people⁴:

- Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.
- Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
- Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
- Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.
- Base period 5, 31 October 2019 to 30 October 2020: **39** people on the self-build register.
- Base period 6, 31 October 2020 to 30 October 2021: **69** people on the self-build register.

⁴ Previous AMRs have quoted base period 1 as 49, base period 2 as 60, and base period 3 as 59. However due to double counting, the numbers have been checked and the correct figures are used in this AMR.

B3.2 Demand method a)

The total numbers on the register for base period 6 is 69. This was correct as at 31 October 2021. So, the demand as per requirements of a) above is 69.

B3.3 Demand method b)

According to b) above however, the calculation should be based on the base period in question and the preceding two base periods. This is therefore for base periods 4, 5 and 6. The demand would therefore be 158.

B4 Demand and land availability calculation for base period 5

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

Demand method	Availability of land method	People on the register (demand)	Divided by land availability	X100	=
a	1a	69	25	X100	276%
a	2a	69	15	X100	460%
a	1b	69	69	X100	100%
a	2b	69	75	X100	92%
b	1a	158	25	X100	632%
b	2a	158	15	X100	1053%
b	1b	158	69	X100	229%
b	2b	158	75	X100	210.7%

The figures all exceed 20% and therefore the exemption continues for base period 6. It is confirmed that the Broads Authority will still be exempt and will not need to apply to the Secretary of State.

Appendix C: Five Year Land Supply Statement

C1 Introduction

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

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

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

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

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

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

C3 Five%, ten% or twenty% buffer?

The NPPG⁵ says the following about applying buffers to the five-year land supply:

How should buffers be added to the 5-year housing land supply requirement?

To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the **requirement** in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;

⁵ [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-supply-and-delivery)

- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in [paragraph 74 of the National Planning Policy Framework](#)), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

Paragraph: 022 Reference ID: 68-022-20190722

Revision date: 22 July 2019

The Broads Authority is not seeking confirmation of the 5-year housing land supply for a year and the Housing Delivery Test does not apply to the Broads Authority. Therefore, a **buffer of 5% will be added.**

C4 Housing Need

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

C5 Deliverable Sites

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

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

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

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

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

- For OUL2: East Suffolk Council contacted the developer with a questionnaire. The information set out in the following table reflects the information provided.
- All other applications in this table are scheduled following telephone conversations with the agent or the applicant.
- It should be noted, as set out in [section 9](#), that there are a number of permissions that could be delivered in the next few years, but information about estimated delivery dates from the applicant or agent was not able to be obtained at the time of writing. These applications have not been included in the table below and therefore not included in the 5-year land supply calculation.

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

Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2021 to end of March 2026) that have been assessed as ‘deliverable’⁶ are as follows.

App No	2021/22	2022/23	2023/24	2024/25	2025/26
BA/2010/0381/CU		1			
BA/2012/0271/FUL OUL2			10	15	15
BA/2015/0426/FUL	4				
BA/2016/0065/FUL	1				
BA/2017/0103/OUT THU1	4	4	4	4	
BA/2017/0474/FUL	1	1			
BA/2017/0484/FUL	1				
BA/2018/0168/FUL		1			

⁶ The NPPF states ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’

App No	2021/22	2022/23	2023/24	2024/25	2025/26
BA/2018/0279/FUL		2			
BA/2018/0374/FUL	1				
BA/2019/0168/FUL		1			
BA/2019/0345/FUL	1				
BA/2019/0382/FUL	1	1	1	1	
STO1	2	2			
Total	16	13	15	20	15

Total assumed to be delivered between 2021/22 and 2025/26 = 79 dwellings.

C6 calculating the 5-year land supply

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

As calculated in section C5, total dwellings assumed to be delivered over the next 5 years is 79 dwellings.

Broads Five Year supply	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2016 to 31 March 2021 (11.43 x 5)	57.15	57.15
(d) Completions between 1 April 2016 and 31 March 2021	35	35
(e) Shortfall since 2015 ⁷ (c – d)	22.15	22.15
(f) Revised shortfall using the Liverpool approach (e/15 years x 5 years)	7.38	n/a
(g) OAN 2021/22 to 2025/26 (11.43 x 5 years)	57.15	57.15
(h) NPPF 5% buffer (g x 0.05)	2.86	2.86
(i) Total 5 Year requirement 2021/22 to 2025/26	67.39	82.16

⁷ Negative implies an over provision.

Broads Five Year supply	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(Liverpool = f+ g + h/Sedgefield = e + g + h)		
(j) Predicted supply 2021/22 to 2025/26	79	79
(k) Surplus (j-i)	11.61	-3.16
Supply in years (Predicted supply/Total requirement x 5)	5.86 years	4.81 years

C7 Conclusion/Summary

To summarise:

Approach	Supply in years
Liverpool	5.86
Sedgefield	4.81

Appendix D: General summary of how each policy in the Local Plan was used in 2020/21

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP1: DCLG/PINS Model Policy	No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.	-	No applications permitted contrary to this policy.	Green	
DM1: Major Development in the Broads	Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.	Green	
DM2: Water Quality and Foul Drainage	Applications involving sewage treatment works and what type of system used.	Connection to public sewer – 22 Package sewage treatment plant – 5 Septic tank – 1 Constructed reed beds – 0	No applications permitted contrary to this policy.	Green	
DM3: Boat wash down facilities	Boat wash down areas and filtration devices delivered as a result of relevant planning applications	Area for use of water.	No applications permitted contrary to this policy.	Green	
DM4: Water Efficiency	Dwellings permitted at 110 l/h/d. Buildings achieving 50% on the BREEAM water calculator.	-	Most relevant applications were not required to be designed to 110l/h/d, although some were.	Red	This policy will need to be applied more consistently in the next monitoring period
SP2: Strategic Flood Risk Policy	Permissions granted contrary to Environment Agency Flood Risk advice.	Zero schemes contrary.	No applications contrary to this policy.	Green	
DM5: Development and Flood Risk	Permissions granted contrary to Environment Agency Flood Risk advice.	Zero schemes contrary.	No applications permitted contrary to this policy.	Green	
DM6: Surface water run-off	SuDS delivered in line with the hierarchy.	11 schemes provided SuDS. They used the following methods: soakaways, waterbutts, natural pools, discharge into river, ditches, attenuation, rainwater harvesting and grey water recycling.	No applications permitted contrary to this policy.	Green	
DM7: Open Space on land, play, sports fields and allotments	Open space lost. Open space delivered in line with the policy. Green Infrastructure lost. Green Infrastructure delivered in line with this policy.	Play equipment replace. Sports Centre extended. 75sqm reedbed restoration. Cemetery extension	No applications permitted contrary to this policy.	Green	
DM8: Green Infrastructure	Open space lost. Open space delivered in line with the policy. Green Infrastructure lost. Green Infrastructure delivered in line with this policy.	Play equipment replace. Sports Centre extended. 75sqm reedbed restoration. Cemetery extension	No applications permitted contrary to this policy.	Green	
SP3: Climate Change	None identified/ongoing Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.	Green	
DM9: Climate Smart Checklist	Development proposals that have adequately completed the checklist.	25 checklists requested.	Improved use of policy.	Orange	This policy will need to be applied more consistently in the next monitoring period.
SP4: Soils	Planning applications in accordance (or otherwise) with this policy. Number of planning approvals leading to permanent loss of 'best and most versatile' (BMV) agricultural land'	Three schemes on BMV soil.	No applications permitted contrary to this policy.	Green	There were still schemes permitted on BMV because of other material considerations.
DM10: Peat soils	Development on areas of peat permitted in line with this policy.	12 schemes resulted in peat being excavated totalling around 4,610 cubic metres. Scheme and peat disposal method considered acceptable.	No applications permitted contrary to this policy.	Green	Whilst peat was excavated the policy process was adhered to. Also note that half of that total of peat excavation was to eradicate an evasive species on a site ⁸ .
SP5: Historic Environment	Heritage at risk Archaeological field evaluations 'Unknown' assets identified. Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	See Heritage section. None None 1 - museum 3 re-used 1 application contrary.	No applications permitted contrary to this policy.	Green	

⁸ BA/2020/0238/FUL. Habitat restoration - Crassula Helmsii eradication

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM11: Heritage Assets	Heritage at risk Archaeological field evaluations 'Unknown' assets identified. Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	See Heritage section. None None 1 - museum 3 re-used 1 application contrary.	No applications permitted contrary to this policy.	Green	The application that was permitted contrary to Historic Environment Manager's advice was for a replacement chalet ⁹ . The rating is still green, as on the vast majority of occasions, action as not contrary to advice.
DM12: Re-use of Historic Buildings	Heritage at risk Archaeological field evaluations 'Unknown' assets identified. Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	See Heritage section. None None 1 - museum 3 re-used 1 application contrary.	No applications permitted contrary to this policy.	Green	
SP6: Biodiversity	Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes. Biodiversity and geodiversity features incorporated into schemes. Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist. Applications permitted against the advice of Natural England.	Two scheme designs altered to reflect this habitat being present. Bat boxes, tree planting, new ponds, owl boxes, reedbed creation, foot drains, swift boxes. 11 HRAS produced. Zero applications contrary.	No applications permitted contrary to this policy.	Green	
DM13: Natural Environment	Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes. Biodiversity and geodiversity features incorporated into schemes. Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist. Applications permitted against the advice of Natural England.	Two scheme designs altered to reflect this habitat being present. Bat boxes, tree planting, new ponds, owl boxes, reedbed creation, foot drains, swift boxes. 11 HRAS produced. Zero applications contrary.	No applications permitted contrary to this policy.	Green	
DM14: Energy demand and performance	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy. Schemes meeting BREEAM very good standard.		No dwellings met the 10% requirement due to threshold not met. Seems that development did not seek to reduce energy demand in the first place.	Red	This policy will need to be applied more consistently in the next monitoring period.
DM15: Renewable Energy	Renewable energy development type and scale	One ground source heat pump and one biomass boiler. Installation of wind pump to move water around nature reserve.	No applications permitted contrary to this policy.	Green	
SP7: landscape Character	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.	1 scheme contrary. See DM43 for details. Zero schemes contrary.	No applications permitted contrary to this policy.	Green	Policy requirements met, despite 1 scheme approved contrary to advice from Landscape Architect
DM16: Development and Landscape	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.	1 scheme contrary. See DM43 for details. Zero schemes contrary.	Most applications met policy requirements, one partly met.	Green	Policy requirements met, despite 1 scheme approved contrary to advice from Landscape Architect
DM17: Land Raising	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.	1 scheme contrary. See DM43 for details. Zero schemes contrary.	No applications permitted contrary to this policy.	Green	

⁹ The report for application BA/2020/0138/FUL says 'An objection remains from the Heritage Planning Officer to this application; the objection is related to the lack of justification for the loss of the non-designated heritage asset. It is considered that while this development would result in the loss of a non-designated heritage asset, the Heritage Statement submitted alongside the application, justifies the loss of the asset in the context of the proposed development, which highlights how the proposed development would provide an acceptable replacement and this is considered an appropriate level of justification. It is not considered that the loss of the non-designated heritage asset would result in an unacceptable impact on the historic environment nor worthy of a refusal of this application'.

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM18: Excavated material	Planning applications in accordance with the disposal hierarchy.	-	No applications permitted contrary to this policy.	Green	
DM19: Utilities Infrastructure Development	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM20: Protection and enhancement of settlement fringe landscape character	Applications permitted contrary to Landscape Architect advice.	1 scheme contrary to Landscape Architect advice.	No applications permitted contrary to this policy.	Green	Policy requirements met, despite 1 scheme approved contrary to advice from Landscape Architect
DM21: Amenity	Applications refused on amenity grounds.	Zero schemes refused on amenity grounds.	No applications permitted contrary to this policy.	Green	
DM22: Light pollution and dark skies	Lighting schemes in accordance with zone the application is located in.	-	No applications permitted contrary to this policy.	Green	
SP8: Getting to the Broads	Parking areas provided as part of relevant applications/schemes. Schemes permitted contrary to Highways Authority advice. Schemes permitted contrary to Highways England advice. Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.	- Zero schemes contrary Zero schemes contrary. Zero relevant applications. 12 schemes provided launch facilities. Zero travel plans produced.	Policy not used in monitoring period.	Green	
SP9: Recreational Access around the Broads	Parking areas provided as part of relevant applications/schemes. Schemes permitted contrary to Highways Authority advice. Schemes permitted contrary to Highways England advice. Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.	- Zero schemes contrary Zero schemes contrary. Zero relevant applications. 12 schemes provided launch facilities. Zero travel plans produced.	No applications permitted contrary to this policy.	Green	
DM23: Transport, highways and access	Parking areas provided as part of relevant applications/schemes. Schemes permitted contrary to Highways Authority advice. Schemes permitted contrary to Highways England advice. Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.	- Zero schemes contrary Zero schemes contrary. Zero relevant applications. 12 schemes provided launch facilities. Zero travel plans produced.	No applications permitted contrary to this policy.	Green	
DM24: Recreation Facilities Parking Areas	Parking areas provided as part of relevant applications/schemes. Schemes permitted contrary to Highways Authority advice. Schemes permitted contrary to Highways England advice. Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.	- Zero schemes contrary Zero schemes contrary. Zero relevant applications. 12 schemes provided launch facilities. Zero travel plans produced.	No applications permitted contrary to this policy.	Green	
SP10: A prosperous local economy	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment section.	No applications permitted contrary to this policy.	Green	
SP11: Waterside sites	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment section.	No applications permitted contrary to this policy.	Green	
DM25: New Employment Development	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment section.	No applications permitted contrary to this policy.	Green	
DM26: Protecting General Employment	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment section.	No applications permitted contrary to this policy.	Green	
DM27: Business and Farm Diversification	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment section.	No applications permitted contrary to this policy.	Green	
DM28: Development on Waterside Sites	New employment land. Employment land lost to other uses.	See employment section.	No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
	Planning applications in accordance (or otherwise) with this policy				
SP12: Sustainable Tourism	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	Reserved matters for one scheme. One new glamping unit.	No applications permitted contrary to this policy.	Green	
DM29: Sustainable Tourism and Recreation Development	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	Reserved matters for one scheme. One new glamping unit.	No applications permitted contrary to this policy.	Green	
DM30: Holiday Accommodation – New Provision and Retention	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	Reserved matters for one scheme. One new glamping unit.	No applications permitted contrary to this policy.	Green	
SP13: Navigable Water Space	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	19 riverbank stabilisation schemes. Timber quay heading: 1 Steel quay heading: 8 Natural: 1 Replacement of existing: 1 12 schemes involved launching provision for small craft. Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
SP14: Mooring Provision	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	19 riverbank stabilisation schemes. Timber quay heading: 1 Steel quay heading: 8 Natural: 1 Replacement of existing: 1 12 schemes involved launching provision for small craft. Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
DM31: Access to the Water	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	19 riverbank stabilisation schemes. Timber quay heading: 1 Steel quay heading: 8 Natural: 1 Replacement of existing: 1 12 schemes involved launching provision for small craft. Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
DM32: Riverbank stabilisation	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	19 riverbank stabilisation schemes. Timber quay heading: 1 Steel quay heading: 8 Natural: 1 Replacement of existing: 1 12 schemes involved launching provision for small craft. Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
DM33: Moorings, mooring basins and marinas.	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	19 riverbank stabilisation schemes. Timber quay heading: 1 Steel quay heading: 8 Natural: 1 Replacement of existing: 1 12 schemes involved launching provision for small craft. Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
SP15: Residential development	Number of dwellings delivered. Development in line with spatial strategy. Housing delivery against target. Five-year land supply against housing trajectory.	Market dwellings, net new: 7 Holiday homes (that count towards need), net new: 0 See five-year land supply statement.	No applications permitted contrary to this policy although see row regarding development boundary DM35.	Green	
DM34: Affordable Housing	Affordable housing delivered.	Zero relevant applications.	Policy not used in monitoring period.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM35: Residential Development within Defined Development Boundaries	Development within development boundaries	Two residential schemes not in development boundaries.	2 schemes were contrary to the policy.	Orange	Sites were deemed to be suitable for residential use ¹⁰ .
DM36: Gypsy, Traveller and Travelling Show People	Gypsy and Traveller and Travelling Show People sites delivered in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM37: New Residential Moorings	Provision of residential moorings in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM38: Permanent and Temporary Dwellings for Rural Enterprise Workers	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM39: Residential Ancillary Accommodation	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.	6 relevant applications.	No applications permitted contrary to this policy.	Green	
DM40: Replacement Dwellings	Replacement dwellings permitted in line with this policy	6 relevant applications.	No applications permitted contrary to this policy.	Green	
DM41: Elderly and Specialist Needs Housing	Elderly and specialist housing delivered in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM42: Custom/self-build	Permissions for self-build	1 replacement dwelling identified as self/custom build.	Policy not used in monitoring period. See self-build section of the AMR.		
DM43: Design	Schemes permitted contrary to design expert Schemes permitted contrary to landscape consultant advice.	Design advice – 1 scheme Landscape advice - 1 scheme contrary.	A commonly used policy. The vast majority met the policy requirements. Some only partly met the policy requirements.	Green	The scheme contrary to design advice was a balcony that was refused, but allowed on appeal. The scheme that was contrary to landscape advice was as a result of follow up advice not being provided in time – as deadline for decision was nearing – so one row of trees was approved rather than two.
SP16: New Community Facilities	Visitor and community services and facilities delivered in accordance with this policy.	DM44 used 10 times.	Policy not used in monitoring period.		
DM44: Visitor and Community Facilities and Services	Visitor and community services and facilities delivered in accordance with this policy.	DM44 used 10 times.	No applications permitted contrary to this policy.	Green	
DM45: Designing Places for Healthy Lives	Planning applications in accordance (or otherwise) with this policy.	Limited use of this policy.	Use of this policy seems limited.	Red	This policy will need to be applied more consistently in the next monitoring period.
DM46: Safety by the Water	Relevant schemes providing adequate safety features on site.	-	No applications permitted contrary to this policy.	Green	
DM47: Planning Obligations and Developer Contributions	Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk and Suffolk County Council	£3632.04 towards biodiversity offsetting projects	No applications permitted contrary to this policy.	Green	
DM48: Conversion of Buildings	Buildings converted and final use.	-	Policy not used in monitoring period.		
DM49: Advertisements and Signs	Adverts and signs permitted in accordance with policy	-	Policy not used in monitoring period.		
DM50: Leisure plots and mooring plots	Mooring and leisure plots provided in line with this policy.	6 relevant applications.	5 applications met the requirements and 1 partly met the requirements.	Green	

¹⁰ Stalham scheme: considered a sustainable location with a safe crossing to the main settlement at Stalham over the A149 by NCC highways and not in flood zone. The site is amongst dwellings and within range of services provided by Stalham and Stalham staithe area. Not detrimental to the character of the Conservation Area.
Reedham scheme: considered a sustainable settlement. Flood risk addressed, and on balance the potential benefit to having some development on brownfield would be supportive of a business at the remaining part of the site.

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM51: Retail development in the Broads.	Planning applications in accordance (or otherwise) with this policy and the relevant district council's policy. Total amount of retail gaining planning permission. Loss of retail.	4 relevant applications.	No applications permitted contrary to this policy.	Green	
ACL1: Acle Cemetery Extension	Cemetery delivered as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
ACL2: Acle Playing Field Extension	Sports field delivered as per policy	Zero relevant applications.	Policy not used in monitoring period.		
BEC1: Former Loaves and Fishes, Beccles	Loaves and Fishes brought back into use in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU1: Riverside chalets and mooring plots	Planning applications in accordance (or otherwise) with this policy.	7 relevant applications.	No applications permitted contrary to this policy.	Green	
BRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU3: Mooring Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU4: Brundall Marina	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU5: Land east of the Yare public house	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
BRU6: Brundall Gardens	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
CAN1: Cantley Sugar Factory	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
CHE1: Greenway Marine Residential Moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIL1: Dilham Marina (Tyler's Cut Moorings)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT1: Maltings Meadow Sports Ground, Ditchingham	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	Habitat area/open space/Beck lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
FLE1: Broadland Sports Club	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
GTY1: Marina Quays (Port of Yarmouth Marina)	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR1: Car Parking	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR2: Horning Open Space (public and private)	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR3: Waterside plots	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR4: Horning Sailing Club	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR5: Crabbett's Marsh	Marsh lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR7: Woodbastwick Fen moorings	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR8: Land on the Corner of Ferry Road, Horning	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
HOR9: Horning Residential Moorings (Ropes Hill)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV1: Green Infrastructure	Green Infrastructure lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV2: Station Road car park	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV3: Brownfield land off Station Road, Hoveton	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered. Number of units delivered.	Zero relevant applications.	Policy not used in monitoring period.		
HOV4: BeWILDerwood Adventure Park	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOV5: Hoveton Town Centre	Planning applications in accordance (or otherwise) with this policy.Land use of each unit.	2 relevant applications	No applications permitted contrary to this policy.	Green	
LOD1: Loddon Marina Residential Moorings.	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
NOR1: Utilities Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
NOR2: Riverside walk and cycle path	Delivery of path in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
ORM1: Ormesby waterworks	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL1: Boathouse Lane Leisure Plots	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
OUL2: Oulton Broad - Former Pegasus/Hamptons Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
OUL3 Oulton Broad District Shopping Centre	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.	1 relevant application	No applications permitted contrary to this policy.	Green	
POT1: Bridge Area	Planning applications in accordance (or otherwise) with this policy.	-	Policy not used in monitoring period.		
POT2: Waterside plots	Planning applications in accordance (or otherwise) with this policy.	-	Policy not used in monitoring period.		
POT3: Green Bank Zones	Green Banks lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SOL1: Riverside area moorings	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SOM1: Somerleyton Marina residential moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
STA1: Land at Stalham Staithe (Richardson's Boatyard)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
STO1 Land adjacent to Tiedam, Stokesby	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
TSA1: Cary's Meadow	Meadow lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
TSA2: Thorpe Island	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	Application partly met policy requirements.	Orange	The scheme was for new development not permitted by TSA2.
TSA3: Griffin Lane – boatyards and industrial area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA4: Bungalow Lane – mooring plots and boatyards	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA5: River Green Open Space	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
THU1: Tourism development at Hedera House, Thurne	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	1 relevant application.	No applications permitted contrary to this policy.	Green	The reserved matters application for

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
					appearance, design and landscaping / boundary treatment.
WHI1: Whitlingham Country Park	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRI: Trinity Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSUT: Upper Thurne	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSCOAST: The Coast	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSROADS: Main road network	Schemes permitted contrary to Highways advice.	Zero relevant applications.	Policy not used in monitoring period.		
SSMILLS: Drainage Mills	Mills brought back into use. Changes to mills in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSPUBS: Waterside Pubs Network	Improvements to pubs in line with policy. Pubs lost from public house land use.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSSTATIONS: Railway stations/halts	Improvements to stations in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRACKS: Former rail trackways	Stations lost to other uses. Recreation routes delivered on these schemes.	Zero relevant applications.	Policy not used in monitoring period.		
SSLGS: Local Green Space	Local Green Spaces lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SSSTAITHES: Staithes	Staithes lost/negatively affected by development	-	No applications permitted contrary to this policy.	Green	
SSA47: Changes to the Acle Straight (A47T)	Development that encroaches onto these trackways.	Zero relevant applications.	Policy not used in monitoring period.		