

# Planning Committee

08 December 2023

Agenda item number 12

## Annual Monitoring report

Report by Planning Policy Officer

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### Summary

The Annual Monitoring Report (AMR) sets out planning related data from 1 April 2022 to 31 March 2023. It also includes the annual check of exemptions related to self-build.

### Recommendation

To note the report and endorse its findings.

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## 1. Introduction

1.1. The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2022 to 31 March 2023. 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, which provides an update on the Duty to Cooperate and progress on the Local Plan and other associated documents. The AMR will be published on the Broads Authority's website.

## 2. AMR Headline figures

2.1. The following are the headline figures taken from the AMR (at Appendix 1):

- a) Total number of dwellings completed in 2022/23: 5
- b) Total number of houses permitted in 2022/23: 3
- c) 1 unit of holiday accommodation count towards the housing need for the Broads
- d) The average number of dwellings permitted since the adoption of the Local Plan is 12.75 dwellings, which is greater than the Local Plan average of 11.43 dwellings.
- e) Approval rate (as a percentage of validated applications) is 88.2%
- f) 0 residential moorings permitted.
- g) 3 appeals decided, 0 allowed and 3 dismissed.
- h) Self-build exemption from the duty to give enough suitable development permissions to meet the identified demand.

i) 5-year land supply:

Approach	Supply in years
Liverpool	5.15
Sedgefield	4.27

2.2. The Authority can only demonstrate a five-year land supply using the Liverpool method. When it comes to the Sedgefield 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 11(d), must be considered;
- Working the NPPG and NPPF through, however, as set out in paragraph 11(d)(i) of the NPPF and the related footnote 6, the presumption in favour of sustainable development does not apply to the Broads.

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Date of report: 23 November 2023

Appendix 1 – [Annual Monitoring Report 2022/23](#)

# Annual Monitoring Report 2022/23

December 2023



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Cover photo credit: St Benet's Abbey, by Jackie Dent

## 1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2022 to 31 March 2023. 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.

## 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 [Duty to Cooperate Statement February 2018 \(PDF | broads-authority.gov.uk\)](#)

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 2022/23 monitoring period are as follows:

- Continued work on 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.
- Suffolk and Norfolk LPAs – joint work on Biodiversity Net Gain.
- Joint work with other authorities on preparation for the Norfolk and Suffolk Local Nature Recovery Strategy.
- Masterplanning work for East Norwich – working with Norwich City Council and Norfolk County Council.

- East Suffolk Walking and Cycling Strategy.
- Endorsing and starting to implement the Suffolk Coast and Norfolk Green Infrastructure and Recreation Impact Avoidance and Mitigation Strategies.
- Early work, with Norfolk Local Planning Authorities, on Nutrient Neutrality.
- Endorsing East Suffolk Affordable Housing SPD.

### 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 2022/23 monitoring period. The Local Plan webpage is here: [Local Plan for the Broads \(broads-authority.gov.uk\)](https://broads-authority.gov.uk). The table at [Appendix D](#) reflects the monitoring indicators from the Local Plan. It also shows how the policies are generally working.

During the monitoring period, the Local Plan review began. The Local Plan webpage above includes work completed to date, which is as follows:

- [Issue and Options consultation document](#) with [SA](#) and [HRA](#).
- [Assessment of comments received as part of the Issues and Options consultation.](#)
- Call for sites as part of the Issues and Options consultation.
- Assessment of sites put forward for consideration as part of the call for sites: [HELAA](#).
- [Updated Settlement Study.](#)
- Drafting of some Preferred Options policies – ongoing.

### 4. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2022/23 monitoring period and an up to date list detailing progress of the Neighbourhood Plans is available at: [Neighbourhood planning \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

[Appendix A](#) shows a map of Neighbourhood Plans that are relevant to the Broads. Notably, the following Neighbourhood Plans were adopted/made in the monitoring period:

- Lound Ashby Herringfleet and Somerleyton neighbourhood area
- Worlingham
- Bungay

## 5. Completions of net new housing in 2022/23

The following schemes have been completed in the 2022/23 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	Net New	Self-Build (April 2016 onwards)?
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 dwellinghouse (Class C3)	Residential	1	No
BA/2022/0152/CLEUD	GYBC	Lawful Development Certificate for 10 years use of a building as a dwellinghouse within Class C3	Residential	1	No
BA/2015/0426/FUL	ESC	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	Residential	3*	No

\* 3 of the 4 dwellings that were permitted have been completed.

Number of residential dwellings: 5

Number of holiday homes: 0

**Total number of dwellings completed in 2021/22: 5**



## 6. Net new dwelling applications permitted in 2022/23

The following table sets out some details of permitted housing related applications. These applications also 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?	Is the dwelling a rural enterprise dwelling?	Is the scheme for elderly/specialist need housing?	Is the scheme for self-build?
BA/2023/0014/FUL	Bungay	East Suffolk	1	0	1	0	0	0	Yes	No <sup>a</sup>	No	No	No
BA/2022/0152/CLUED	Repps with Bastwick	Great Yarmouth	1	0	1	0	0	0	No	No <sup>c</sup>	No <sup>c</sup>	No	No
BA/2021/0434/FUL	Mautby	Great Yarmouth	1	0	1	0	0	0	Yes	No <sup>b</sup>	See below <sup>b</sup>	No	No

a – Location in Bungay and 200m from town centre, surrounded by residential so not appropriate location for additional business or commercial/tourism use, access poor and servicing limited, not appropriate location for additional business or commercial/tourism use (part of justification is existing storage to be moved off site as not functioning well in present location) and majority of building retained in business use.

b – site split across two LPAs. Already had rural enterprise dwelling in GYBC part. Wanted that to be tourist accommodation and therefore a new dwelling for manager in BA part of site.

c – this is a certificate of lawful use and the applicant was able to prove continued use

**Total number of dwellings permitted in 2022/23: 3 dwellings**

**Number of dwellings permitted in 2022/23 that count toward the OAN: 1 dwelling – note that BA/2022/0152/CLUED is included in completions in section 5.**

**It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts on Norfolk were not able to be put forward due to nutrient enrichment issues. This is the likely reason why only one unit of accommodation has been permitted.**

## 7. Tourism accommodation applications permitted in 2022/23

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. These applications also appear in Section 8 as they are yet to be completed.

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/2021/0424/FUL	Demolition of existing chalet (retrospective) and replacement	1	1	0	Not main or sole residence	Yes	No
BA/2022/0251/COND	Allow year round occupation of 33 holiday units	-	-	-	No	Yes	No
BA/2022/0195/FUL	Proposed conversion of existing barn to a short term holiday let.	1	0	1	No	Yes	Yes

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. **1 unit of holiday accommodation counts towards the housing need for the Broads** (this is also listed in the table at section 8).

**It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts on Norfolk were not able to be put forward due to nutrient enrichment issues. This is the likely reason why only one net new unit of accommodation has been permitted.**

## 8. Outstanding planning permissions for net new housing – all years

Our districts were contacted for any update they have on the schemes, such as through their building regulations teams. If needed, 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 who we spoke to, were not able to tell us when their scheme will likely be completed.

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: After 2028	Completion: Unknown as at June 2023
BA/2010/0381/CU	SNDC	Change of Use of single storey barn to holiday cottage	1	N/A	y							1
BA/2012/0271/FUL OUL2	WDC	Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.	76	N/A	y				15	15	46	
BA/2013/0156/FUL	NNDC	Removal of holiday caravan and erection of thatched boathouse with replacement holiday accommodation in roof space.	1	N/A	y							1
BA/2015/0426/FUL	WDC	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	4	yes - 1	y		1%					
BA/2017/0103/OUT THU1	GYBC	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	16	no	n		16					
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.	1	no	y							1
BA/2018/0007/FUL	GYBC	Change of use of outbuildings to 2 No. holiday lets	2	no	y							2
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accommodation	1*	no	y							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	7	No	y		3	4				

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: After 2028	Completion: Unknown as at June 2023
		redevelopment of the Marina building as offices & storage with associated landscaping & parking										
BA/2019/0345/FUL	GYBC	Convert barn to two-bedroom holiday let.	1	no	y	1						
BA/2020/0053/FUL	GYBC	Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	2	no	y			2				
BA/2021/0084/FUL	ESC	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	1	no	n							1
BA/2021/0276/CUPA	BDC	Conversion of office to 6 residential units	6	no	n		6					
BA/2020/0408/FUL	ESC	Demolition of existing dwelling (Westerley) & erection of replacement dwelling and erection of new dwelling on neighbouring plot (The Moorings).	1	no	n	1						
BA/2021/0233/FUL	NNDC	Three-bedroom detached bungalow.	1	no	n		1					
BA/2021/0181/FUL STO1	GYBC	Residential development of 2no. semi-detached townhouses and 2no. detached houses	4	no	n	4						
BA/2021/0417/FUL	SNDC	Conversion & change of use to short term holiday let	1	no	n							1
BA/2021/0145/FUL	NNDC	Proposed demolition of the existing Ludham Bridge Stores and Wayfares cafe for the erection of a replacement building and extension to accommodate a new cafe and store, alongside 3 proposed holiday lets to the rear.	3	no	n							3
BA/2020/0259/FUL	GYBC	Part retrospective: Restoration of pumphouse including extension to form a dwelling and part use as a visitor centre. Restoration of mill for use as annex including re-instatement of scoopwheel and sails. Construction of an outbuilding to house a water treatment plant. Temporary stationing of caravan.	1	no	y							1
BA/2023/0014/FUL	ESC	Change of use of half of the building from storage to residential incl rooflights and windows	1	no	n		1					
BA/2022/0195/FUL	SNDC	Proposed conversion of existing barn to a short term holiday let.	1	no	n	1						
<b>Total</b>	-	-	<b>130</b>			<b>7</b>	<b>28</b>	<b>6</b>	<b>15</b>	<b>15</b>	<b>46</b>	<b>12</b>

\* the permission is for 2 dwellings, but one has been completed (see section 5)

% - the permission is for 4 and three have been completed (see section 5)

## 9. 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, and more recently, Stokesby, are included in the previous table (as they also have permission).

Site	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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	-	-

- 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. A Masterplan, that is likely to become a SPD, is under production.

## 10. Planning applications data

The following table sets out the number of planning applications received between 1 April 2022 and 31 March 2023 and how many were permitted or refused.

<b>Applications*</b>	<b>Total</b>
Total number submitted	<b>255</b>
Validated applications	<b>229</b>
Approved applications	<b>189</b>
Refused applications	<b>15</b>
Withdrawn applications	<b>18</b>

\* 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 88.2%**

## 11. Appeals

The following table sets out the number of appeals between 1 April 2022 and 31 March 2023 and how they were determined.

- Decisions: 3
- Dismissed: 3
- Allowed: 0
- Part Allowed/Part Dismissed: 0
- Withdrawn: 1
- Decisions outstanding: 16

## 12. Residential moorings

No applications for residential moorings were received in monitoring period.

### 13. Moorings/Access to water

The following table sets out some details of permitted mooring/access to water related applications.

Planning Application Number	Location	Description	Number of new moorings/length	New visitor moorings (DM33)	Type	Public or private?
BA/2022/0091/FUL	Horning	Replacement quayheading at raised level	0	0	N/A	N/A
BA/2022/0290/FUL	Ditchingham	Hard bank to base of dwelling flank wall	0	0	N/A	N/A
BA/2022/0339/FUL	Horning	Replace timber quay-heading & decking with plastic quay-heading with timber fascia & timber decking	0	0	N/A	N/A
BA/2022/0484/FUL	Oulton Broad	Replacement quay, floating pontoon, fencing and gate	0	0	N/A	N/A
BA/2022/0145/HOUSEH	Hoveton	Renew and extend quay heading. Remove existing jetty and replace with a timber platform.	0	0	N/A	Private
BA/2022/0172/HOUSEH	Ludham	Creation of an additional mooring	1	0	N/A	Private
BA/2022/0174/HOUSEH	Coltishall	Excavation of a mooring cut and replacement of quay heading	1	0	N/A	Private
BA/2022/0230/HOUSEH	Repps with Bastwick	Replace quay-heading and	0	0	N/A	Private

Planning Application Number	Location	Description	Number of new moorings/length	New visitor moorings (DM33)	Type	Public or private?
		widen mooring cut (retrospective)				
BA/2022/0247/FUL	South Walsham	Reconfiguration of moorings and replacement of 112m of quay-heading	0	0	N/A	Public
BA/2022/0292/HOUSEH	Horning	Replacement of 110m of quayheading in timber	0	0	N/A	Private
BA/2022/0342/HOUSEH	Horning	Removal and replace 57 metres of quay heading, 2. replace existing decking, 3. Install x2 klargester water treatment plants	0	0	N/A	Private
BA/2022/0398/HOUSEH	Oulton Broad	Replace quay (part) & jetty with new quay-heading (part) & floating pontoons	0	0	N/A	Private
BA/2022/0432/HOUSEH	Wroxham	Part retrospective replace timber quay heading and decking.	0	0	N/A	Private

The cumulative list of moorings delivered as a result of policy DM33 (and its predecessor DP16) is as follows. No new mooring schemes were added to this list this monitoring period.

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 provided.	Yes
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swanecraft	2 visitor moorings provided	Yes
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings provided.	Yes
BA/2017/0268/FUL	Wayford Marina, Wayford Road, Wayford Bridge	2 visitor moorings provided.	Yes
BA/2018/0149/FUL	Oulton Broad	4 visitor moorings provided	Yes
BA/2019/0118/FUL	Marina Quays, Great Yarmouth	10 visitor moorings provided	Yes
BA/2017/0369/FUL	St Olaves Marina	2 visitor moorings provided.	Yes

## 14. Heritage indicators

### a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

Conservation Area Review	Adopted
Beccles	July 2014
Belaugh	October 2021
Bungay	January 2022
Coltishall and Horstead	August 1983 (currently under review by BDC)
Ditchingham	March 2013
Ellingham	March 2013



Geldeston	March 2013
Halvergate Marshes	March 2015
Halvergate and Tunstall	September 2023
Horning	December 2012
Langley Abbey	February 2014
Loddon and Chedgrave	December 2016
Ludham	August 2020
Neatishead	May 2011
Norwich Bracondale	March 2011
Norwich St Matthews	March 2007
Norwich City Centre	September 2007
Oulton Broad	July 2015
Salhouse	April 2004
Somerleyton	March 2011
Stalham Staithe	March 2017
Thorpe St Andrew	December 2007
Trowse with Newton	September 2012
West Somerton	November 2018
Wroxham	July 2010

#### **b. Number of Listed Buildings at Risk**

(Source: Broads Authority Historic Environment Officer)

<b>Grade I</b>	1
<b>Grade II*</b>	5
<b>Grade II</b>	13
<b>SAM</b>	2
<b>Total</b>	21

## **15. 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>.

## 16. Class E applications

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/2022/0119/FUL	Installation of new shopfront and signage	Hoveton	Class E	Yes	N/A	N/A	N/A
BA/2022/0465/FUL	Installation of ATM (Retrospective)	Oulton Broad	Class E	Yes	N/A	N/A	N/A
BA/2022/0258/FUL and BA/2022/0419/LBC	Alterations & extensions to 1, 2 & 3 Barn Mead Cottages to create a new Spa Treatment Centre	Coltishall	Class E	No	558	0	272

## 17. Employment

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

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/2023/0049/FUL	Revised scheme for office and dingy store building	Reception and storage	33.51sq	0	33.51sq	no

## 18. Renewable/low carbon energy

The following applications were for/included low carbon/renewable energy generation.

Planning application number	Description	Location	Generation
BA/2023/0016/HOUSEH	14 PV panels on roof	Coltishall	390W per panel so in total 5,460W
BA/2022/0373/FUL	Installation of 2no. biomass boilers, associated flues and drying kilns	Barsham and Shipmeadow	210kW

## 19. RAMS

During the monitoring period, the Suffolk Coast and Norfolk Recreation Impact Avoidance Mitigation Strategies were brought in. The following table shows relevant applications. See also the Infrastructure Funding Statement section for details.

Please note that the scheme BA/2021/0434/FUL, Mautby, Great Yarmouth did not pay RAMS. It was permitted in 2021, but due to a delay in the Section 106 agreement, the decision was issued a year or so later, but it was decided not to charge RAMS.

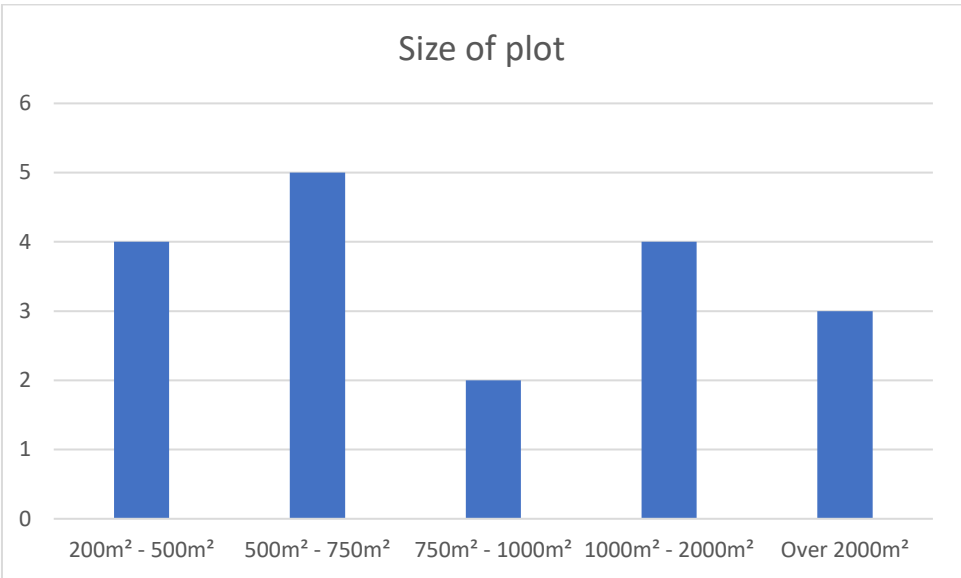
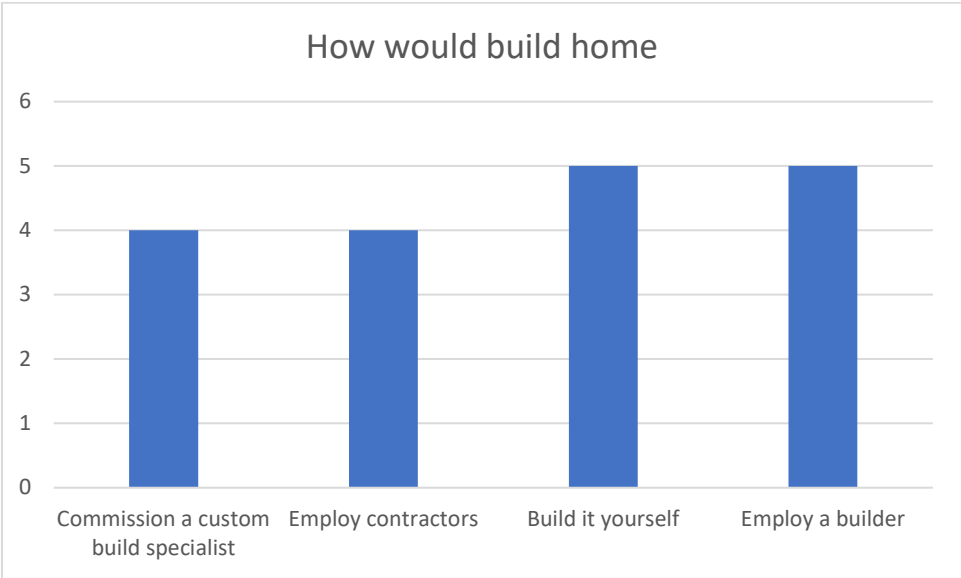
Application number	Location	Description	RAMS payment
BA/2022/0195/FUL	Builders Store, Falcon Lane, Ditchingham, NR35 2JG	Proposed conversion of existing barn to a short term holiday let	£210.84

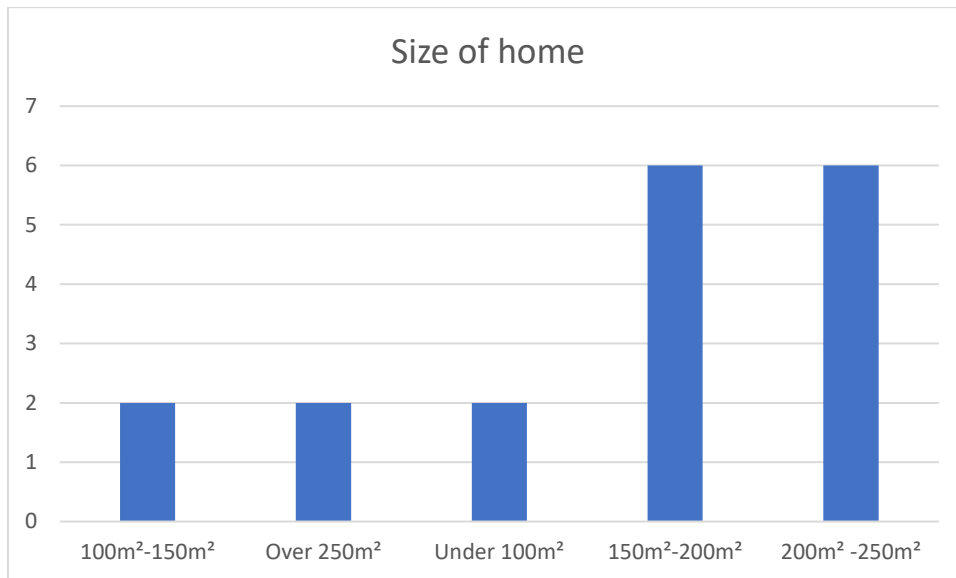
## 20. Self and Custom Build

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: [Self-build and custom build register \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

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 2022 and 4pm 30 October 2023 is: 18 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.**

## 21. 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 2 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 51, broken down as follows:**

**2019/20: 21 dwellings**

**2020/21: 7 dwellings**

**2021/22: 21 dwellings**

**2022/23: 2 dwellings**

**The average number of dwellings permitted over the four years is 12.75 dwellings, which is greater than the Local Plan average of 11.43 dwellings.**

## 22. 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.**

## 23. 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.

Application number	Location	Description	Planning obligation details
BA/2021/0434/FUL	Mautby and Runham	Proposed managers accommodation bungalow and office facilities	To only use the existing managers accommodation as managers accommodation in accordance with the existing permission until the development is complete. Where the proposed managers accommodation is not occupied or subsequently ceases to be occupied in accordance with the permission to revert back to occupying the existing managers accommodation as managers accommodation in accordance with the existing permission. Subject to paragraph 1.3 not to occupy or allow occupation of the proposed managers accommodation unless and until the commencement of the use of the existing managers accommodation for holiday accommodation has occurred and thereafter not to use the existing managers accommodation in any way as a permanent residence or let/ or lease or otherwise dispose of the existing managers accommodation for such permanent residential purpose.

The actual documents that the Government requires to be completed can be found on our website: [Developer contributions \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/developer-contributions)



## 24. Five Year Land Supply

### 24.1. Calculation

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

Approach	Supply in years
Liverpool	5.15
Sedgefield	4.27

**The Broads Authority does have a five-year land supply when using the Liverpool method, but not when using the Sedgefield method.**

### 24.2. 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<sup>7</sup>, 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<sup>6</sup>; 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](#).

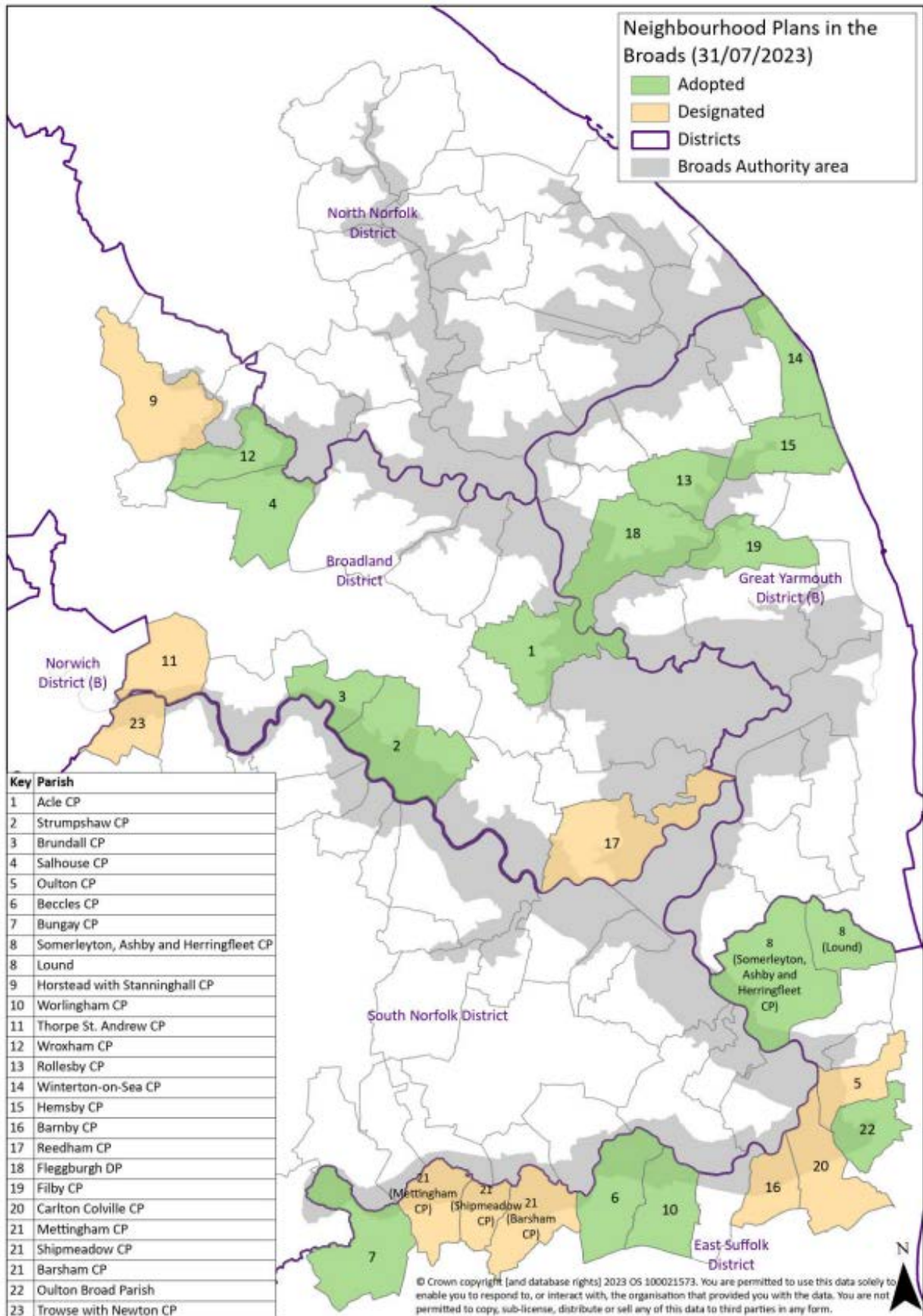
Footnote 6 saying: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in [paragraph 176](#))

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.

### 24.3. Conclusion

The Authority can demonstrate a five-year land supply using the Liverpool method, but not the Sedgfield method.

# 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 8.

The NPPG says<sup>1</sup>:

Paragraph: 031 Reference ID: 57-031-20210508

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

The percentage of the deliverability<sup>2</sup> 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.

## B2 Land availability

### B2.1 Deliverability

In terms of deliverability, the NPPF 2021 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. 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 five 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

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<sup>1</sup> [Self-build and custom housebuilding registers - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/90222/self-build-and-custom-housebuilding-registers-2019.pdf)

<sup>2</sup> 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.

register, it 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 1 is based on emerging allocations/permissions that could come forward as self-build
- ii. For land availability method 2, 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

STO1 allocation has permission, but on assessing that permission, no dwellings are for self build. No other allocations in the Local Plan for the Broads are likely to come forward over the next few years.

## 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 2023 whereas the five-year land supply data is up to 31 March 2023. 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 – method 1**

Application Number	Number of Dwellings	Is the application for self-build/custom-build?	Net new or replacement	Status as at April 2022	Estimated completion
BA/2015/0426/FUL	1 <sup>x</sup>	Yes	Net new	Started	End 2024
BA/2020/0026/FUL	1	Yes	Replacement	Started	End 2024
BA/2022/0082/FUL	1	Yes	Replacement	No	End 2024
BA/2022/0227/FUL	1	Yes	Replacement	No	End 2024

**Total: 4**

<sup>x</sup> This scheme is for four dwellings, but only one is self-build. Three dwellings have been completed. It is assumed that the self-build dwelling that is part of the scheme has not yet been completed.

**Table BB: Applications that are for all net new and all replacement dwellings but not holiday accommodation.**

App No	Type	No. dwellings	End 2023	End 2024	End 2025	End 2026	End 2027	After 2028
BA/2012/0271/FUL	Net new	76				15	15	46
BA/2015/0426/FUL <sup>x</sup>	Net new	1		1				
BA/2017/0103/OUT <sup>%</sup>	Net new	6		3	3			
BA/2017/0191/FUL	Net new	1			1*			
BA/2019/0118/FUL	Net new	7		3	4			
BA/2020/0026/FUL	Replacement	1		1*				
BA/2020/0053/FUL	Net new	2			2			
BA/2020/0259/FUL	Net new	1			1*			
BA/2020/0408/FUL	Net new and replacement <sup>^</sup>	2			2			
BA/2021/0084/FUL	Net new	1		1*				
BA/2021/0181/FUL	Net new	4	4					
BA/2021/0233/FUL	Net new	1		1				
BA/2021/0276/CUPA	Net new	6			6			
BA/2021/0434/FUL	Net new	1		1*				

App No	Type	No. dwellings	End 2023	End 2024	End 2025	End 2026	End 2027	After 2028
BA/2022/0012/FUL	Replacement	1		1*				
BA/2022/0082/FUL	Replacement	1		1*				
BA/2022/0227/FUL	Replacement	1		1*				
BA/2022/0467/FUL	Replacement	1		1*				
BA/2023/0014/FUL	Net new	1		1*				
BA/2023/0040/FUL	Replacement	1		1*				
BA/2022/0391/FUL	Replacement	1		1*				
BA/2022/0332/FUL	Replacement	1		1*				
<b>Total</b>	-	<b>118</b>	<b>4</b>	<b>19</b>	<b>19</b>	<b>15</b>	<b>15</b>	<b>46</b>

% 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

x This scheme is for four dwellings, but only one is self-build. Three dwellings have been completed. It is assumed that the self-build dwelling that is part of the scheme has not yet been completed.

#### B2.4 Land availability method 1 and 2

According to B1 a) 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 over the next three years. The following table shows the three years that need to be taken into consideration and explains how the land availability for each base period was calculated.

Column 1 (method 1) is for self-build schemes only, including replacements and net new, but not tourist accommodation.

Column 2 (method 2) is for all dwellings including replacements, net new and those that are self-build, but not tourist accommodation.

Please note that the timeline for the AMR is 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	1: land availability – self-build only	2: land availability – all dwellings, but not tourist accommodation
Base period 9	31 October 2023 to 30 October 2024	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2024 (and 2023).	4	23
Base period 10	31 October 2024 to 30 October 2025	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2025.	0	19
Base period 11	31 October 2025 to 30 October 2026	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2026.	0	15
<b>Total</b>	-	-	<b>4</b>	<b>57</b>

## B2.6 Total land availability over next three years

Method :	Self-build plots (1)	All plots (2)
Local Plan allocations*	0	0
Extant planning permissions	4	57
<b>Total</b>	<b>4</b>	<b>57</b>

\*Please note that the allocation for 6 dwellings in policy HOV2 have not been included in this calculation as the Authority is aware that the landowner does not want to develop houses on this site.

The calculations using land availability methods 1 and 2 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 people<sup>3</sup>:

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<sup>3</sup> 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.



- 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.
- Base period 7, 31 October 2021 to 30 October 2022: **36** people on the self-build register.
- Base period 8, 31 October 2022 to 30 October 2023: **18** people on the self-build register.

Demand method a: The total number on the register at the end of base period 8 is: 371

Demand method b: If the NPPG means to assess those on the register in the base period that has just ended, that would be 18.

#### B4 Demand and land availability calculation for base period 8

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	1	371	4	X100	<b>9,275%</b>
a	2	371	57	X100	<b>650.9%</b>
b	1	18	4	X100	<b>450%</b>
b	2	18	57	X100	<b>31.6%</b>

**The figures all exceed 20% and therefore the exemption continues for base period 8.** 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 2021 to 31 March 2023.

The NPPG ([Housing supply and delivery \[www.gov.uk\]](https://www.gov.uk/government/publications/housing-supply-and-delivery)) says:

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 (now para 74 of the 2021 NPPF) 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 NPPG<sup>4</sup> 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;
- 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

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<sup>4</sup> [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-supply-and-delivery)

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 [Glossary \[www.gov.uk\]](#) says *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 6](#) and [section 7](#)). As set out at section 7, 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 2023 to end of March 2028) that have been assessed as ‘deliverable’<sup>5</sup> are as follows.

App No	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28
BA/2012/0271/FUL OUL2				15	15
BA/2015/0426/FUL		1			
BA/2017/0103/OUT THU1		16			
BA/2019/0118/FUL		3	4		
BA/2019/0345/FUL	1				
BA/2020/0053/FUL			2		
BA/2021/0276/CUPA		6			
BA/2020/0408/FUL	1				
BA/2021/0233/FUL		1			
BA/2021/0181/FUL STO1	4				

<sup>5</sup> 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	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28
BA/2023/0014/FUL		1			
BA/2022/0195/FUL	1				
<b>Total</b>	7	28	6	15	15

Please note that the allocation for 6 dwellings in policy HOV2 have not been included in this calculation as the Authority is aware that the landowner does not want to develop houses on this site.

Total assumed to be delivered between 2023/24 and 2027/28 = 71 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 71 dwellings.

<b>Broads Five Year supply</b>	<b>Liverpool approach + 5% buffer</b>	<b>Sedgefield approach + 5% buffer</b>
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2018 to 31 March 2023 (11.43 x 5)	57.15	57.15
(d) Completions between 1 April 2018 and 31 March 2023 <sup>6</sup>	34	34
(e) Shortfall since 2016 <sup>7</sup> (c – d)	23.15	23.15
(f) Revised shortfall using the Liverpool approach (e/13 years x 5 years)	8.91	n/a
(g) OAN 2023/24 to 2027/28 (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 2022/23 to 2026/27 (Liverpool = f+ g + h/Sedgefield = e + g + h)	68.92	83.16
(j) Predicted supply 2023/24 to 2027/28	71	71
(k) Surplus (j-i)	2.08	-12.16
Supply in years (Predicted supply/Total requirement x 5)	<b>5.15 years</b>	<b>4.27 years</b>

## **C7 Conclusion/Summary**

To summarise:

<b>Approach</b>	<b>Supply in years</b>
Liverpool	5.15
Sedgefield	4.27

<sup>6</sup> 2018/19: 1  
2019/20: 8  
2020/21: 13  
2021/22: 7  
2022/23: 5

<sup>7</sup> Negative implies an over provision.

## Appendix D: General summary of how each policy in the Local Plan was used in 2022/23

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 polices 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 – 9 Package sewage treatment plant – 3 Septic tank – 3 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	Zero relevant applications.	Policy not used in monitoring period.		
DM4: Water Efficiency	Dwellings permitted at 110 l/h/d. Buildings achieving 50% on the BREEAM water calculator.	-	Not all schemes met this requirement.	Green	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.	1 scheme provided soakaways.	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.	-	Policy not used in monitoring period.		
DM8: Green Infrastructure	Green Infrastructure delivered in line with this policy.		Policy not used in monitoring period.		
SP3: Climate Change	None identified/ongoing Planning applications in accordance (or otherwise) with this policy.	-	Policy not used in monitoring period.		
DM9: Climate Smart Checklist	Development proposals that have adequately completed the checklist.	19 checklists requested.	Improved use of policy.	Green	
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'	No schemes on BMV soil.	No applications permitted contrary to this policy.	Green	
DM10: Peat soils	Development on areas of peat permitted in line with this policy.	3 schemes resulted in peat being excavated totalling around 1.2 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.
SP5: Historic Environment	Heritage at risk	See <a href="#">Heritage section</a> .	No applications permitted contrary to this policy.	Green	
DM11: Heritage Assets	Archaeological field evaluations 'Unknown' assets identified.	1 scheme conditioned this 1 unknown asset identified	No applications permitted contrary to this policy.	Green	
DM12: Re-use of Historic Buildings	Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	0 2 re-used 0s 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.	0 schemes  Bat and bird boxes, hedgehog house, sparrow nest terraces, scrub management.	No applications permitted contrary to this policy.	Green	
DM13: Natural Environment	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).	Only 2 HRAs produced (likely reflecting the impact of nutrient enrichment) – also see <a href="#">RAMS</a> 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
	Applications permitted against the advice of Natural England.	Zero applications contrary.			
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%/BREEAM 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	Solar panels and air source heat pumps – see Renewable Energy section.	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.	Zero schemes permitted contrary to advice.	No applications permitted contrary to this policy.	Green	
DM16: Development and Landscape			Most applications met policy requirements.	Green	
DM17: Land Raising			No applications permitted contrary to this policy.	Green	
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.		Policy not used in monitoring period.		
DM20: Protection and enhancement of settlement fringe landscape character	Applications permitted contrary to Landscape Architect advice.		Policy not used in monitoring period.		
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	Policy not used in monitoring period.		
SP9: Recreational Access around the Broads			No applications permitted contrary to this policy.	Green	
DM23: Transport, highways and access			No applications permitted contrary to this policy.	Green	
DM24: Recreation Facilities Parking Areas			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 <a href="#">employment</a> and <a href="#">class E</a> section.	No applications permitted contrary to this policy.	Green	
SP11: Waterside sites			Policy not used in monitoring period.		
DM25: New Employment Development			No applications permitted contrary to this policy.	Green	
DM26: Protecting General Employment			No applications permitted contrary to this policy.	Green	
DM27: Business and Farm Diversification			Policy not used in monitoring period.		
DM28: Development on Waterside Sites			No applications permitted contrary to this policy.	Green	
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.	No applications contrary  See <a href="#">tourist accommodation section</a> See <a href="#">tourist accommodation section</a> Zero schemes	No applications permitted contrary to this policy.	Green	
DM29: Sustainable Tourism and Recreation Development			No applications permitted contrary to this policy.	Green	
DM30: Holiday Accommodation – New Provision and Retention			No applications permitted contrary to this policy.	Green	
SP13: Navigable Water Space		Pontoon moorings provided	Policy not used in monitoring period.		



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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.	1scheme involved launching provision for small craft.	Policy not used in monitoring period.		
DM31: Access to the Water	Moorings provided – type and in line with guide.	Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
DM32: Riverbank stabilisation	Riverbank stabilisation provided – type and in line with guide.		Policy not used in monitoring period.		
DM33: Moorings, mooring basins and marinas.	Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation		Policy not used in monitoring period.		
SP15: Residential development	Number of dwellings delivered. Development in line with spatial strategy. Housing delivery against target. Five-year land supply against housing trajectory.	See <a href="#">holiday accommodation and dwellings section</a> . See <a href="#">five-year land supply statement</a> .		Green	
DM34: Affordable Housing	Affordable housing delivered.		Policy not used in monitoring period.		
DM35: Residential Development within Defined Development Boundaries	Development within development boundaries	3 relevant schemes	Three not in development boundaries, but policy adhered to generally.	Green	a – Location in Bungay and 200m from town centre, surrounded by residential so not appropriate location for additional business or commercial/tourism use, access poor and servicing limited, not appropriate location for additional business or commercial/tourism use (part of justification is existing storage to be moved off site as not functioning well in present location) and majority of building retained in business use. b – site split across two LPAs. Already had rural enterprise dwelling in GYBC part. Wanted that to be tourist accommodation and therefore a new dwelling for manager in BA part of site. c – this is a certificate of lawful use and the applicant was able to prove continued use
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.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM39: Residential Ancillary Accommodation	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.	1application met	No applications permitted contrary to this policy.	Green	
DM40: Replacement Dwellings	Replacement dwellings permitted in line with this policy	7 application met	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	1application met	No applications permitted contrary to this policy.	Green	
DM43: Design	Schemes permitted contrary to design expert Schemes permitted contrary to landscape consultant advice.	Policy used numerous times Zero schemes permitted contrary to advice.	No applications permitted contrary to this policy.	Green	
SP16: New Community Facilities	Visitor and community services and facilities delivered in accordance with this policy.	2 relevant applications	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
DM44: Visitor and Community Facilities and Services	Visitor and community services and facilities delivered in accordance with this policy.	DM44 used 6 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.	1 relevant application	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	Zero relevant applications.	Policy not used in monitoring period.		This likely reflects the impact of Nutrient Enrichment issues.
DM48: Conversion of Buildings	Buildings converted and final use.	2 relevant applications	No applications permitted contrary to this policy.	Green	
DM49: Advertisements and Signs	Adverts and signs permitted in accordance with policy	2 relevant applications	No applications permitted contrary to this policy.	Green	
DM50: Leisure plots and mooring plots	Mooring and leisure plots provided in line with this policy.	2 relevant applications	No applications permitted contrary to this policy.	Green	
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.	See section <a href="#">Class E applications</a>	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.	1 relevant application.	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.	Zero relevant applications.	Policy not used in monitoring period.		
GTY1: Marina Quays (Port of Yarmouth Marina)	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	Policy not used in monitoring period.		
HOR1: Car Parking	Car parking lost/negatively affected by development.	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
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.	1 relevant application	No applications permitted contrary to this policy.	Green	
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.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR7: Woodbastwick Fen moorings	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR8: Land on the Corner of Ferry Road, Horning	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR9: Horning Residential Moorings (Ropes Hill)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV1: Green Infrastructure	Green Infrastructure lost/negatively affected by development.	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.	Zero relevant applications.	Policy not used in monitoring period.		
HOV5: Hoveton Town 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	
LOD1: Loddon Marina Residential Moorings.	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
NOR1: Utilities Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
NOR2: Riverside walk and cycle path	Delivery of path in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
ORM1: Ormesby waterworks	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL1: Boathouse Lane Leisure Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL2: Oulton Broad - Former Pegasus/Hamptons Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
OUL3 Oulton Broad District Shopping Centre	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.	Zero relevant applications.	Policy not used in monitoring period.		
POT1: Bridge Area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
POT2: Waterside plots	Planning applications in accordance (or otherwise) with this policy.	1 relevant applications	No applications permitted contrary to this policy.	Green	
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.		

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STA1: Land at Stalham Staithe (Richardson's Boatyard)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
STO1 Land adjacent to Tiedam, Stokesby	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
TSA1: Cary's Meadow	Meadow lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
TSA2: Thorpe Island	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA3: Griffin Lane – boatyards and industrial area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA4: Bungalow Lane – mooring plots and boatyards	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA5: River Green Open Space	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
THU1: Tourism development at Hedera House, Thurne	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
WHI1: Whitlingham Country Park	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRI: Trinity Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSUT: Upper Thurne	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSCOAST: The Coast	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSROADS: Main road network	Schemes permitted contrary to Highways advice.	Zero relevant applications.	Policy not used in monitoring period.		
SSMILLS: Drainage Mills	Mills brought back into use. Changes to mills in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSPUBS: Waterside Pubs Network	Improvements to pubs in line with policy. Pubs lost from public house land use.	2 relevant applications	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	Zero relevant applications.	Policy not used in monitoring period.		
SSA47: Changes to the Acle Straight (A47T)	Development that encroaches onto these trackways.	Zero relevant applications.	Policy not used in monitoring period.		