

**Annual Monitoring Report 2016/17**  
Report by Planning Policy Officer

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

## **1 Introduction**

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

## **2 Financial Implications**

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal  
Date of report: 20 October 2017

Appendices: APPENDIX A: 2016/17 ANNUAL MONITORING REPORT

# Annual Planning Monitoring Report 2016-17

Broads Authority  
November 2017



Yare House  
62-64 Thorpe Road  
Norwich NR1 1RY  
Tel 01603 610734  
Email: [planningpolicy@broads-authority.gov.uk](mailto:planningpolicy@broads-authority.gov.uk)  
[www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

## Contents

### Contents

Executive Summary.....	3
1. Introduction .....	5
2. Local Development Framework (Local Plan) Preparation .....	6
3. Monitoring of Policies and Decisions .....	12
4. Duty to Cooperate.....	21
5. Potential development over the coming five years.....	22
6. Self Build .....	23

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

[www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

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

**Broads Authority, Yare House, 62-64 Thorpe Road, Norwich NR1 1RY**  
**tel: 01603 756076; email: LDF@broads-authority.gov.uk.**

### Cover photograph:

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

## **Executive Summary**

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

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

The following documents were produced over this AMR period:

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

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

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

### Preferred Options consultation

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

- **Monitoring Policies and Plans:**

See page 10 onwards for detail but some highlights are:

- The majority of the water bodies are moderate or poor in relation to ecological status.
- Most SSSIs meet their PSA targets.
- The numbers of private boats and hire boats continue the decrease in numbers since 2011.

- **Monitoring Planning Permissions:**

Outline summary statistics are provided.

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

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

## 1. Introduction

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

## **2. Local Development Framework (Local Plan) Preparation**

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

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

#### A. Local Development Documents

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

#### B. Other Planning Policy Documents

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

#### C. Neighbourhood Plans

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

### **2.2. Local Development Scheme (LDS) Progress**

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

### **2.3. Guides**

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

#### **Mooring design guide**

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

#### **Riverbank stabilisation guide**

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

#### **Biodiversity Enhancements guide**

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

#### **Waterside Bungalows and Chalets guide**

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

**Landscaping strategy guide**

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

**2.4. Local Plan Progress**

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

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

**Broads Plan and Local Plan Comparison (2017)**

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

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

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

**Residential Moorings (2016)**

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

**Broads Authority Dark Skies Study (2016)**

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

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

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

**Local Green Space – assessment of nominations (revised 2017)**

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

**Local Plan and Adopted Neighbourhood Plans assessment (2017)**

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

**Renewable Energy Topic Paper (2016)**

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

**Local Infrastructure Report (2016)**

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

**Rural Enterprise Dwellings and PPS7 Topic Paper (2016)**

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

**Development Boundaries Topic Paper (2016)**

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

**Housing Topic Paper (revised 2017)**

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

**Duty to Cooperate Statement (2017)**

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

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

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

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

**Indices of Multiple Deprivation Topic Paper (2016)**

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

**Settlement Study (2016, some revisions 2017)**

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

**Major hazards (2016)**

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

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

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

**Sequential Test (flood risk) (revised August 2017)**

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

**Retail Evidence Base**

Waveney District Council Retail and Leisure Needs Assessment (2016)

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

**Thunder Lane Site Assessment, Thorpe St Andrew (2017)**

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

**Land at Tiedam Site Assessment, Stokesby (2017)**

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

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

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

### **Housing and Economic Land Availability Assessment (HELAA) (revised 2017)<sup>1</sup>**

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

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

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

### **Economy Topic Paper (2017)**

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

### **Settlement Fringe Topic Paper (2017)**

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

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

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

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

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

## **2.5. Neighbourhood Plans**

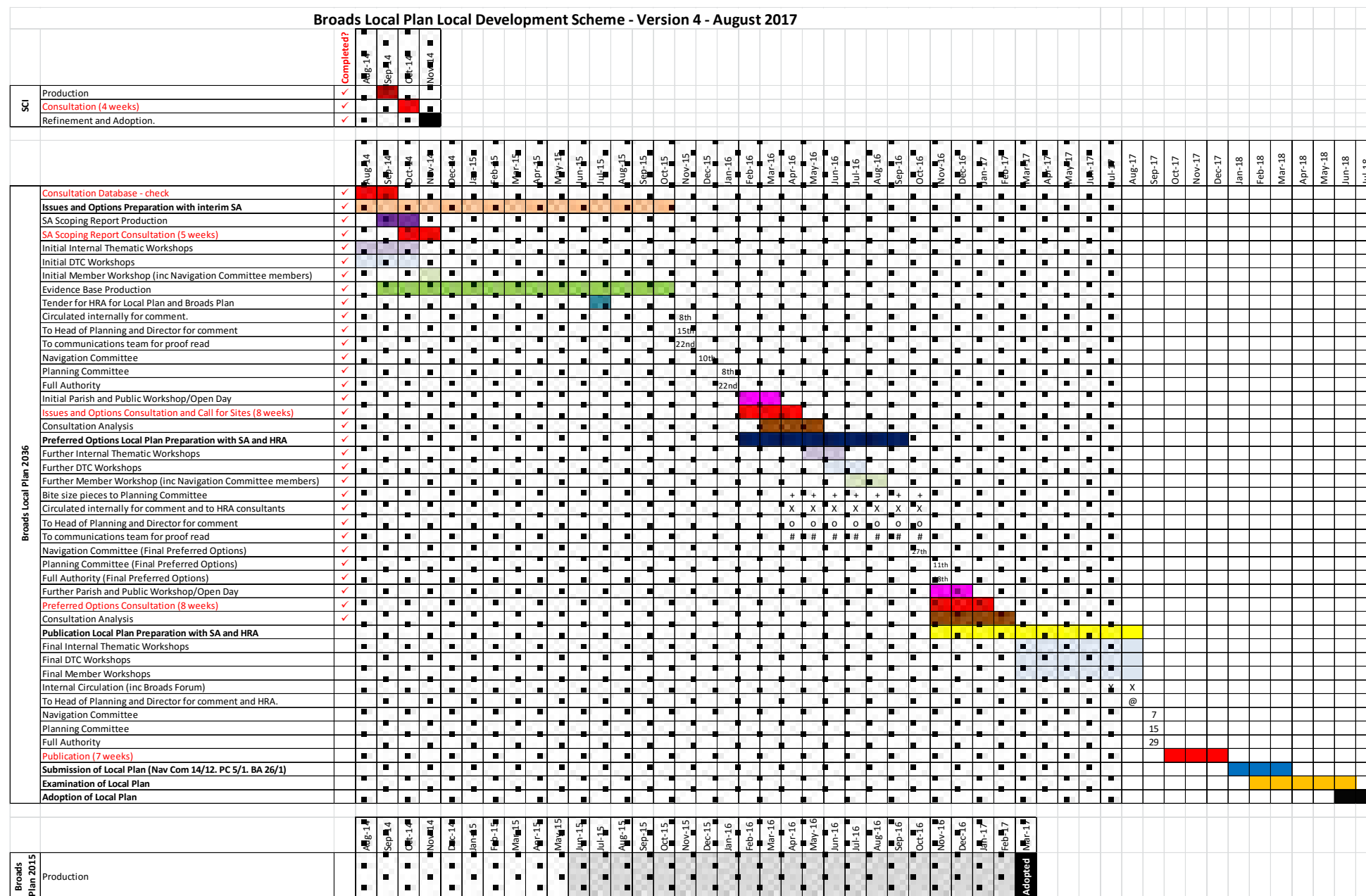
At the time of writing, this was the status of the Neighbourhood Plans in the Broads.

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

<sup>1</sup> The methodology for completing a HEELA can be found here: [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0004/958279/HELAA-revised-May-2017.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0004/958279/HELAA-revised-May-2017.pdf)

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

**Figure 1: Current LDS (adopted August 2016)**



### 3. Monitoring of Policies and Decisions

#### 3.1 HOUSING TARGETS

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

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

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

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

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

#### 3.3 APPEALS

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

#### 3.4 PLANNING PERMISSIONS

Source: Broads Authority Planning Team

##### a) Renewable Energy

None

##### b) Town Centre Uses

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

##### c) Affordable Housing

Number of dwellings: zero

d) Employment Uses (floorspace)

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

e) Dwellings

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

f) Replacement Permissions

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

g) Holiday Accommodation

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

### 3.5 COMPLETIONS

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

Source: Council monitoring officers and BA site visits.

### 3.6 Starter Homes

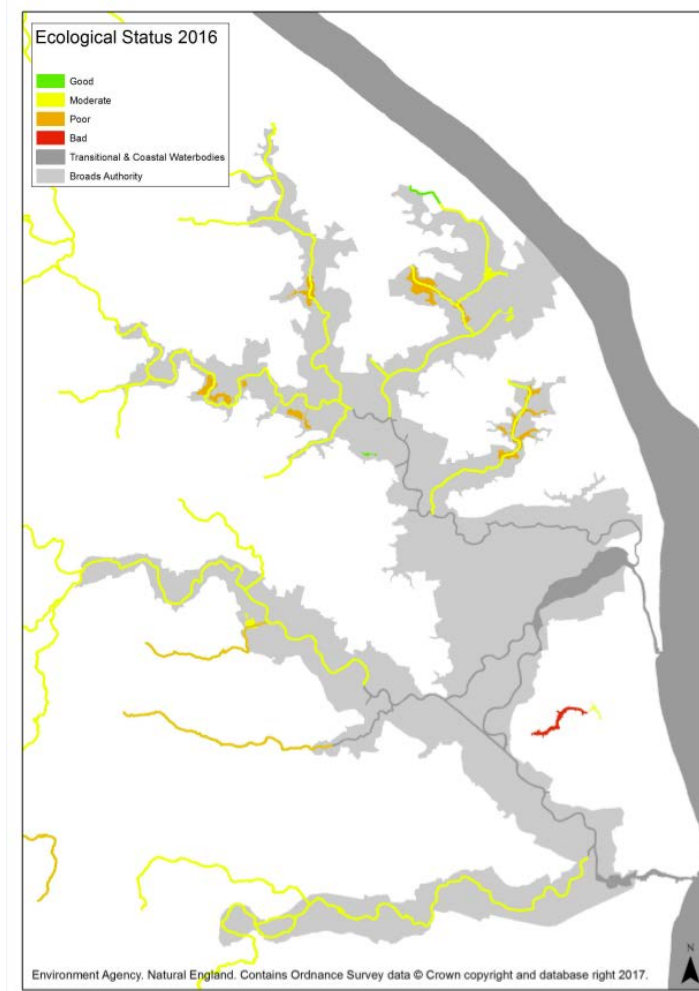
No starter homes have been delivered.

### 3.7 Moorings and DP16 moorings

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

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

#### a. Water Quality – Ecological Status



## b. SSSI Condition

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

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broad And Marshes	92.71%	49.89%	42.82%	0.00%	7.29%
Barnby Broad & Marshes	100.00%	59.93%	40.07%	0.00%	0.00%
Breydon Water	100.00%	100.00%	0.00%	0.00%	0.00%
Broad Fen, Dilham	100.00%	0.00%	100.00%	0.00%	0.00%
Bure Broad And Marshes	89.93%	43.08%	46.85%	10.07%	0.00%
Burgh Common And Muckfleet Marshes	96.57%	27.00%	69.57%	3.43%	0.00%
Crostick Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	96.46%	72.75%	23.71%	3.54%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	0.00%	0.00%	0.00%	0.00%	100.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water And Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley And Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broad	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broad And Marshes	81.33%	64.69%	16.65%	4.82%	13.85%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton - Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broad And Marshes	83.98%	69.31%	14.67%	14.33%	1.69%

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

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

### c. Boat Usage

Source: Broads Authority Tolls Team.

Annual Boat Numbers as at 1st November

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

### d. Job Seekers Allowance (Parishes) (Source: <http://www.nomisweb.co.uk>)

The Parishes that are in the Broads Executive Area are in the following Wards. The percentage figures show the number of JSA claimants as a proportion of resident population aged 16-64. The average for Great Britain is 1.8% Red highlights the highest level and green highlights the lower level. Please note that in most cases only part of the Parish is in the Broads Executive Area; this is the best data available for monitoring unemployment levels in the Broads.

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

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

e. Visitor statistics 2015

(Source: STEAM 2015)

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

These figures show a small decrease on 2014

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

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50	7760.30
Best Value Indicator Target	-	7530.1m	7680.1m	7730.1	-	-	-

g. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 2015-2016: Oulton Broad Conservation Area re-appraisal adopted
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: Langley Abbey re-appraisal adopted
- 2012-2013: Ellingham, Ditchingham Dam and Geldeston re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton re-appraisals adopted

- 2010-2011: Belaugh and Wroxham re-appraisals adopted

#### h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

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

#### i. Indices of Multiple Deprivation

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

[http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0005/764474/The-Index-of-Multiple-Deprivation-Topic-Paper.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/764474/The-Index-of-Multiple-Deprivation-Topic-Paper.pdf)

#### j. Crime Map

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

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

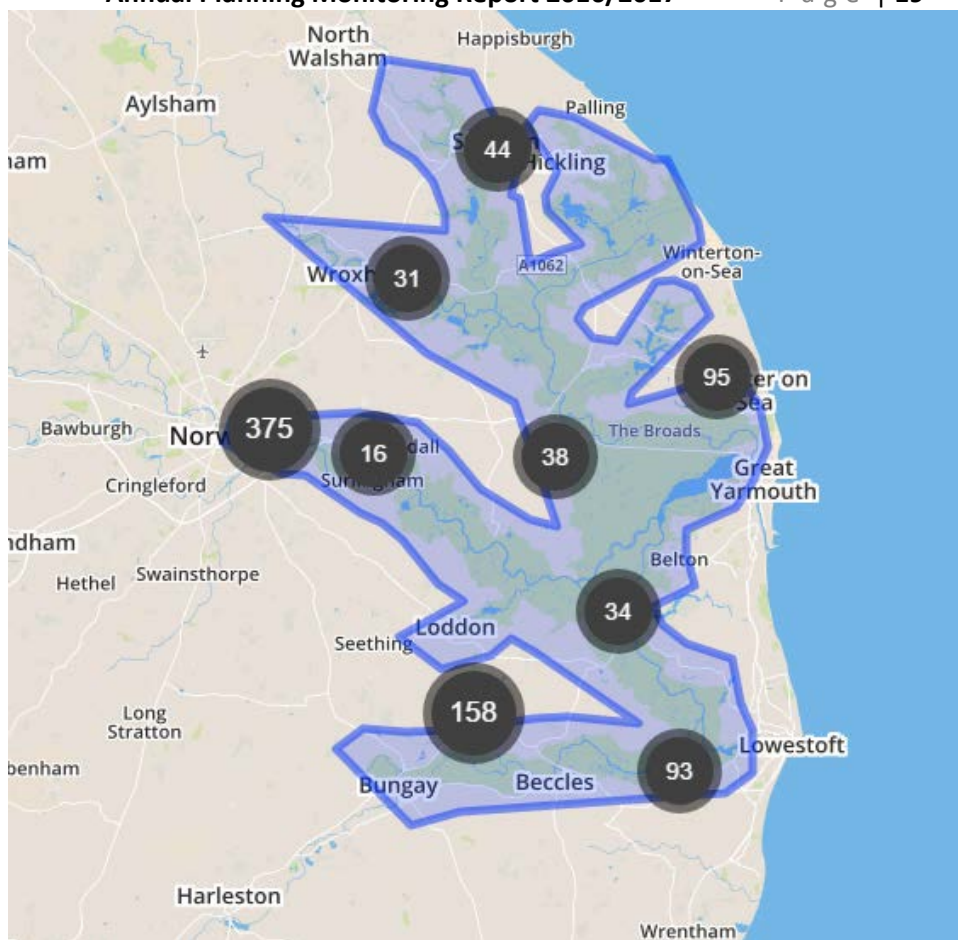
General overview of the Broads. All Crime.

#### All crime (884)

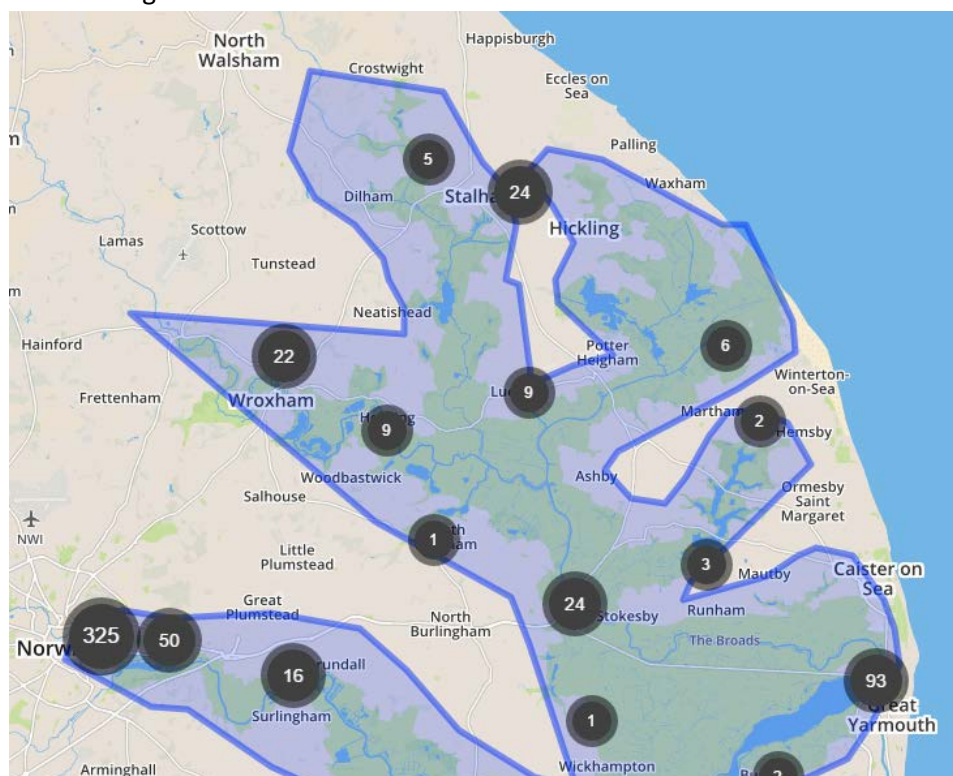
##### Crime types

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

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



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



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



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

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

## **4 Duty to Cooperate**

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

## 5 Potential development over the coming five years

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

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

## 6 Self Build

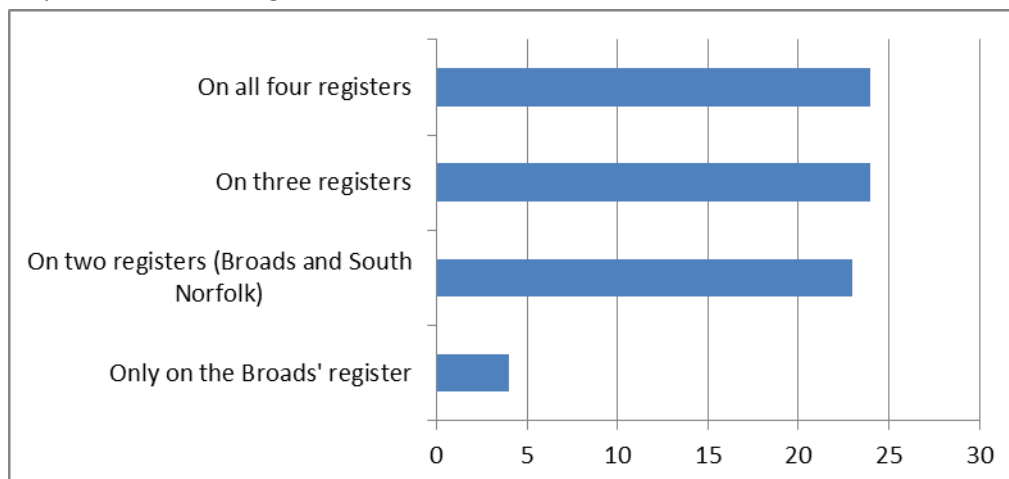
As the Local Planning Authority for the Broads Executive Area, we are required to keep a register of those people wishing to acquire land to build a home.

This part of the AMR monitors progress on self-build. The Self Build Register has been in place since April 2016. It was created by King's Lynn and West Norfolk and the Broads Authority, South Norfolk District Council and Breckland Council all use the same register. The Register can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/self-build-and-custom-build-register>.

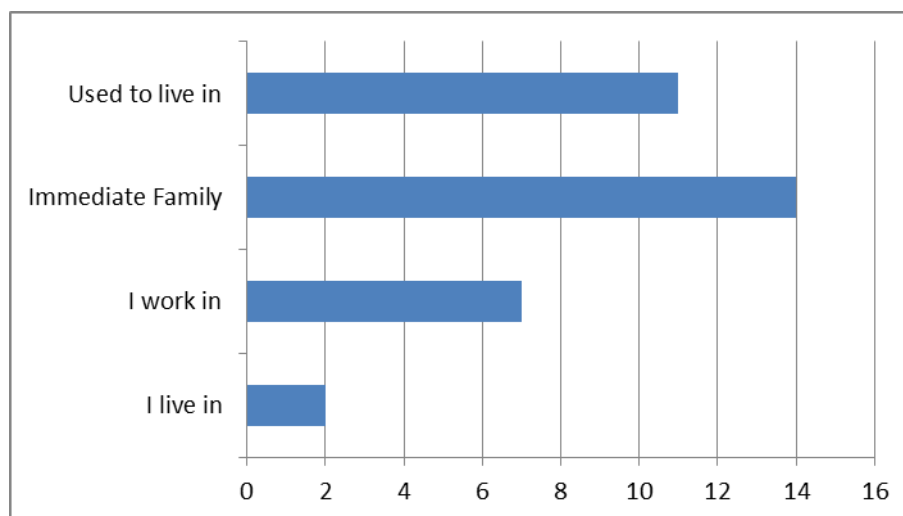
The NPPG says that '*relevant authorities are encouraged to publish, in their Authority Monitoring Report, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources*'.

Here is the headline data:

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

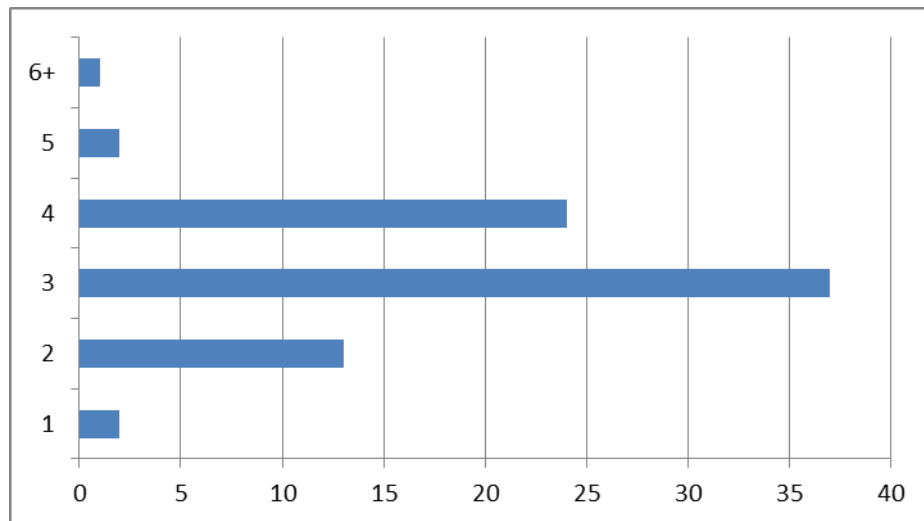


- Looking at the first base period (from April 2016 to 30 October 2016) there are 49 on the register.
- The Broads Authority does not have a Part 1 and Part 2 at the time of writing<sup>2</sup>. We do ask for information relating to local connectivity on the Register however. Looking at the local connections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

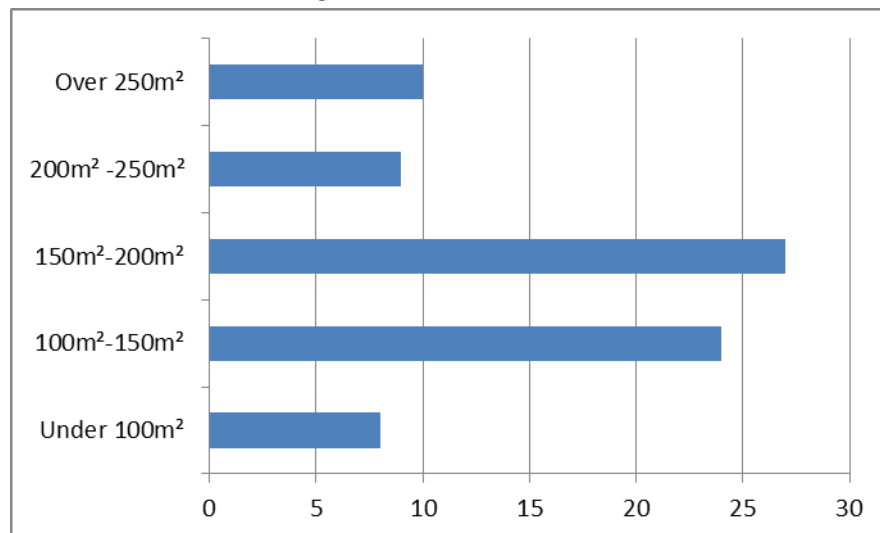


<sup>2</sup> Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility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

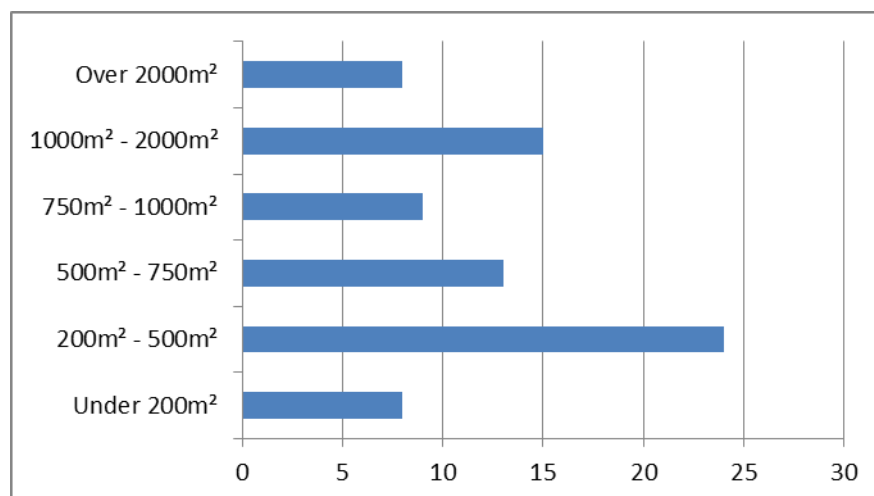
- The following graph shows the number of bedrooms those on the register would like to have:



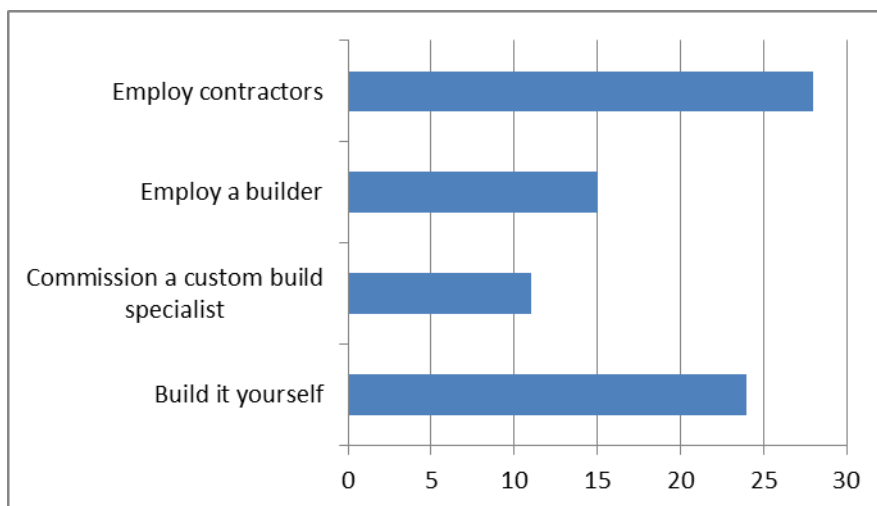
- In terms of size of homes those on the register would like to build:



- Turning to the plot size:



- How people wish to build their home:



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

