



Broads Local Plan 2036
Housing topic paper
Revised July 2017

1. Introduction

In accordance with the NPPF requirements, the Broads Authority has worked with neighbouring Councils and has calculated the Objectively Assessed Housing Need (OAN) for the Broads Authority Executive Area. This Topic Paper discusses the OAN and how the Broads Authority will ensure the need is met.

2. About the Broads Authority Executive Area

The boundary of the Broads Authority's Executive Area is drawn tightly to the river valleys of the Rivers Ant, Bure, Chet, Thurne, Waveney and Yare and corresponds broadly to the flood plains of those rivers. It covers parts of the two counties of Norfolk and Suffolk and parts of four different district council areas – Broadland, North Norfolk, South Norfolk and Waveney and well as parts of the borough of Great Yarmouth and the city of Norwich. There is not one single parish which lies wholly within the Broads area and all are split with the relevant district or other council.

3. Central Norfolk Strategic Housing Market Assessment 2017

Opinion Research Services (ORS) was jointly commissioned by the Central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk and South Norfolk, together with the Broads Authority) in 2017 to identify the functional Housing Market Areas (HMAs) covered by the five local authorities, in particular to establish the extent of the Central Norfolk HMA.

The study adheres to the requirements of the National Planning Policy Framework published in 2012 and Planning Practice Guidance (March 2014). The methodology was also mindful of emerging good practice and outcomes from Examinations, as well as the Technical Advice Note about Objectively Assessed Need and Housing Targets that was published by the Planning Advisory Service (PAS) in June 2014. The methodology was based on secondary data, and sought to:

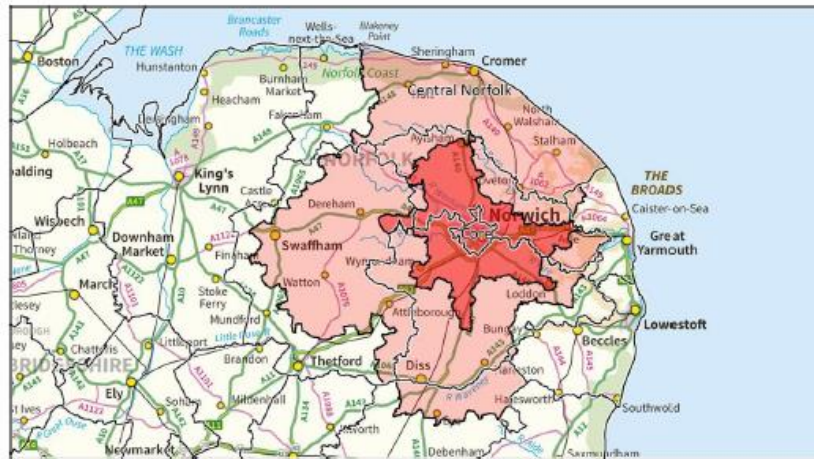
- Define the housing market area(s);
- Provide evidence of the need and demand for housing based on demographic projections;
- Consider market signals about the balance between demand for and supply of dwellings;
- Establish the Objectively Assessed Need for housing;
- Identify the appropriate balance between market and affordable housing; and
- Address the needs for all types of housing, including the private rented sector, people wishing to build their own home, family housing, housing for older people and households with specific needs.

The identification of the Housing Market Area (HMA) is the first relevant building block in the evidence for identifying OAN for the study. The following was identified for the Central Norfolk SHMA:

- Norwich Policy Area (NPA) – a longstanding policy construct previous used by the Greater Norwich authorities in the JCS and illustrated in Figure 2.
- Core Market Area – the area with the strongest functional connection to the Norwich Urban Area; illustrated in Figure 1. The Core Market Area has a strong similarity to the Norwich Policy Area (except the settlements of Acle, Aylsham and Loddon).

- Greater Norwich – All of Norwich, Broadland and South Norfolk and an area over which joint planning takes place; illustrated in Figure 1.
- Functional HMA – established as a result of the previous SHMA including all of Norwich City and Broadland administrative areas, most of South Norfolk, Breckland and North Norfolk, a part of Mid Suffolk and very small parts of Great Yarmouth BC and Waveney District.
- Central Norfolk HMA – The functional HMA best fit to District boundaries i.e. all of Norwich, Broadland, South Norfolk, Breckland and North Norfolk: illustrated in Figure 1.

Figure 1: Housing Market Area in and around Greater Norwich (Source: UK Census of Population 2001 combined with DEFRA Classifications)



Source: Central Norfolk Strategic Housing Market Assessment (ORS 2017).

The SHMA has identified a substantial need for additional affordable housing: a total of 17,450 dwellings across Central Norfolk over the 21-year period 2015-36.

The following table shows the total OAN for the entire Central Norfolk SHMA.

It should be noted that data relevant to the calculations that produce the OAN is regularly updated. As such, the Authority will work with relevant Councils to ensure that the SHMA and OAN is updated.

Figure 82: Projected Dwellings needed for Different Sub-Geographies (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census. Note: figures may not sum due to rounding)

	Core	NPA	Greater Norwich	The Broads	5 LA Total
Demographic starting point: CLG household projections 2015-36	25,660	25,380	32,823	-	51,707
Baseline household projections taking account of local circumstances	26,968	26,675	34,501	195	51,835
Allowance for transactional vacancies and second homes: based on dwellings without a usually resident household	1,144	1,137	1,396	66	3,019
Dwellings	28,112	27,812	35,897	261	54,854
Adjustment for suppressed household formation rates: concealed families and homeless households	355 + 14 = 370	344 + 14 = 358	439 + 17 = 456	9 + 3 = 12	895 + 58 = 953
Baseline housing need based on demographic projections	28,482	28,170	36,353	273	55,807
Further adjustments needed...	In response to balancing jobs and workers:	0	0	0	0
	In response to market signals	2,811 – 370 = 2,441	2781 – 358 = 2,423	3,589 – 456 = 3,133	26 – 12 = 14
Combined impact of the identified adjustments	2,441	2,423	3,133	14	4,532
Full Objectively Assessed Need for Housing 2015-36	30,923	30,593	39,486	287	60,339

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4. The Broads OAN

The Central Norfolk SHMA says: *'The Broads are not included in any official population or household projections, but it was possible to estimate the indigenous change to the population and the net migration to the area to obtain population projections. Migration statistics have been calculated from the published data at a net 37 persons per year. The population projections can then be converted to household projections by using the weighted average headship rates for the Central Norfolk area'*.

'If the Broads had a typical age profile and migration patterns as the rest of Central Norfolk we would expect its OAN to be around 1.0% of its existing dwelling stock per annum, which would represent a figure of around 30 dwelling per annum. However, as is shown in Figure 81 the projected dwelling requirement for the Broads is 287 for the period 2015-36 using long-term migration trends.

¹ Please note that this table says 287, but the following table says 286. This is an error in the report. The Authority's figures are those set out in the table which states the OAN for each part of the Broads (Figure 81), so 286 dwellings.

This includes a very high second and holiday home rate of 25.4% to reflect the known high rates of vacant homes in the Broads Authority area. When dealing with low figures such as these, a small change will have a relatively large impact’.

‘The key driver behind these low figures is that the population profile of the Broads is older which gives more deaths and fewer household formations. Given the ageing population this will generate a net population growth of around 25 people per annum who need around 12 dwellings per annum. They are very low numbers, but reflect the age profile of the population’.

Figure 81: Projected Dwellings needed for the Broads by Local Authority (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census. Note: figures may not sum due to rounding)

	Breckland	Broadland	North Norfolk	Norwich	South Norfolk	Great Yarmouth	Waveney
ORS Model Using Long-term migration trends	0	50	70	3	40	66	57

The detailed methodology for calculating the OAN for the Broads can be found at Appendix C.

5. Meeting the Objectively Assessed Housing Need

The table below shows completions, permissions and allocations since April 2015. It has been updated to reflect the 2016/17 monitoring data. It shows that 55 dwellings have been completed, that 101 dwellings have been permitted but not delivered and there are allocations for 146 units (excluding those that are both permitted and continue to be allocated).

Taking the entire Local Planning Authority Area as a whole, the table shows that as at June 2017, the Authority has over provided by 16 dwellings with 19 years left to go in the plan period.

Taking the three Housing Market Areas individually, the table shows that the housing need has been exceeded in Central Norfolk and Waveney Housing Market Areas but there is a residual need in the Great Yarmouth Housing Market Area of 39 dwellings.

Of interest is the Housing Trajectory which is included at Appendix B which shows when sites could be delivered.

Linked to this Topic Paper is the Broads Housing and Economic Land Availability Assessment which can be found at <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

	Net completions since April 2015 (as at April 2017)					Permitted not completed (as at April 2017)					OAN in HMA*	OAN less completions and permissions in HMA	Outstanding allocations (2014 SS) not yet completed/permited~	Draft allocations in emerging Local Plan\$	Yet to find... (residual)#	Affordable housing delivered
	Market	Affordable	Second Home	Holiday Home	Total	Market	Affordable	Second Home	Holiday Home	Total						
Broadland	0	0	0	1	1	0	0	0	5	5	163	103	-		23	Claw back at Ditchingham plus any provided on the Utilities Site.
North Norfolk	0	0	0	0	0	0	0	0	0	0			-	Waterside Rooms, Hoveton - assume 6		
Norwich	0	0	0	0	0	0	0	0	0	0			Utilities site - assume 120	[Utilities Site]		
South Norfolk	52	0	0	0	52	0	0	0	2	2			-			
Great Yarmouth	1	0	0	0	1	1	0	0	5	6	66	59	Hedera House, Thurne - assume 16	[Thurne] Stokesby - assume 4	-39	None provided.
Waveney	1	0	0	0	1	84	0	0	4	88	57	-32	[Pegasus which is counted in the permissions section]	[Pegasus which is counted in the permissions section]	32	Claw back at Pegasus.
	54	0	0	1	55	85	0	0	16	101	286	130			16	
Note that the plan period is to 2036. This table reflects the situation as at April 2017.																
Noe that Broadland DC do not monitor completions on the Broads part of their district. The BA started monitoring this in 2015.																
* as calculated in Central Norfolk SHMA 2017																
~ as allocated in the Broads Authority Sites Specifics Local Plan 2014																
# green means over provision and red means residual need																
\$ Brackets show site rolled forward from 2014 Sites Specifics Local Plan. Stokesby and Waterside Room are additional sites allocated.																
													In Central Norfolk HMA area: 12.9% over provision.			
													In GY HMA area: 59.1% under provision			
													In Waveney HMA area: 56.1% over provision			
													Across Broads area: 5.59% over provision.			

6. About the Broads

The Local Plan lists the following special qualities of the Broads. This list is based on the qualities set out in the Broads Climate Change Adaptation Plan and Landscape Character Assessment. These special qualities are the reasons why the Broads is designated as an equivalent to a National Park. The following considerations which are assets to the Broads, tend to be constraints to development in the Broads.

- Rivers and open water bodies ('broads')
- Fens, reed beds and wet woodlands
- Grazing marshes and ditches
- Flood plains, estuary and coast
- Navigable, lock-free waterways
- Special wildlife
- Countryside access on land and water
- Views, remoteness, tranquillity, wildness and 'big skies'
- The people, the visitors, the activities
- History: geoheritage, cultural heritage, skills, archaeology, traditions, historic structures
- People's interactions with the landscape
- The settlements
- Variety of patterns and textures of the landscape.

Some aspects are discussed in more detail below.

The boundary of the designated Broads area generally follows the extent of the flood plain of the area's rivers, so most of it is at serious risk of **flooding**. Over 80% of the area is in flood risk zone 3 (according to both the Broads SFRA and the EA flood risk maps). National planning policy in relation to development and flood risk has tightened considerably in recent years. The following map shows flood risk in the Broads².



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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Water quality in the Broads is critical to the area's value for wildlife, and to its appeal for recreation and navigation. The NPPF and Broads Core Strategy emphasise the importance of enhancement of the natural environment and avoidance of water pollution.

The Broads is a **biodiversity** resource of international importance: a mosaic of shallow lakes (broads), reedbeds and fens, grazing marshes, heath and grassland, wet woodland, estuary and coast. These habitats support numerous

² Taken from the Environment Agency website: <http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>

species of conservation, including fen orchid, holly-leaved naiad, water vole, brown hare and bittern. The maps below show the habitats in the Broads³ as well as International Designations.

The Norfolk and Suffolk Broads is renowned as the UK's premier wetland, a unique and globally important **landscape** shaped and nurtured by its inhabitants since at least Roman times. Encompassing an area of 303km², the Broads sits between the peripheral urban areas of Norwich, Great Yarmouth and Lowestoft, with a short coastal strip at Winterton and an estuary at Breydon Water. The low-lying, mainly open and undeveloped landscape of the Broads comprises an interconnected wetland mosaic of rivers, broads, fens, marshes and woodland rich in rare habitats and species, some of which are unique to the area.

7. National Policy

The NPPF says the following in relation to objectively assessed needs, housing market areas and the Broads:

14. Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – 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; or – specific policies in this Framework indicate development should be restricted.⁹

Footnote 9: For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

47. To boost significantly the supply of housing, local planning authorities should:

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period*

115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

The National Parks Circular (2010)⁴ refers to the need for National Park Authorities (including the Broads Authority) to meet local housing needs and in particular affordable housing, but states that the areas are not suitable for unrestrained housing.

8. Meeting the residual Housing Need of the Broads

The Broads Authority will not undertake a call for sites to seek to address the 39 dwelling residual need (2.05 per year to 2036) in the Great Yarmouth Housing Market Area. Instead, through the Duty to Cooperate, Great Yarmouth Borough Council has agreed to meet the 39 dwelling residual need within their area of the Borough. The Broads Authority accepts this offer from Great Yarmouth Borough Council. Any dwellings completed in the Broads part of the Borough will be counted by the Borough Council towards their need/target.

There are three key reasons for not undertaking a call for sites and not seeking to meet the 39 dwelling residual need in the Great Yarmouth Housing Market Area:

a) We have over provided in the delivery of dwellings in the entire Broads Authority Executive Area as at 2017 with 19 years left in the plan period.

The previous table shows the completions and allocations to date and how this relates to the different Housing Market Areas and overall need. Whilst the need may not be met in each of the three Housing Market Areas, the

³ Taken from the Broads Authority Biodiversity Action Plan Framework Document 2009.

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/221086/pb13387-vision-circular2010.pdf

Authority considers that the completions, permissions and allocations provide significant housing in an extremely constrained area.

b) The part of the Broads within the Borough of Great Yarmouth is particularly constrained.

The Great Yarmouth Borough area of the Broads Authority is constrained from flood risk and European designated sites. Furthermore there are more sustainable locations, subject to fewer constraints, outside of the Broads Authority Executive Area where it is more prudent to develop land for residential dwellings.

c) Great Yarmouth Borough Council has agreed to meet the housing need for the entire Borough outside of the Broads to protect the special qualities of the Broads.

GYBC, in their representations to the Issues and Options consultation, stated that they do not consider it appropriate for the Broads to be obliged to meet the housing need in the Great Yarmouth area because of the special qualities of the Broads. They have already included the whole of GY Borough, including that part within the Broads, in their assessment of the Borough's housing needs. They are keen for the Memorandum of Understanding that has been signed to stay in place, and continue the arrangement that while the Borough will endeavour to meet the whole of its needs outside the Broads, any housing development coming forward in the Broads part of the Borough is counted towards delivery against the Borough's needs.

It is important to note also that we are considering development proposals through the planning application process for brownfield sites in three areas of the Borough of Great Yarmouth. Whilst there is no guarantee that there will be dwellings permitted on this site, there could be up to 25 dwellings provided through this route, in advance of the Local Plan, but delivered in an acceptable way for the protected landscape of the Broads.

9. Opinions of our constituent districts

This approach was shared with our six constituent districts in summer 2016. Four authorities considered the approach was fair and reasonable. Two districts however raised some comments.

Norwich City Council queried the delivery of affordable housing and Broadland Council queried if GYBC taking the Authority's residual need, without the Broads Authority undertaking a call for sites was sound and expressed concern that GYBC might in turn not be able to meet its own housing need and thus seek to pass it on to Broadland Council.

With regard to affordable housing, it is anticipated that some affordable housing will come forward through the Utilities Site allocation. The Pegasus scheme has planning permission, but will be rolled forward as an allocation in the new Local Plan (but not double counted) as it has not been built out yet. That scheme does not have any affordable housing on site as the promoters' assessment concluded that it is not viable, but there is a clawback provision in place – this could deliver some affordable housing.

Going forward however delivery of affordable housing is looking extremely unlikely in the Broads. For planning purposes, the Broads is not a National Park and therefore the threshold as set by Government, above which development needs to provide affordable housing is more than ten.

According to the Planning Application software used by the Broads Authority, over the last ten years a total of 142 planning applications for dwellings have been received. Some have been withdrawn, some approved and some refused. But 142 applications have been received. These applications amount to 585 dwellings in total. If all applications are included (including the large scale allocations at Hedera House, Pegasus, Ditchingham Maltings and the Utilities Site) the average number of dwellings per application is: 4.12 dwellings. If the large applications are removed and we focus on windfall (unallocated sites) then the average number of dwellings per application is: 1.94 dwellings.

If we presume that this trend will continue, the size of a typical housing application in the Broads that could come forward as windfall will not meet the threshold for affordable housing.

Looking at land owned by the Broads Authority, the size and location of the land as well as its current land use does not lend itself to being appropriately developed for affordable housing. So the Authority is not in a position to build affordable houses itself.

There is scope for the Authority to increase its housing target above the Objectively Assessed Housing Need to seek further affordable housing delivery. However the sites would need to be able to accommodate over 10 dwellings and have no unexpected costs in order to require affordable housing successfully and not be at risk as a result of viability of the scheme. Furthermore the Authority has already over provided in relation to its entire housing target with 19 years left in the plan period. There is also the special qualities of the nationally important and designated landscape that restrains development.

In relation to the issue of not completing a call for sites to seek to meet the residual need in GYBC the reasons for this are set out in section 8 and the Authority considers these reasons to be reasonable.

10. Conclusion

The Broads Authority will not undertake a call for sites to seek to address the 39 dwelling residual need (2.05 per year to 2036) in the Great Yarmouth Housing Market Area for the following reasons:

- i) We have over provided in the delivery of dwellings in the entire Broads Authority Executive Area as at 2017 with 19 years left in the plan period.
- ii) There are less constrained sites elsewhere in the Borough where it is more prudent to deliver residential dwellings.
- iii) Great Yarmouth Borough Council has agreed to meet the housing need for the entire Borough outside of the Broads to protect the special qualities of the Broads.

Of note, we are considering development proposals through the planning application process for brownfield sites in three areas of the Borough of Great Yarmouth.

Instead, through the Duty to Cooperate, Great Yarmouth Borough Council has agreed to meet the 44 dwelling residual need within their area of the Borough. The Broads Authority accepts this offer from Great Yarmouth Borough Council. Any dwellings completed in the Broads part of the Borough will be counted by the Borough Council towards their need/target.

Appendix A: Applications for dwellings for the ten years leading up to June 2016

The following table shows the number of applications for dwellings over the last ten years. These are all the applications received, whether they are approved, withdrawn or refused. It may also be the case that the same scheme appears a number of times. The aim is to show the average size of application received at the Broads Authority.

If all applications are included (including the large scale allocations at Hedera House, Pegasus, Ditchingham Maltings and the Utilities Site) the average number of dwellings per application is: 4.12 dwellings.

If the large applications are removed and we focus on windfall (unallocated sites) then the average number of dwellings per application is: 1.94 dwellings.

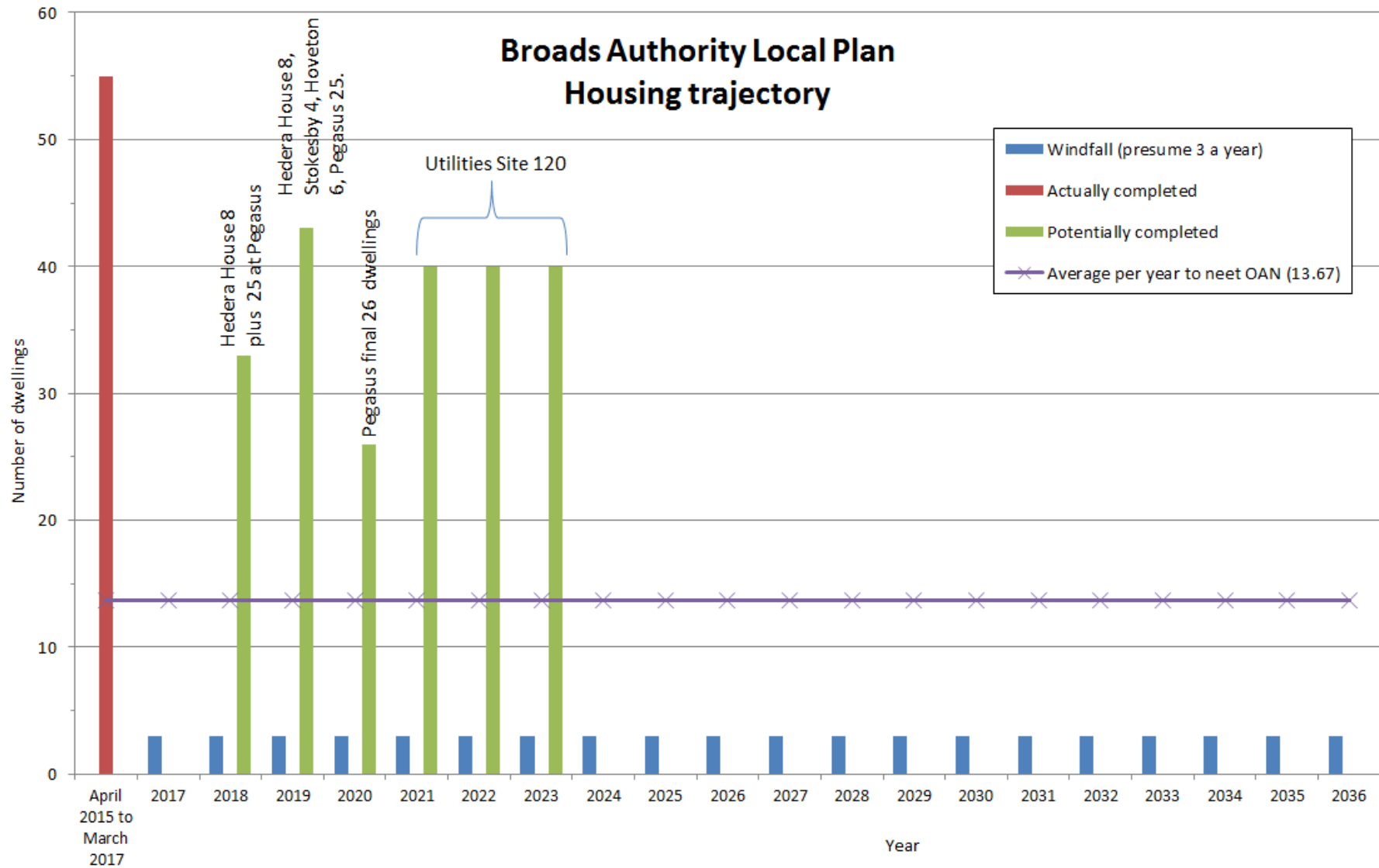
Application Number	Settlement	Decision	District	Number of dwellings
BA/2013/0132/OUT	Irstead	APCON	North Norfolk District Council	1
BA/2016/0200/OUT	Irstead	APCON	North Norfolk District Council	1
BA/2007/0311/FUL	St Olaves	WDN	Great Yarmouth	1
BA/2008/0015/FUL	St Olaves	REF	South Norfolk District Council	1
BA/2008/0064/FUL	Lowestoft	REF	Waveney District Council	1
BA/2008/0092/FUL	Bramerton	APCON	South Norfolk District Council	1
BA/2008/0107/FUL	Haddiscoe	REF	South Norfolk District Council	1
BA/2008/0124/FUL	Irstead	APCON	North Norfolk District Council	1
BA/2008/0155/FUL	Horning	APCON	North Norfolk District Council	1
BA/2008/0174/OUT	West Somerton	REF	Great Yarmouth Borough Council	1
BA/2008/0272/FUL	Lowestoft	WDN	Waveney District Council	1
BA/2008/0277/FUL	Wroxham	APCON	Broadland District Council	1
BA/2008/0284/FUL	Horning	APCON	North Norfolk District Council	1
BA/2008/0304/FUL	Lowestoft	APCON	Waveney District Council	1
BA/2008/0320/FUL	Brundall	WDN	Broadland District Council	1
BA/2008/0339/FUL	Lowestoft	WDN	Waveney District Council	1
BA/2008/0375/FUL	Burgh Castle	REF	Great Yarmouth Borough Council	1
BA/2008/0386/FUL	Lowestoft	REF	Waveney District Council	1
BA/2009/0050/FUL	Horning	REF	North Norfolk District Council	1
BA/2009/0062/FUL	Lowestoft	APCON	Waveney District Council	1
BA/2009/0081/FUL	Horning	APCON	North Norfolk District Council	1
BA/2009/0139/FUL	Acle	APCON	Broadland District Council	1
BA/2009/0147/FUL	Brundall	APCON	Broadland District Council	1
BA/2009/0158/FUL	Horning	WDN	North Norfolk District Council	1
BA/2009/0196/FUL	Hardley	REF	South Norfolk District Council	1
BA/2009/0200/FUL	Ludham	APCON	North Norfolk District Council	1
BA/2009/0206/FUL	Thorpe St Andrew	APCON	Broadland District Council	1
BA/2009/0215/FUL	Burgh Castle	REF	Great Yarmouth Borough Council	1
BA/2009/0234/FUL	Horning	APCON	North Norfolk District Council	1
BA/2009/0245/FUL	Thurne	APCON	Great Yarmouth Borough Council	1
BA/2009/0258/FUL	Lowestoft	WDN	Waveney District Council	1
BA/2009/0259/FUL	Ashby With Oby	APCON	Great Yarmouth Borough Council	1
BA/2009/0295/EXT8W	Oulton Broad	APCON	Waveney District Council	1
BA/2009/0330/FUL	Hoveton	APCON	North Norfolk District Council	1
BA/2010/0081/FUL	Brundall	APCON	Broadland District Council	1

Application Number	Settlement	Decision	District	Number of dwellings
BA/2010/0113/FUL	Repps With Bastwick	REF	Great Yarmouth Borough Council	1
BA/2010/0122/FUL	Brundall	REF	Broadland District Council	1
BA/2010/0151/FUL	Horning	APCON	North Norfolk District Council	1
BA/2010/0198/FUL	Hoveton	REF	North Norfolk District Council	1
BA/2010/0257/FUL	Horning	WDN	North Norfolk District Council	1
BA/2010/0268/FUL	West Somerton	APCON	Great Yarmouth Borough Council	1
BA/2010/0306/FUL	Hoveton	APCON	North Norfolk District Council	1
BA/2010/0307/FUL	Horning	APS106	North Norfolk District Council	1
BA/2010/0390/FUL	Horning	WDN	North Norfolk District Council	1
BA/2010/0412/COND	Irstead	APCON	North Norfolk District Council	1
BA/2010/0424/FUL	Burgh Castle	APCON	Great Yarmouth Borough Council	1
BA/2010/0431/FUL	Stokesby With Herringby	APCON	Great Yarmouth Borough Council	1
BA/2010/0432/LBC	Stokesby With Herringby	APCON	Great Yarmouth Borough Council	1
BA/2010/0433/OUT	Mettingham	REF	Waveney District Council	1
BA/2011/0005/FUL	Acle	APCON	Broadland District Council	1
BA/2011/0065/FUL	Wroxham	APCON	Broadland District Council	1
BA/2011/0080/FUL	Aldeby	APCON	South Norfolk District Council	1
BA/2011/0087/FUL	Horning	WDN	North Norfolk District Council	1
BA/2011/0095/FUL	South Walsham	APCON	Broadland District Council	1
BA/2011/0172/FUL	Repps With Bastwick	APS106	Great Yarmouth Borough Council	1
BA/2011/0199/FUL	Thorpe St Andrew	WDN	Broadland District Council	1
BA/2011/0205/FUL	Cantley	APCON	Broadland District Council	1
BA/2011/0232/FUL	Limpenhoe	WDN	Broadland District Council	1
BA/2011/0240/FUL	Burgh Castle	APCON	Great Yarmouth Borough Council	1
BA/2011/0256/FUL	Horning	APCON	North Norfolk District Council	1
BA/2011/0263/COND	Horning	APS106	North Norfolk District Council	1
BA/2011/0273/COND	Hoveton	APCON	North Norfolk District Council	1
BA/2011/0275/FUL	Haddiscoe	REF	South Norfolk District Council	1
BA/2011/0295/COND	Irstead	APCON	North Norfolk District Council	1
BA/2011/0296/FUL	Thorpe St Andrew	APCON	Broadland District Council	1
BA/2011/0306/FUL	Haddiscoe	REF	South Norfolk District Council	1
BA/2011/0358/CLUED	Repps With Bastwick	NONAPP	Great Yarmouth Borough Council	1
BA/2011/0378/COND	Dilham	APCON	North Norfolk District Council	1
BA/2011/0382/FUL	Lowestoft	APCON	Waveney District Council	1
BA/2011/0409/OUT	Mettingham	APS106	Waveney District Council	1
BA/2012/0050/FUL	Thorpe St Andrew	APCON	Broadland District Council	1
BA/2012/0083/FUL	Hoveton	APCON	North Norfolk District Council	1
BA/2012/0090/FUL	Cantley	APCON	Broadland District Council	1
BA/2012/0125/FUL	Acle	APCON	Broadland District Council	1
BA/2012/0164/FUL	Horning	REF	North Norfolk District Council	1
BA/2012/0235/FUL	Stalham	APCON	North Norfolk District Council	1
BA/2012/0239/FUL	Wayford Bridge	APCON	North Norfolk District Council	1
BA/2012/0281/FUL	Filby	WDN	Great Yarmouth Borough Council	1
BA/2012/0327/FUL	Filby	REF	Great Yarmouth Borough Council	1
BA/2012/0330/CLUED	Thorpe St Andrew	CLUEDN	Broadland District Council	1
BA/2012/0331/FUL	Acle	APCON	Broadland District Council	1
BA/2012/0333/FUL	Stalham	WDN	North Norfolk District Council	1

Application Number	Settlement	Decision	District	Number of dwellings
BA/2012/0394/FUL	Brundall	APCON	Broadland District Council	1
BA/2013/0105/COND	Burgh Castle	APCON	Great Yarmouth Borough Council	1
BA/2013/0135/FUL	Wroxham	APCON	Broadland District Council	1
BA/2013/0153/FUL	Filby	WDN	Great Yarmouth Borough Council	1
BA/2013/0156/FUL	Horning	APCON	North Norfolk District Council	1
BA/2013/0227/FUL	Horning	REF	North Norfolk District Council	1
BA/2013/0266/FUL	Filby	REF	Great Yarmouth Borough Council	1
BA/2013/0322/FUL	Horning	APCON	North Norfolk District Council	1
BA/2013/0402/OUT	Reedham	APCON	Broadland District Council	1
BA/2013/0404/FUL	Oulton	APCON	Waveney District Council	1
BA/2014/0041/CLUED	Thorpe St Andrew	CLUEDI	Broadland District Council	1
BA/2014/0108/FUL	Norton Subcourse	WDN	South Norfolk District Council	1
BA/2014/0154/FUL	Norton Subcourse	REF	: South Norfolk District Council	1
BA/2014/0343/OUT	Potter Heigham	REF	North Norfolk District Council	1
BA/2015/0148/FUL	Ludham	APCON	North Norfolk District Council	1
BA/2015/0170/FUL	Burgh Castle		Great Yarmouth Borough Council	1
BA/2015/0183/COND	Horning	APCON	North Norfolk District Council	1
BA/2015/0290/FUL	Mettingham	WDN	Waveney District Council	1
BA/2015/0352/FUL	Cantley	REF	Broadland District Council	1
BA/2015/0368/FUL	Burgh Castle	REF	Great Yarmouth Borough Council	1
BA/2016/0001/FUL	South Walsham	RET	Broadland District Council	1
BA/2016/0026/COND	Brundall	REF	Broadland District Council	1
BA/2016/0065/FUL	Runham	APCON	Great Yarmouth Borough Council	1
BA/2016/0069/COND	Hoveton	WDN	North Norfolk District Council	1
BA/2016/0080/FUL	Rockland St Mary	WDN	South Norfolk District Council	1
BA/2016/0184/FUL	Hoveton		North Norfolk District Council	1
BA/2016/0265/FUL	Rockland St Mary		South Norfolk District Council	1
BA/2016/0276/FUL	Lowestoft		Waveney District Council	1
BA/2016/0298/FUL	Kirby Bedon	RET	South Norfolk District Council	1
BA/2008/0158/FUL	Beccles	APCON	Waveney District Council	2
BA/2009/0252/FUL	Chedgrave	WDN	South Norfolk District Council	2
BA/2010/0124/FUL	Gillingham	APCON	South Norfolk District Council	2
BA/2010/0295/FUL	Ormesby St Michael	APCON	Great Yarmouth Borough Council	2
BA/2011/0161/FUL	Horning	APCON	North Norfolk District Council	2
BA/2012/0344/FUL	Loddon	APCON	South Norfolk District Council	2
BA/2015/0246/FUL	Claxton	APCON	South Norfolk District Council	2
BA/2008/0172/FUL	Stokesby	APCON	Great Yarmouth Borough Council	3
BA/2008/0345/FUL	Cantley	APCON	Broadland District Council	3
BA/2009/0257/OUT	Filby	APCON	Great Yarmouth Borough Council	3
BA/2012/0006/REM	Filby	WDN	Great Yarmouth Borough Council	3
BA/2012/0213/REM	Filby	APCON	Great Yarmouth Borough Council	3
BA/2013/0019/FUL	Wroxham	APCON	Broadland District Council	3
BA/2015/0123/FUL	Chedgrave	WDN	South Norfolk District Council	3
BA/2015/0381/FUL	Wroxham	APCON	Broadland District Council	3
BA/2008/0016/FUL	St Olaves	REF	South Norfolk District Council	4
BA/2008/0342/OUT	Filby	REF	Great Yarmouth Borough Council	4
BA/2013/0078/FUL	Stalham	APCON	North Norfolk District Council	4

Application Number	Settlement	Decision	District	Number of dwellings
BA/2014/0195/FUL	Lowestoft	REF	Waveney District Council	4
BA/2015/0277/FUL	Lowestoft	APCON	Waveney District Council	4
BA/2008/0077/FUL	Wroxham	REF	Broadland District Council	6
BA/2013/0217/OUT	Claxton	APCON	South Norfolk District Council	7
BA/2008/0197/FUL	Hoveton	APCON	North Norfolk District Council	8
BA/2011/0279/FUL	Norwich	WDN	Norwich City Council	10
BA/2009/0137/FUL	Stalham	WDN	North Norfolk District Council	14
BA/2009/0251/FUL	Stalham	APCON	North Norfolk District Council	14
BA/2016/0009/OUT	Thurne	WDN	Great Yarmouth	16
Cremorne Lane	Norwich	APCON	Norwich City Council	40
BA/2012/0271/FUL	Lowestoft	APCON	Waveney District Council	76
BA/2012/0005/FUL	Ditchingham	APS106	South Norfolk District Council	105
Generation Park	Norwich	WDN	Norwich City Council	120
				585

Appendix B: Housing Trajectory



Please note that the predicted completion rates and timings are generally consistent with those set out in the HELAA. Also, the monitoring periods cover the financial year; There could still be some completions after April 2017 which are not included in the table as these have not been monitored yet.

Appendix 3: Broads Executive Authority Area 2015 and 2017

Comparison of OAN 2015 and 2017

8. The Central Norfolk OAN produced in 2015 included an uplift for the dwellings required for the City Deal. The updated OAN produced in 2017 excluded the City Deal to ensure that the OAN was 'policy-off'. Housing projections including the 'policy-on' City Deal were also produced in 2017 for information only. The two sets of figures for 2015 and 2017 are reproduced below, with the OAN figure for each assessment highlighted in green.
9. The figures by local authority area from the ORS Model and jobs led growth in the 2017 assessment are shown below:

Figure 103: Projected Dwellings needed for the Broads 2017 by Local Authority (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census. Note: figures may not sum due to rounding)

	Breckland	Broadland	North Norfolk	Norwich	South Norfolk	Great Yarmouth	Waveney
ORS Model Using Long-term migration trends	0	50	70	3	40	66	57
Jobs led growth	0	55	76	4	43	66	57

10. The figures by local authority area from the ORS Model and jobs led growth in the 2015 assessment are shown below:

Figure 104: Projected Dwellings needed for the Broads 2015 by Local Authority (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census. Note: figures may not sum due to rounding)

	Breckland	Broadland	North Norfolk	Norwich	South Norfolk	Great Yarmouth	Waveney
ORS Model Using Long-term migration trends	0	53	95	3	34	63	47
Jobs led growth	0	57	103	3	37	69	51

11. The total OAN in was 286 in 2017 over the 21 year period 2015-36 based on the ORS model. In 2015, the OAN was 320 over the 24 year period 2012-36 based on the jobs-led growth in 2015. This averages as:
 - » 2017 OAN (21 years): 13.6 dwellings per year
 - » 2015 OAN (24 years): 13.3 dwellings per year

The process of assessing housing need in the Broads Executive Authority Area

12. Assessing the housing needs of the Broads Executive Authority Area has several particular difficulties, with the most difficult being working with the small numbers involved. In demography, which is the basis of producing an OAN, it is common to round to the nearest 100. In the case of the Broads, this would make no sense as each of the six local authority segments within the Broads would then be shown as either 0 or 100. Yet even small changes in the number of dwellings to be delivered in the Broads can be a challenge given the nature of the area. Also, the Broads Executive Authority has to work with the six Local Planning Authorities (LPA) to provide the dwellings. Therefore it is important for the OAN process to identify the need by six local authority areas within the Broads. Another fundamental problem is that most data sources, such as population and dwellings forecasts are published at a local authority level and not solely at a Broads Authority Executive Area level.
13. Following the Census 2011, the Broads Executive Authority carried out work to identify the dwelling numbers and population within the part of each output area that lay within the boundary of the Broads. From this, the output areas were combined to give the part of each local authority that lay within the boundary of the Broads. The starting point to produce the OAN was to take these population figures provided by the Broads Authority and to apply the age profile from the Census 2011³⁷ to each local authority area within the Broads. The population was then updated by apportioning 2015 mid-year estimates for local authorities between two areas; 'Central Norfolk within the Broads' (the four local authorities in Central Norfolk) and 'Great Yarmouth and Waveney within the Broads'. The two areas were used so as to give the largest possible areas to make the data as robust as possible and minimising the problem of small numbers.
14. The data was aged year by year, by age band and gender. Natural change from births and deaths, and cross-border migration were applied, with migration based on the 6 local authority rates as smaller area migration data was not available. Headship rates were applied and the number of households was apportioned by the local authorities, again based on the Broads Authority work. The vacancy and second home rate of 25.4% was based on second home and holiday home work by the Broads Executive Authority which involved a detailed assessment of Council Tax records. This rate was used as it is based on Broads local area data and therefore preferential to using district vacancy rates, which would be too low for the Broads, for consistency with the previous SHMA, and because the vacancy and second home rate figures in the previous SHMA were agreed.
15. For the jobs-led forecasts including the City Deal, the proportional uplift for each relevant local authority was applied to the number of dwellings in each local authority area within the Broads. The jobs-led forecast is not the OAN, but was included for information.
16. There are some small differences between 2015 and 2017 figures. The main reasons for these differences were:
 - » Migration rates and other population changes shown in the data between 2014 and 2015
MYE

³⁷

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/2011censuskeystatisticsforationalparksinenglandandwales>

» Changes to headship rates

17. The differences in total number of dwellings, comparing like with like are shown below. As might be expected, the ORS Model assessment using long-term migration trends for each of the two years should be compared against each other, and the jobs led growth for each of the two years should be compared against each other.

Figure 105: Comparison of Projected Dwellings for the Broads from the ORS Model and Jobs Led Growth for 2015 and 2017 Assessments (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census)

	Assessment year	Total dwellings	Period (years)	Average dwellings per year
ORS Model Using Long-term migration trends	2015	295	24	12.3
	2017 (OAN)	286	21	13.6
Jobs led growth	2015 (OAN)	320	24	13.3
	2017	301	21	14.3