

Planning Committee

16 January 2026

Agenda item number 12

Annual Monitoring Report and Infrastructure Funding Statement

Report by Planning Policy Officer

Summary

The Annual Monitoring Report (AMR) sets out planning related data from 1 April 2024 to 31 March 2025, it includes the annual check of exemptions related to self-build.

This report also presents the annual Infrastructure Funding Statement.

Recommendation

- i. To note the Annual Monitoring Report and endorse its findings.
 - ii. To endorse the Infrastructure Funding Statement.
-

1. Introduction

- 1.1. The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2024 to 31 March 2025. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan monitoring indicators are a key component of the 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.
- 1.2. The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year, to publish an Infrastructure Funding Statement (IFS) at least annually.

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 2024/25: 11
 - b) Total number of houses permitted in 2024/25: 1
 - c) 1 unit of holiday accommodation counts towards the housing need for the Broads

- d) The average number of dwellings permitted over the 6 years since the adoption of the Local Plan is 10.17 dwellings, which is less than the Local Plan average of 11.43 dwellings.
- e) Approval rate (as a percentage of validated applications) is 96.5%
- f) 0 residential moorings permitted
- g) 12 appeals decided, 1 allowed and 11 dismissed
- h) It is unclear if the self-build exemption from the duty to give enough suitable development permissions to meet the identified demand remains (see AMR for details).
- i) 5-year land supply:

Approach	Supply in years
Liverpool	3.39
Sedgefield	3.05

2.2. The Authority cannot demonstrate a five-year land supply. 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;
- However, the NPPF is clear in affording protection to the Broads Authority area because it is of particular importance as acknowledged in paragraph 189 of the NPPF;
 - ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.’

3. Infrastructure Funding Statement (IFS)

- 3.1. This is produced each year and sets out any new planning obligations as well as progress on planning obligations received since the adoption of the 2019 Local Plan. The Statement can be found at Appendix 2.
- 3.2. Please note that this has already been published; the IFS needed to be published by the end of the calendar year.

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Date of report: 09 December 2025

Appendix 1 – [Annual Monitoring Report 2024/25](#)

Appendix 2 – [Infrastructure Funding Statement 2025](#)

Annual Monitoring Report 2024/25

December 2025



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1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2024 to 31 March 2025. 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. A new [Duty to Cooperate Statement \(2025\)](#) has been produced for the emerging Local Plan.

The [Norfolk Strategic Planning Framework version 4](#) 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 2024/25 monitoring period are as follows:

- Joint work with other authorities on preparation for the Norfolk and Suffolk Local Nature Recovery Strategy.
- Master planning work/Supplementary Planning Document for East Norwich – working with Norwich City Council and Norfolk County Council.
- Work, with Norfolk Local Planning Authorities, on Nutrient Neutrality.
- Worked with other LPAs regarding the reviewed Norfolk Recreation Avoidance Mitigation Strategy (Norfolk RAMS).

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 2024/25 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 continued. The Local Plan webpage above includes work completed to date, which is as follows:

- [An investigation into the technical issues related to 'do float' and 'can float' homes \(May 2024\)](#)
- [Energy Performance in Local Plans, Written Ministerial Statement and the Local Plan for the Broads \(July 2024\)](#)
- [Local Plan Sequential Test \(July 2024\)](#)
- ['More than 10% Biodiversity Net Gain for the Local Plan for the Broads' Topic Paper \(Updated February 2025\)](#)
- [Great Yarmouth Gypsy and Traveller Accommodation Assessment \(GTAA\) Update \(September 2024\)](#)
- [Broads Authority Local Plan Viability Assessment Final Report \(October 2024\)](#)
- [Broads Authority Local Plan Viability Assessment Technical Appendices \(October 2024\)](#)
- [PM2.5 Topic Paper \(November 2024\)](#)
- [Development Boundary Topic Paper \(December 2024\)](#)
- [Broads Authority GTAA Review \(December 2024\)](#)
- [Peat topic paper \(February 2025\)](#)
- [Affordable Housing Topic Paper \(March 2025\)](#)
- [Local Infrastructure Study \(Updated July 2024\)](#)
- [HELAA part 2 \(February\)](#)
- [From HELAA to Local Plan part 2 \(February 2025\)](#)
- [Local Housing Needs Assessment Addendum \(March 2025\)](#)
- [Development Boundaries Topic Paper \(updated August 2024\)](#)

4. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2024/25 monitoring period and an up to date list detailing progress of the Neighbourhood Plans is available at:

[Neighbourhood planning \(broads-authority.gov.uk\)](#). [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:

- Loddon and Chedgrave (Chet)
- Reedham
- Trowse with Newton
- Thorpe St Andrew

5. Completions of net new housing in 2024/25

The following schemes have been completed in the 2024/25 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. Please note that 'CLEUD' schemes are in this table and section 6 but won't be double counted.

App No	District	Proposal	Type	Net New	Self-Build (April 2016 onwards)?
BA/2010/0381/CU	South Norfolk	Change of Use of single storey barn to holiday cottage	Holiday home	1	n/a
BA/2022/0195/FUL	South Norfolk	Proposed conversion of existing barn to a short term holiday let.	Holiday home	1	n/a
BA/2017/0103/OUT	Great Yarmouth	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Market dwellings	3	No
BA/2019/0118/FUL	Great Yarmouth	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	Holiday homes	3	No
BA/2024/0104/FUL	South Norfolk	Change of use from annexe to holiday accommodation	Holiday home	1	No
BA/2025/0027/CLEUD	Broadland	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	Market dwellings	1	No
BA/2022/0144/FUL	South Norfolk	Change of Use from Residential Annexe to Holiday Accommodation Let Unit	Holiday home	1	No

Number of residential dwellings: 7

Number of holiday homes: 4

Total number of dwellings completed in 2024/25: 11

6. Net new dwelling applications permitted in 2024/25

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 and some map appear in section 5 as they are CLEUD applications.

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/2025/0027/CLEUD ¹	Postwick w Witton	Broadland	1	0	1	0	0	0	N/A - CLUED	No [^]	No	No	No

1: Lawful Development Certificate for 10 years use of the building and site as a dwellinghouse within Class C3

[^]: Note that these were Lawful Development Certificate

Total number of dwellings permitted in 2024/25: 1 dwelling

Number of dwellings permitted in 2024/25 that count toward the OAN: 1 dwellings

It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts of Norfolk were affected by nutrient enrichment issues.

7. Tourism accommodation applications permitted in 2024/25

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/2024/0007/COND	Replacement of 3 no. bell tents with mezzanine pods and erection of shelter for waste disposal point - variation of conditions 1, 4 and 7 of planning permission BA/2020/0469/COND	3	0	3	-	Yes	No
BA/2024/0115/FUL	Change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to Treatment Rooms incl new yurt, changes to openings & new balcony	2	2	0	Yes - Short term holiday only	Yes	No
BA/2023/0442/FUL	Replacement chalet & erection of new storage shed alongside.	1	1	0	Yes: The building shall be used only for the personal enjoyment of the occupiers, incidental to the use of the land as a mooring plot and nothing in this permission shall be construed as permitting the use of the building as a dwelling house and The building shall not be occupied for the purposes of overnight accommodation for more than 20 weeks in total in any calendar year.	Yes	No
BA/2024/0012/FUL	Conversion of gym to 7no. hotel bedrooms (year round use)	7	0	7	-	Yes	No
BA/2023/0436/FUL	Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping	3	0	3	-	Yes	No
BA/2024/0104/FUL	Change of use from annexe to holiday accommodation	1	0	1	Yes - Short term holiday only	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.

It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts of Norfolk were affected by nutrient enrichment issues.

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: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion 2029/30	Completion: After 2030	Completion: Unknown as at April 2025
BA/2021/0276/CUPA	BDC	Conversion of office to 6 residential units	6	no	Yes	6						
BA/2018/0007/FUL	GYBC	Change of use of outbuildings to 2 No. holiday lets	2	n/a	Yes							2
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	n/a	No				3			
BA/2012/0271/FUL	WDC	Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.	76	N/a	Yes					15	61	
BA/2021/0417/FUL	SNDC	Conversion & change of use to short term holiday let	1	n/a	No							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	Yes				1			
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	No							1
BA/2017/0103/OUT	GYBC	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	16 [§]	no	Yes				13			
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accommodation	2 [*]	n/a	Yes							1
BA/2019/0118/FUL BA/2020/0053/FUL	GYBC	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking And...	9 [#]	No	Yes				5			

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion: 2029/30	Completion: After 2030	Completion: Unknown as at April 2025
		Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.										
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	Yes							1
BA/2023/0014/FUL	ESC	Change of use of half of the building from storage to residential incl rooflights and windows	1	No	No	1						
BA/2023/0171/FUL	ESC	Additional residential rooms over single storey link wing. New foyer extending garden room footprint. Internal alterations. Two external storage sheds.	3 additional rooms	No	No							3 additional rooms
Total	-	-	122 dwellings 3 rooms	-	-	7	0	0	22	15	61	6 dwellings 3 Rooms

* the permission is for 2 dwellings, but one has been completed.

^ 3 holiday homes have been completed

\$ 3 have been completed

3 have been completed and the permission may be adjusted to reduce to 8 – so the remaining 5 are included in the table.

9. Current 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).

- HOV3 – there are some discussions about various uses for this site. In the 2019/20 AMR, following discussion with the landowner, they have indicated they are not keen on dwellings.
- 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 2024 and 31 March 2025 and how many were permitted or refused.

Applications*	Total
Total number submitted	194
Validated applications	172
Approved applications	166
Refused applications	15
Withdrawn applications	18

* 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 96.5%

11. Appeals

The following table sets out the number of appeals between 1 April 2024 and 31 March 2025 and how they were determined.

- Dismissed: 11
- Allowed: 1
- Part Allowed/Part Dismissed: 0
- Withdrawn: 0
- Decisions outstanding: 9

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. This does not include replacement quay heading.

Planning Application Number	Location	Description	Number of new moorings/length	New visitor moorings (DM33)	Type	Public or private?
BA/2024/0102/FUL	Horning	Extension of plastic quay heading to join to existing plastic piling	40m in total length but no new moorings created.	n/a	Plastic quay heading	Private
BA/2024/0160/HOUSEH	Coltishall	23m of new timber quay-heading including slipway	23m in total length but no new moorings created	n/a	Timber quay-heading	Private
BA/2024/0128/FUL	Brundall	Reconfiguration of marina, demolition of 6 miscellaneous sheds, removal of caravan. Installation of 75m long floating pontoon and 9 associated finger jetties. Car park resurfacing and creation of landscaped mound.	0	n/a	Floating pontoon and finger jetties	Private

The cumulative list of moorings delivered as a result of policy DM33 (and its predecessor DP16) is as follows.

Application number	Location	Detail	Available?
BA/2015/0244/COND	Barnes Brinkcraft, Hoveton	6 moorings now available.	Yes
BA/2012/0121/FUL	Brundall Church Fen	25m provided.	Yes
BA/2013/0397/FUL	Ferryview Marina (now Horning Pleasurecraft)	2 visitor moorings provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings provided.	Yes
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swancraft	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
BA/2021/0456/FUL	Horning Pleasurecraft Limited	8 visitor moorings provided.	2 available currently.

14. Heritage indicators

a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

Area	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 (currently under review by BA)
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)

Grade I	1
Grade II*	6
Grade II	14
SAM	2
Total	23

Please note this includes Claxton Castle which is both a SAM and grade II* so counted twice.

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 \(pinsentmasons.com\)](#).

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/2024/0430/FUL	Change of use from a vacant retail unit (Class E) to hot food takeaway (sui generis) with installation of extraction and ventilation equipment and minor external alterations	Hoveton	From Class E to Sui generis	Yes	0	219	-219
BA/2024/0225/FUL	Conversion and change of use of an existing agricultural building to use class E and associated works to accommodate Beauty Treatment rooms.	Mettingham	Class E	No	79	0	79
BA/2024/0138/LBC	Refurbish restaurant	Thorpe St Andrew	Classe E	No	-	-	-

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/2024/0331/COND	Additional plant and services	-	-	-	-	Yes
BA/2024/0256/FUL	Demolition existing dry boatshed and Erection of a new steel framed dry boatshed.	Sui Generis	-	-	-	Yes
BA/2024/0042/FUL	Replace redundant garage with an engineering workshop	B2	52.2 square metres	20.25 square metres	31.95 square metres	Yes

18. Renewable/low carbon energy

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

Planning application number	Description	Location	Generation
BA/2023/0445/FUL	Installation of plant items associated with Combined Heat and Power Plant to include 1x turbine, 1x steam generator, 1x compressor station and 1 package boiler inc. stack	Cantley PC	-
BA/2024/0191/HOUSEH	Provision of land based solar panel array	Burgh Castle PC	Approximately 7,600kWh, depending on shading, angle and efficiency of cells.
BA/2024/01897/FUL	Solar array and associated inverter shed	Trowse with Newton PC	They expect the system to general 42,038 kWh of clean electricity every year and save 8,926 kg CO2 of carbon.

19. RAMS

The following table shows relevant applications. See also the Infrastructure Funding Statement section for details.

Planning application number	Description	Location	RAMS payment
BA/2023/0436/FUL	Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping.	Geldeston (Norfolk)	£866.25
BA/2024/0012/FUL	Conversion of gym to 7no. hotel bedrooms (year round use)	Oulton Broad (Suffolk)	£1572.02

2 schemes resulted in RAMS in monitoring period.

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)

The total number of people who filled out the register, between 31 October 2024 and 4pm 30 October 2025 is: zero 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 either well above 20% or is 0%.

MHCLG were asked to confirm the formula for the calculation but had not responded at the time of publication.

It is not clear if there is an exemption for base period 10.

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 3 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 61, broken down as follows:

- 2019/20: 21 dwellings**
- 2020/21: 7 dwellings**
- 2021/22: 21 dwellings**
- 2022/23: 3 dwellings**
- 2023/24: 7 dwellings**
- 2024/25: 2 dwellings**

The average number of dwellings permitted over the six years is 10.17 dwellings, which is less 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 involved a Section 106 to ensure:

- the restoration of the mill is secured prior to the use of the dwelling,
- the extant permission is replaced by the up to date permission (and could therefore no longer be built in the future) and,
- the mill and dwelling are never sold separately

1 scheme resulted in a S106 agreement.

2 schemes paid RAMS through Section 111.

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 Housing Land Supply

24.1. Calculation

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

240 dwelling need	
Approach	Supply in years
Liverpool	3.39
Sedgefield	3.05

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

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

24.2. Discussion

The NPPG (Para: 008 Ref: 68-008-20190722) 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 11 of the National Planning Policy Framework.

Paragraph 11 of the NPPF says:

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

Footnotes as follows:

7 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 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, 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 75); and areas at risk of flooding or coastal change.

8 This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); 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 three years. See also paragraph 227.

9 The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

Footnote 8 explains that the policies relating to the provision of housing are out of date if the local planning authority cannot currently demonstrate a five-year supply of deliverable housing sites. The ‘presumption in favour of sustainable development’ is therefore engaged and paragraph 11 d) applies. This means granting permission **unless** the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or the adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits when assessed against the policies in the framework taken as a whole. Under d)i, footnote 7 identifies the policies in the Framework that protect areas or assets of particular importance as those relating to (among others) the Broads Authority, and this provides a strong reason for refusing proposed housing development in the Broads.

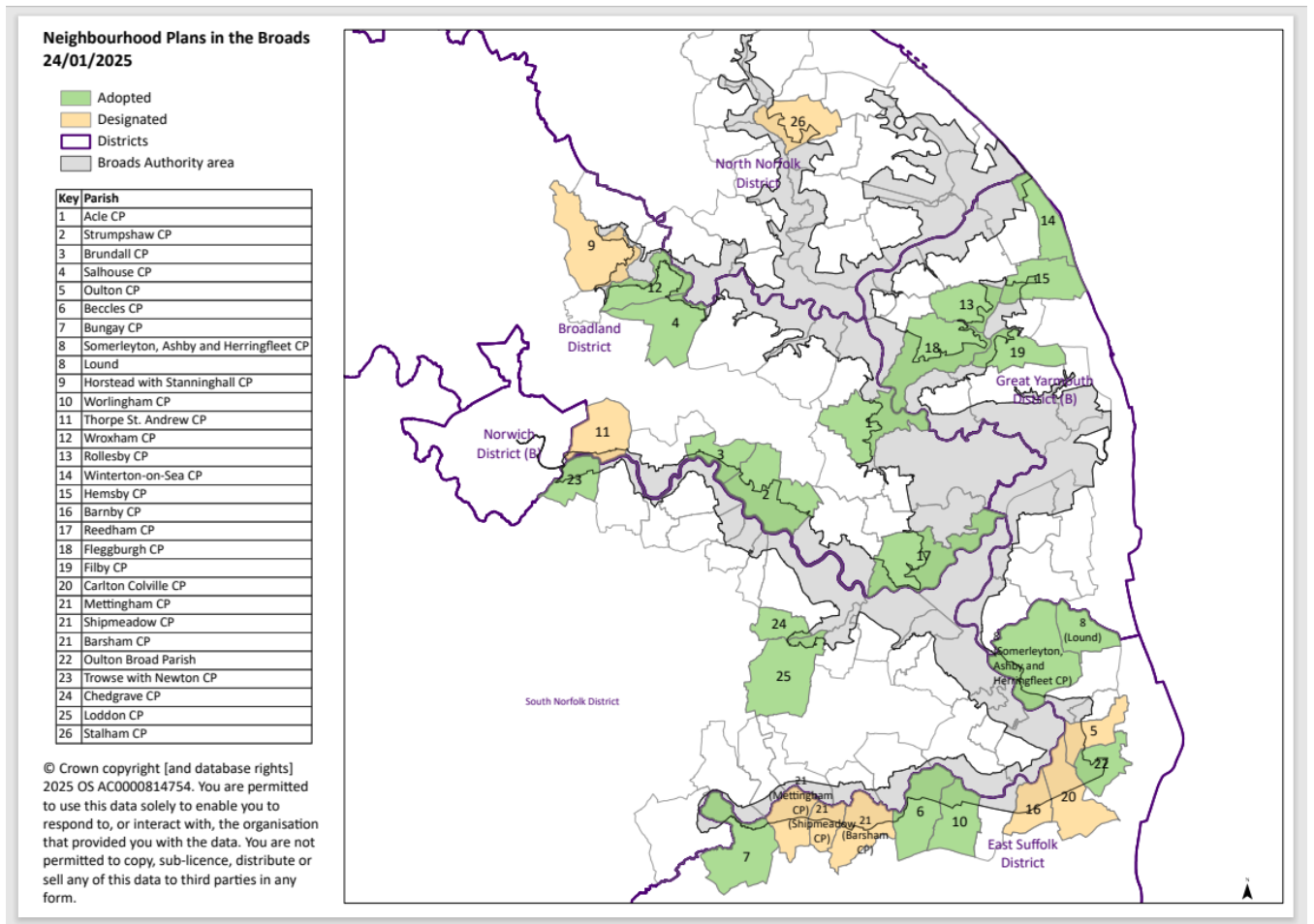
24.3. Conclusion

The Authority cannot demonstrate a five-year land supply using the Liverpool method and the Sedgfield method.

However, the NPPF is clear in affording protection to the Broads Authority area because it is of particular importance as acknowledged in paragraph 189 of the NPPF;

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.’

Appendix A: Neighbourhood Plans in the Broads.



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

B1 Introduction

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 10.

The NPPG says¹:

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 deliverability² 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 2024 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 register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’.

¹ [Self-build and custom housebuilding registers - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/91222/self-build-and-custom-housebuilding-registers-2019.pdf)

² 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.

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

No 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 2025 whereas the five-year land supply data is up to 31 March 2025. 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 ^x	Yes	Net new	Started	End 2028

Total: 1

^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.

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

App No	Type	No. dwellings	End 2026	End 2027	End 2028	End 2029	After 2030
BA/2012/0271/FUL	Net new	76					76
BA/2015/0426/FUL ^x	Net new	1			1		
BA/2017/0103/OUT [%]	Net new	6			6*		
BA/2019/0118/FUL BA/2020/0053/FUL	Net new	9			5		
BA/2020/0026/FUL	Replacement	1	1*				
BA/2020/0259/FUL	Net new	1		1*			
BA/2020/0408/FUL	Net new and replacement [^]	2		2*			
BA/2021/0276/CUPA	Net new	6	6				
BA/2022/0012/FUL	Replacement	1	1*				
BA/2022/0082/FUL	Replacement	1	1*				
BA/2023/0014/FUL	Net new	1	1				
BA/2023/0040/FUL	Replacement	1	1*				
BA/2023/0214/FUL	Replacement	1	1*				
BA/2023/0315/FUL	Replacement	1			1*		
BA/2023/0441/FUL	Replacement	1	1*				
BA/2024/0243/FUL	Replacement	1	1*				
BA/2024/0244/FUL	Replacement	1	1*				
BA/2024/0380/FUL	Replacement	1			1*		
BA/2024/0182/FUL	Net new	1			1*		
BA/2025/0077/FUL	Net new	3			3*		
BA/2025/0120/FUL	Net new	1			1*		
Total	-	115	15	3	19	0	76

[%] 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

× 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. For the purposes of this calculation, the end of each year is presumed as set out in the previous table.

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 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 (and 2025).	0	15
Base period 12	31 October 2026 to 30 October 2027	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2027.	0	3
Base period 13	31 October 2027 to 30 October 2028	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2028.	1	19
Total	-	-	1	37

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	1	37
Total	1	37

*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 people³:

- 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.
- Base period 9, 31 October 2023 to 30 October 2024: **24** people on the self-build register.
- Base period 10, 31 October 2024 to 30 October 2025: **0** people on the self-build register.

Demand method a: The total number on the register at the end of base period 10 is: 395

Demand method b: If the NPPG means to assess those on the register in the base period that has just ended, that would be 0.

B4 Demand and land availability calculation for base period 10

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

³ 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.

Demand method	Availability of land method	People on the register (demand)	Divided by land availability	X100	=
a	1	395	1	X100	39,500%
a	2	395	37	X100	1,067.57%
b	1	0	1	X100	0%
b	2	0	37	X100	0%

Discussion

The NPPG says:

‘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’.

As discussed previously, this guidance is not clear as there are two possible formulae (although we use four in this AMR – to include land availability for self-build only):

1: (Total number on register for all base periods / deliverable housing over next 3 years) x 100

...or

2: (Number on register for the base period that has just ended / deliverable housing over next 3 years) x 100

If the blue equation is used, that results in 0%.

If the green equation is used, that is well over 20%.

We contacted MHCLG twice for clarification as to what the actual formula is to check if an exemption is maintained but at the time of publication, no response was received. As such, there is no definitive answer as to whether the exemption to the duty to permit is continued or not.

It is not clear if there is an exemption for base period 10.

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 2024 to 31 March 2025.

The [NPPG](#) 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 78 of the National Planning Policy Framework.

The NPPF at para 78 says:

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The footnotes are as follows:

³⁸ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

³⁹ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

⁴⁰ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁴¹ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁴² Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

The [NPPG](#) says:

What housing requirement figure should authorities use when calculating their 5 year housing land supply?

Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method.

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.

Taking into account what the NPPF and NPPG says (see C1), a review of the Local Plan was completed in 2024 and policies were found to be up to date.

A 5-year land supply calculation using 240 dwellings shall be included in this statement.

C3 Five%, ten% or twenty% buffer?

Taking into account what the NPPF and NPPG says (see C1):

- 5% will be used as a standard.
- In regard to under delivery and the 20% buffer, the NPPF says the Housing Delivery Test will be used. The Housing Delivery Test does not apply to the Broads Authority and as such, the 20% buffer will not be applied.

The 5% buffer will be applied.

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 dwellings**. 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 \[www.gov.uk\]](http://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 2025 to end of March 2030) that have been assessed as 'deliverable'⁴ are as follows.

App No	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion 2029/30
BA/2021/0276/CUPA	6				
BA/2021/0145/FUL				3	
BA/2012/0271/FUL					15
BA/2015/0426/FUL				1	
BA/2017/0103/OUT				13	
BA/2019/0118/FUL BA/2020/0053/FUL				5	
BA/2023/0014/FUL	1				
Total	7	0	0	22	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 2025/26 and 2029/30 = 44 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 59 dwellings.

Broads Five Year supply – using 240 dwellings	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2020 to 31 March 2025 (11.43 x 5)	57.15	57.15

⁴ 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'

Broads Five Year supply – using 240 dwellings	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(d) Completions between 1 April 2020 and 31 March 2025 ⁵	45	45
(e) Shortfall since 2020 ⁶ (c – d)	12.15	12.15
(f) Revised shortfall using the Liverpool approach (e/12 years x 5 years)	5.01	n/a
(g) OAN 2024/25 to 2029/30 (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 2024/25 to 2029/30 (Liverpool = f+ g + h/Sedgefield = e + g + h)	65.02	72.16
(j) Predicted supply 2024/25 to 2029/30	44	44
(k) Surplus (j-i)	-21.02	-28.16
Supply in years (Predicted supply/Total requirement x 5)	3.39 years	3.05 years

C7 Conclusion/Summary

To summarise:

240 dwelling need	
Approach	Supply in years
Liverpool	3.39
Sedgefield	3.05

⁵ 2020/21: 13. 2021/22: 7. 2022/23: 5. 2023/24: 9. 2024/25: 11

⁶ Negative implies an over provision.

Appendix D: General summary of how each policy in the Local Plan was used in 2024/25

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP1: DCLG/PINS Model Policy	No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.	Zero relevant applications.	Policy not used in monitoring period.		
DM1: Major Development in the Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	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 – 5 Package sewage treatment plant – 6 Septic tank - 1	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.	Red	This policy will need to be applied more consistently in the next monitoring period.
SP2: Strategic Flood Risk Policy	Permissions granted contrary to Environment Agency Flood Risk advice.		Policy not used in monitoring period.		
DM5: Development and Flood Risk	Permissions granted contrary to Environment Agency Flood Risk advice.	1 scheme contrary	1 scheme contrary to EA advice.	Amber	EA objected as they believed the previously permitted and extant scheme was perhaps safer because it had a higher refuge. The new scheme was only single storey and not attached to the mill so people would potentially have to walk in flood water to get to the refuge in the mill. We weighted the fact that we could condition an evacuation plan and as a refuge still existed and as there were significant heritage benefits.
DM6: Surface water run-off	SuDS delivered in line with the hierarchy.	Multiple SuDS features used.	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.		No applications permitted contrary to this policy.	Green	
SP3: Climate Change	None identified/ongoing Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.	Green	
DM9: Climate Smart Checklist	Development proposals that have adequately completed the checklist.	17 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	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM10: Peat soils	Development on areas of peat permitted in line with this policy.	1 relevant scheme.	No applications permitted contrary to this policy.	Green	Minor widening of mooring cut. Local peat reuse.
SP5: Historic Environment	Heritage at risk Archaeological field evaluations 'Unknown' assets identified. Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	See Heritage section .	No applications permitted contrary to this policy.	Green	Objection on heritage grounds (impact on Conservation Area) but double timber waling board proposed so impact greatly reduced. It was considered on balance design does not cause harm when considered against the use of the land as open space and existing structures. Two quay heading schemes proposed to use plastic and case officer felt that due to presence of plastic in the area, a refusal was not justified.
DM11: Heritage Assets		Zero schemes relevant	Three applications contrary.	Amber	
DM12: Re-use of Historic Buildings		Zero schemes relevant 1 unknown asset identified 1 scheme with interpretation 1 scheme involved re-use 2 applications 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 Bird boxes, bat boxes, house martin nests, owl boxes, swallow nest box, night scented planting, native hedge.	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. Applications permitted against the advice of Natural England and Environment Team.	Only 5 HRAs produced (likely reflecting the impact of nutrient enrichment) – also see RAMS section. Zero applications contrary to advice.	No applications permitted contrary to this policy.	Green	
DM14: Energy demand and performance	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy. Schemes meeting BREEAM very good standard.		No dwellings met the 10% requirement due to threshold not met. Seems that development did not seek to reduce energy demand in the first place.	Red	This policy will need to be applied more consistently in the next monitoring period.
DM15: Renewable Energy	Renewable energy development type and scale	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			Policy not used in monitoring period.		
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.		No applications permitted contrary to this policy.	Green	
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	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP8: Getting to the Broads	Parking areas provided as part of relevant applications/schemes.	Zero schemes contrary No small craft launch provision. No travel plans produced.	Policy not used in monitoring period.		
SP9: Recreational Access around the Broads	Schemes permitted contrary to Highways Authority advice.		No applications permitted contrary to this policy.	Green	
DM23: Transport, highways and access	Schemes permitted contrary to National Highways advice. Changes to the PROW network.		No applications permitted contrary to this policy.	Green	
DM24: Recreation Facilities Parking Areas	Launch facilities for small craft gained or lost. Travel Plans produced.		No applications permitted contrary to this policy.	Green	
SP10: A prosperous local economy	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See employment and class E section.	No applications permitted contrary to this policy.	Green	
SP11: Waterside sites			No applications permitted contrary to this policy.	Green	
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			No applications permitted contrary to this policy.	Green	
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 tourist accommodation section See tourist accommodation section	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			Zero schemes	No applications permitted contrary to this policy.	Green
SP13: Navigable Water Space	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	Quay heading, jetties provided Zero schemes involved launching provision for small craft. Zero schemes had significant impact on navigation. Winning of material to strengthen the riverbanks, partly timber piling and partly with metal sheet piling, timber capping & waling were types of stabilisation method used.	No applications permitted contrary to this policy.	Green	
SP14: Mooring Provision			No applications permitted contrary to this policy.	Green	
DM31: Access to the Water			No applications permitted contrary to this policy.	Green	
DM32: Riverbank stabilisation			No applications permitted contrary to this policy.	Green	
DM33: Moorings, mooring basins and marinas.			No applications permitted contrary to this policy.	Green	
SP15: Residential development	Number of dwellings delivered. Development in line with spatial strategy. Housing delivery against target. Five-year land supply against housing trajectory.	See holiday accommodation and dwellings section . See five-year land supply statement .	No applications permitted contrary to this policy.	Green	
DM34: Affordable Housing	Affordable housing delivered.	Zero relevant applications.	Policy not used in monitoring period.		
DM35: Residential Development within Defined Development Boundaries	Development within development boundaries	1 relevant application	No applications permitted contrary to this policy.	Green	
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	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM39: Residential Ancillary Accommodation	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM40: Replacement Dwellings	Replacement dwellings permitted in line with this policy	4 relevant application	No applications permitted contrary to this policy.	Green	
DM41: Elderly and Specialist Needs Housing	Elderly and specialist housing delivered in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM42: Custom/self-build	Permissions for self-build	Zero relevant applications.	Policy not used in monitoring period.		
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.	Zero relevant applications.	Policy not used in monitoring period.		
DM44: Visitor and Community Facilities and Services	Visitor and community services and facilities delivered in accordance with this policy.	3 relevant applications	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.	2 relevant applications	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	1 relevant application	No applications permitted contrary to this policy.	Green	
DM48: Conversion of Buildings	Buildings converted and final use.	1 relevant application	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.	1 relevant application	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 Class E applications	No applications permitted contrary to this policy.	Green	
ACL1: Acle Cemetery Extension	Cemetery delivered as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
ACL2: Acle Playing Field Extension	Sports field delivered as per policy	Zero relevant applications.	Policy not used in monitoring period.		
BEC1: Former Loaves and Fishes, Beccles	Loaves and Fishes brought back into use in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU1: Riverside chalets and mooring plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
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.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
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.	1 relevant application	No applications permitted contrary to this policy.	Green	
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.	Zero relevant applications.	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.		
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.	Zero relevant applications.	Policy not used in monitoring period.		
HOR7: Woodbastwick Fen moorings	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR8: Land on the Corner of Ferry Road, Horning	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
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.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
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.	3 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.		
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.	1 relevant application	No applications permitted contrary to this policy.	Green	
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.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSCOAST: The Coast	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSROADS: Main road network	Schemes permitted contrary to Highways advice.	Zero relevant applications.	Policy not used in monitoring period.		
SSMILLS: Drainage Mills	Mills brought back into use. Changes to mills in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSPUBS: Waterside Pubs Network	Improvements to pubs in line with policy. Pubs lost from public house land use.	Zero relevant applications.	Policy not used in monitoring period.		
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.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
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.		

Infrastructure Funding Statement

Covering the period from 1 November 2024 to 31 October 2025

December 2025

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1. About the Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year to publish an infrastructure funding statement (IFS) at least annually. The infrastructure funding statement should, as a minimum, include the information set out in [Schedule 2 to the Community Infrastructure Levy regulations 2010](#) (as inserted by the 2019 regulations).

2. The matters to be included in the section 106 report for each reported year

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year: **£2,438.27**

(b) the total amount of money under any planning obligations which was received during the reported year: **£2,438.27**

(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority: **See table in section 4.**

(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— **none**

(i) in relation to affordable housing, the total number of units which will be provided: **Zero**

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided: **Zero**

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure: **Zero**

(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend): **See table in section 4.**

(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item: **See table in section 4.**

(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of: **Zero**

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item: **See table in section 4.**

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part): **Zero**

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations: **Zero**

(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held: **See table in section 4.**

3. The matters which may be included in the section 106 report for each reported year

(a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year: **Zero**

(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year: **Zero**

4. Planning Obligations collected to date (since 2019) and progress

Planning Application	Location	Description	Contribution-purpose	Amount	Commentary	Spend update
BA/2019/0118/FUL	Marina Quays, Port of Yarmouth Marina, Caister Road, Great Yarmouth	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	Affordable housing	£39,000	Committed sums for affordable housing. Not collected at time or writing as condition states payment on occupation. GYBC, who are the Housing Authority, have stated that the funding will be used to deliver affordable housing in the borough of Great Yarmouth, either through development or acquisition.	No spend to date.
BA/2018/0514/FUL	Ludham Field base	Extension of mooring basin and realignment of access from Womack Dyke.	Green infrastructure	£3,632.04	Financial contribution made to offset loss of s41 habitat. Not a S106, but an informal agreement. For habitat creation, likely at Peto's Marsh. To be spent by 19/3/25	£3,632.02 was been allocated for new area of reed habitat alongside the River Ant near Stalham/Sutton and was spent by 31 March 2025.
BA/2020/0053/FUL	Marina Quays, Port of Yarmouth Marina, Caister Road, Great Yarmouth	Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	Affordable housing	£3,788	Committed sums for affordable housing. Not collected at time or writing as condition states payment on occupation. GYBC, who are the Housing Authority, have stated that the funding will be used to deliver affordable housing in the borough of Great Yarmouth, either through development or acquisition.	No spend to date.

Planning Application	Location	Description	Contribution-purpose	Amount	Commentary	Spend update
BA/2021/0084/FUL	123 Bridge Road, Oulton Broad, Lowestoft	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	Green infrastructure	£321.22	This is Suffolk Coast GI RAMS payment. The money went straight to East Suffolk Council who will collate the money and combine with other RAMS payments.	No spend to date.
BA/2020/0408/FUL	Westerley & The Moorings, Borrow Road, Oulton Broad	Replacement dwelling and new dwelling	Green infrastructure	£321.22	This is Suffolk Coast GI RAMS payment. The money went straight to East Suffolk Council who will collate the money and combine with other RAMS payments.	No spend to date.
BA/2022/0416/FUL	Blackwater Carr Land Off Ferry Lane Postwick Norwich Norfolk	Retrospective consent for the use of a yurt on a small, raised platform, securing a table and bench to the ground, the installation of a small staked and woven willow windbreak.	Green infrastructure	£185.93	This is Norfolk RAMS payment.	Norwich City Council invoiced BA in March 2025. Meeting of the Board held in November 2025 and spend committed to projects.
BA/2023/0436/FUL	Geldeston, South Norfolk	Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping	Green infrastructure	£866.25	This is Norfolk RAMS payment.	Norwich City Council invoiced BA in March 2025. . Meeting of the Board held in November 2025 and spend committed to projects.

Planning Application	Location	Description	Contribution-purpose	Amount	Commentary	Spend update
BA/2023/0214/FUL (and BA/2023/0215/LBC)	Haddiscoe and Toft Monks PC	Restored Mill and Replacement Dwelling	Green infrastructure	£121.89	This is Norfolk RAMS payment. Norwich City Council yet to invoice for this money.	No spend to date.
BA/2024/0012/FUL	Oulton Broad	Conversion of gym to 7no. hotel bedrooms (year round use)	Green infrastructure	£1572.02	This is Suffolk Coast GI RAMS payment. The money went straight to East Suffolk Council who will collate the money and combine with other RAMS payments.	No spend to date.