



## Local Plan for the Broads

### Examination

#### Clarification note: relating to meeting housing need

2 April 2026

#### 1. Introduction

On 30 March 2026, the Planning Inspectors appointed to examine the Local Plan for the Broads made this request:

*In the meantime, we would welcome a short note which will help us to understand how housing need is intended to be met.*

*We understand that the Plan identifies an Objectively Assessed Housing Need of 1,077 dwellings for 2021–2042, and that no formal housing requirement is set due to the Broads’ status as a Protected Landscape under NPPF paragraph 11(b)(i) and footnote 7, together with the strengthened duty in section 245 of the Levelling-up and Regeneration Act 2023 (amending section 85 of the Countryside and Rights of Way Act 2000), which requires relevant authorities to “seek to further” Protected Landscape purposes. The Plan explains that the Broads’ OAN is absorbed into the wider Local Housing Need of the six overlapping districts, informed by the Standard Method.*

*Please could the Authority provide a short note which explains:*

- 1. The current plan-making stage of **each** of the overlapping district councils, and*
- 2. A short explanation of how **each** district’s adopted or emerging Local Plan addresses the Broads Authority’s OAN within its housing requirement and/or spatial distribution strategy.*

This note seeks to address the request.

#### 2. Clarification

The Inspector’s say: ‘...and that no formal housing requirement is set due to the Broads’ status as a Protected Landscape under NPPF paragraph 11(b)(i) and footnote 7, together with the strengthened duty in section 245 of the Levelling-up and Regeneration Act 2023 (amending section 85 of the Countryside and Rights of Way Act 2000)...’

This is not quite correct.

The Local Plan for the Broads does identify a housing **need** and that is 1,077. We have undertaken three calls for sites, but no suitable sites have come forward due to their constraints. These constraints include landscape impact in some cases and therefore relate back to the Broads being a protected landscape. The need is therefore being met through the Local Plans of our districts through the Duty to Cooperate.

The **requirement** for the Local Plan appears to therefore be zero as the need is being met by our districts (as well as windfall permissions and completions).

**The housing section of the Local Plan may need amending to reflect the difference between the need and requirement. We could draft an amended section to try to make things clearer if the Inspectors would like.**

### 3. Housing Topic Paper

A Housing Topic Paper has already been produced that answers most of the queries and this can be found here: [B38 - Housing Need Topic Paper \(January 2026\)](#).

### 4. Current plan-making stage of overlapping district councils

Council	Current Local Plan	Future/emerging Local plan
East Suffolk Council	Waveney <sup>1</sup> Local Plan adopted 2019.	Preparing to start a new-style Local Plan – likely give notice by June 2026.
Great Yarmouth Borough Council	The Local Plan for Great Yarmouth is made up of two parts: <ul style="list-style-type: none"> <li>Core Strategy (Local Plan Part 1 - 2015)</li> <li>Local Plan Part 2 (2021)</li> </ul>	Finishing ‘old’-style Local Plan - main modifications recently finished, awaiting Inspector’s Report.  Preparing to start a new-style Local Plan – likely give notice by June 2026.
North Norfolk Council	North Norfolk Local Plan adopted December 2025.	Preparing to start a new-style Local Plan – likely give notice by June 2026.
Norwich City Council	Greater Norwich Local Plan adopted March 2024.	South Norfolk are finishing an ‘old’-style Local Plan – they are approaching main modifications stage.  Preparing to start a new-style Local Plan – likely give notice by June 2026.
Broadland Council		
South Norfolk Council		

<sup>1</sup> The former Waveney District Council is now part of East Suffolk Council.

## 5. How each district addresses the Broads Authority Objectively Assessed Housing Need

As mentioned previously, this is already set out in the Topic Paper referred to in section 2. But to summarise:

- a) The housing need of each of the 6 districts is for their entire area, including that part which is the Broads Authority Executive Area.
- b) The districts seek to meet their entire housing need in their Local Plan.
- c) As part of producing the Local Plan for the Broads, the Broads Authority identifies a housing need for its area and for each part of the Broads within each district.
- d) We have undertaken three calls for sites to try and meet that housing need but have been unsuccessful in finding suitable sites for allocation.
- e) We undertook duty to cooperate discussions with our districts, and they have all agreed to meet our need, which is to say they will continue to meet their entire housing need.
- f) These agreements for Norfolk are set out in the [Norfolk Strategic Planning Framework](#) – see agreements 10 and 11. For East Suffolk, there is a bespoke letter that addresses this (see Appendix 4 of [B30 - Final Broads Local Plan Duty to Cooperate Statement \(December 2025\)](#)).
- g) It is also worth noting that each year, MHCLG contact the Broads Authority (and other National Parks) to ask how many dwellings have been permitted or completed within each part of the Broads area within different district council areas. It is presumed this information informs the Housing Delivery Test.