

## Annual Monitoring Report Erratum

February 2025

This erratum applies to these Annual Monitoring Reports (AMR):

[Annual Monitoring Report 2023/24](#) – this demonstrates no five-year land supply using both the Liverpool and Sedgefield methods.

[Annual Monitoring Report 2020/21](#) – this demonstrates no five-year land supply using the Sedgefield method.

Where there is reference to the five-year land supply and discussion regarding there not being a five-year land supply, the text in these AMRs says the following:

The NPPG says: In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

Paragraph: 008 Reference ID: 68-008-20190722

Revision date: 22 July 2019

Paragraph 11d of the NPPF says:

*(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date 7, granting permission unless:*

*(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed 6 ; or*

*(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

With footnote 7 saying: *This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.*

Footnote 6 saying: *The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable*

*habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63 in chapter 16); and areas at risk of flooding or coastal change.*

**Conclusion The Authority cannot demonstrate a five-year land supply using the Liverpool method and the Sedgefield method. The presumption in favour of sustainable development, however, does not apply to the Broads.**

There is a slight error in this discussion.

The correct wording for the 2020/21 and 2023/24 AMRs is as follows:

The NPPG says: In decision-taking, if an authority cannot demonstrate a 5-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 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-date<sup>8</sup>, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> 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 combination<sup>9</sup>.*

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.*

The Authority's Local Plan policies are not out of date. The five year review of the policies can be found here: [https://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0026/519452/Five-year-review-of-2019-Broads-Local-Plan-Completed-PAS-template.pdf/](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0026/519452/Five-year-review-of-2019-Broads-Local-Plan-Completed-PAS-template.pdf/).

**Given that the policies of the Local Plan are not out of date, and there is no five-year land supply, paragraph 11c of the NPPF applies. This says, 'approving development proposals that accord with an up-to-date development plan without delay'. As such, the policies in the Local Plan will apply to schemes.**

**If, for whatever reason, policies of the 2019 Local Plan are deemed out of date and there is no five-year land supply, paragraph 11d of the NPPF applies. Following through this paragraph and the associated footnotes, the Broads is identified as an area of particular importance and the policies within the NPPF seek to protect it.**