



Agents Forum

16th September 2025

Local Plan update

Site Selections

Currently in the final stage of site selections for sites to be put forward as preferred options in the Reg 18 consultation.

Been through numerous member briefings with the Local Plan Working Group.

Taking into account the feedback received from the Parish and Town Council consultations.



Local Plan Timetable



The Local Plan is going to Cabinet on the 20th October to agree to the regulation 18 consultation.



If agreed the regulation 18 consultation will be launched by the 31st October.



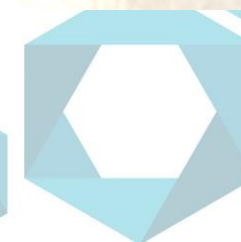
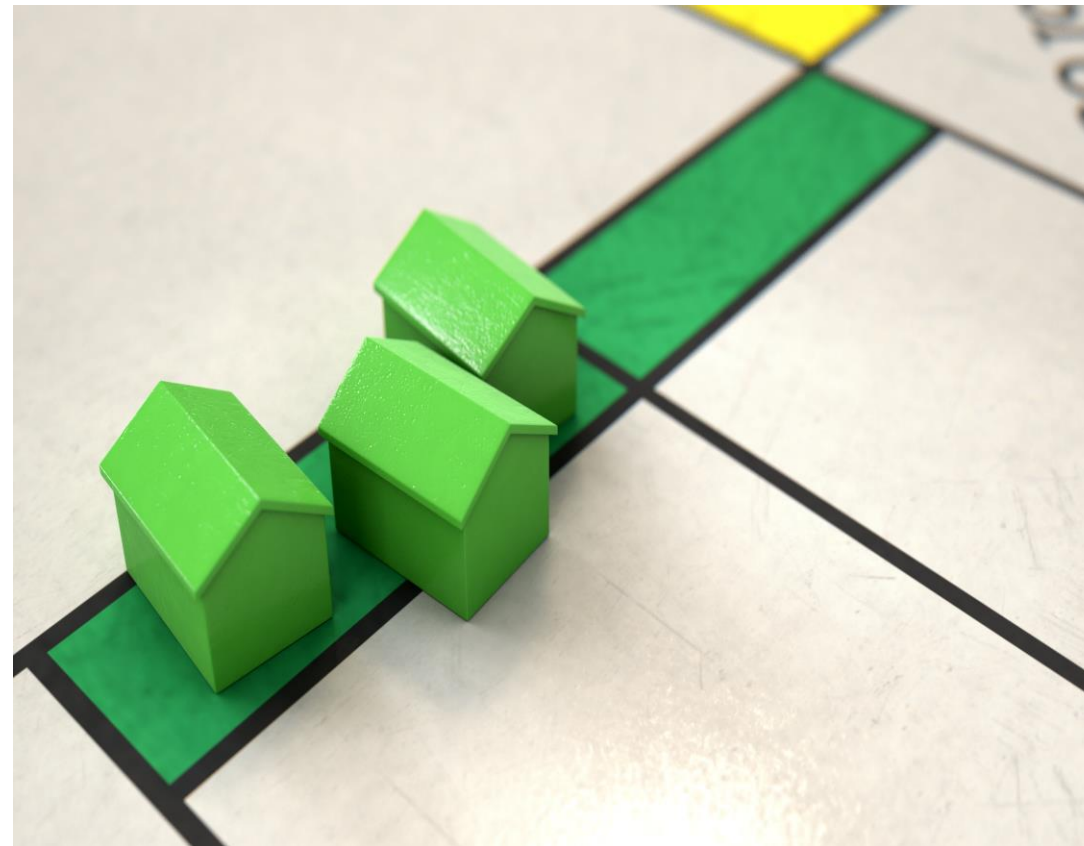
The consultation will be carried out over a period of 6 weeks and will give the opportunity to comment on all aspects of the Local Plan.

What if my site isn't in the Plan?

If your site isn't in the Local Plan regulation 18 consultation you can view the site assessments which will be published at the same time.

These will give reasons for the sites status.

If you disagree with the assessment you can submit evidence of why it should be included which will be assessed prior to the Reg 19 being published.





HEDNA update

Demand for Affordable Rented Homes

The following tables illustrate the demand and supply for affordable rent homes in Breckland:

Housing Register - Bedroom Need 10 th September 2025				
1 bed	2 bed	3 bed	4 + bed	Total
540	230	157	82	1009

Affordable Rent – Completed Homes 2024/25				
1 bed	2 bed	3 bed	4 + bed	Total
41	70	35	6	166

KEY STATISTICS

80 households in temporary accommodation

Currently 43 households requiring an adapted property

Over 50% of households on the register need a 1-bed property



Housing and Economic Development Needs Assessment (HEDNA) - Update

The Council published a Housing and Economic Development Needs Assessment (HEDNA) in May 2024. An update to this is being provided to reflect the revised housing target and plan period for the emerging Local Plan.

Key observations from the update are:

- Strategic Housing Mix remains the same (see next slide)
- Emphasises that social rent is a priority
- Reaffirms the importance of delivering homes to M4(2) accessible and adaptable standards so that homes respond to older residents' changing needs
- Continues to recommend a 90/10 split between affordable rented housing and low-cost affordable home ownership.
- Shared ownership homes are still the preferred product for affordable home ownership due to affordability across the district.
- The HEDNA update found no specific need for First Homes.



Strategic Housing Mix

The HEDNA provides evidence regarding the overall type and mix of housing needed across the District. The assessment and the emerging update identify a Strategic Housing Mix to meet the accommodation needs in the District across all tenures:

Strategic Housing Mix				
Tenure	1-bed	2-bed	3-bed	4+ beds
Market	5%	40%	35%	20%
Affordable Home Ownership	20%	45%	30%	5%
Affordable Housing (affordable rented inc. social rent)	35%	35%	20%	10%

- We are seeking to prioritise the delivery of 1-bed and 4-bed affordable homes .
- 1-bed homes should meet the Nationally Described Space Standard for 1b2p = 50m².
- 1-bed homes should have their own secure entrances due to vulnerability needs. Shared communal spaces such as lobbies and entrance hallways are not suitable for affordable tenures.





Building Control

1. Who we are
2. Fee increases from October 1st 2025
3. Building Safety Levy
4. Hot Topics / Questions

Who We Are...

Shaun Farman – Building Control Manager
Class 3 G/H Registered Building Inspector and Class 4 Technical Manager

Stuart Yerrell – Principal Building Control Inspector
Class 2F Registered Building Inspector

Mark Willson – Senior Building Control Surveyor
Class 2A Registered Building Inspector

Barrie Meen – Senior Building Control Surveyor
Class 2A Registered Building Inspector

Marie Sharman – Building Control Admin Support Officer

Vacant – Building Control Admin Support Officer



Fee Increases...

Coming into effect 1st October 2025

- First full review in many years – fees had not kept pace with rising costs
- Some increases may appear steep, but reflect the long gap since last review
- Building Regulations require fees to be cost-recovery, not profit-making
- Necessary to meet service costs: staffing, inspections, training, IT, statutory duties
- Supports compliance with Building Safety Regulator (BSR) oversight
- Aligns us with neighbouring authorities and ensures a fair, transparent structure

The new fee schedule will be published online for review shortly following the meeting, and communication sent out regarding the changes



Building Safety Levy...

What is it?

The Building Safety Levy is set to come into force on 1 October 2026. and it is a new Government charge introduced under the Building Safety Act to fund cladding remediation and wider building safety work nationally. It will be applied to most new residential developments and collected as part of the planning/building control process

Key points:

- Scope - Applies to most new residential developments in England.
- Exemptions - Affordable housing, self-builds, refurbishments, hospitals, and care homes are currently exempt.
- Calculation - Based on a per-unit charge (exact rates to be confirmed following consultation).
- Purpose - Funds will go to Government to support national building safety remediation, not retained locally

Impact on Agents / Clients:

- Needs to be factored into feasibility and early cost planning.
- Potential to affect site appraisals, funding, and client expectations.
- Important to advise clients early to avoid unexpected costs later



Hot Topics / Questions...

National Context

- All Building Control bodies now overseen by the Building Safety Regulator (BSR)
- Greater emphasis on competence, record-keeping & independence
- Regular audits underway across the country

Local Context

- Current BSR audit in progress for our service
- Ongoing recruitment – 1 admin post vacant
- Fee review implemented (1st October) to sustain service delivery

Process & Practice

- Stronger requirements for evidence at inspections (photos, notes, certificates)
- More collaboration with planning, land charges & environmental health

Looking Ahead

- Upcoming Building Safety Levy introduction
- Increasing scrutiny on Part B (fire), Part L (energy), and Part M (access)
- Greater client expectation for consistency and transparency





Anglian Water – Sewer Capacity Issues

- Earlier this year Anglian Water (AW) issued advice to Development Management Officers in Local Planning Authorities (LPAs) about how to interpret their consultation responses.
- Under the Water Industry Act 1991 owners or occupiers of premises have the right to connect regardless of capacity constraints. This is dependent on planning permission being granted
- Whilst not a Statutory Consultee most LPAs consult AW on major applications i.e. over 10 dwellings.
- AW currently have an issue around the capacity of some of their Waste Water Treatment Works (WWtW) to biologically treat increased levels of waste in line with their Environment Agency Permits and need to carry out remedials works to increase that capacity.
- As a result of these issues AW are objecting to planning applications which fall within the catchment of an affected WWtW. They provide no evidence of the harm that may create other than stating it would breach their EA permit.



- LPAs are not bound by that objection. They must have regard to it but without an evidenced based demonstration of harm it is likely to carry little weight.
- AW have asked for pre-occupation conditions that prevent new homes being occupied until sufficient infrastructure has been provided on areas where there are planned works. These are already the subject of legal challenge by both housebuilders and environmental groups.
- The issue is that for many of the WWtW there is no planned upgrade so this means that in many catchments they are asking that planning permission be refused.
- One key issue is that AWs investment plans, agreed last year and running up to 2030, do not take account of the new housing growth figures published in December 2024.
- There are currently no answers, we look at applications on a case by case basis.
- We are also engaging closely with AW over the Local Plan.



Planning Reform Update



Planning and Infrastructure Bill 2025.

- The Bill is currently at Committee stage in the House of Lords.
- Its aims are to:
 - Accelerate development
 - Streamline planning processes
 - Address housing shortages
 - Stimulate economic growth, and
 - Simplify the statutory consultee system



Key changes

- National Scheme of delegation – seeks to modernise planning committees and set out which applications should be determined by officers and which by Committee
- Mandatory training for planning committee members – Breckland already requires its Members to undergo training before they are able to sit on Planning Committee
- Planning Fees – Local Authority to be given the powers to set fees on a cost recovery basis.
- Nature restoration fund – Developers through “roof tax” will be able to contribute to larger environmental projects managed by Natural England instead of funding single site initiatives.
- Reducing the number of statutory consultees that must provide input into planning decisions.



Validation Update



Local Validation List

Local Validation Checklist Table

Application type	National Requirements						Local Validation Requirements															
	Application form/fee/Ownership Certificate	Location Plan (1:1250)	Block Plan (1:200/1:500)	To scale Plans of all existing and proposed elevations and floor plans	Design and access statement ¹	Complete Defra metric & statement ²	Biodiversity Gain Plan ³	Ecological Survey ⁴	Transport Assessment	Unilateral Undertaking for GRAMS ⁵	Heritage Statement ¹⁴	Arboricultural report ⁶	Flood Risk Assessment/Compliance With Policy ENV09 of the Breckland Local Plan (adopted 2019) ¹⁵	Structural Survey	Contaminated land vulnerability questionnaire ⁷	Air quality and dust ⁸	Lighting Assessment ⁹	Joinery details and Schedule of works	Healthy Planning Checklist ¹⁰	Health Impact Assessment	Community safety information	Nutrient Neutrality Calculator and HRA ¹¹
Householder	Yes	Yes	Yes	Yes				Where any protected and priority species are likely to be present			Yes, in a Conservation Area or within the curtilage ¹⁶ of a Listed Building or Heritage Asset	Yes where trees/hedgerows are likely to be affected										
Outline	Yes	Yes	Indicative plan showing potential layout		Yes if major application ¹¹ . In a Conservation Area if for one or more dwellings or building(s) with a floor space of 100 square metres or more	Yes (Major developments from 12/02/24 and minors from 02/04/24)	Yes (Major developments from 12/02/24 and minors from 02/04/24)	Yes	Yes for all major development	Yes where overnight stays are created	Yes, in a Conservation Area or within the curtilage ¹⁶ of a Listed Building or Heritage Asset	Yes where trees/hedgerows are likely to be affected	Yes for major applications ¹¹ or applications in areas of flood risk.		Yes	Applications which may have potential effects on air quality ⁸	Applications that include external lighting or floodlighting in the vicinity of residential properties or other sensitive uses		If over 5 dwellings or 1000sqm of floorspace	If over 50 dwellings	Yes for majors only	For development which generates an overnight stay in an NN catchment
Reserved Matters	Yes	Yes	Yes	Yes				Yes		Yes where overnight stays are created (and not completed at outline)	Yes, in a Conservation Area or within the curtilage ¹⁶ of a Listed Building or Heritage Asset	Yes where trees/hedgerows are likely to be affected	Yes for major applications ¹¹ or applications in areas of flood risk.		Yes	Applications which may have potential effects on air quality ⁸	Applications that include external lighting or floodlighting in the vicinity of residential properties or other sensitive uses		If over 5 dwellings or 1000sqm of floorspace	If over 50 dwellings	Yes for majors only	For development which generates an overnight stay in an NN catchment
Full	Yes	Yes	Yes	Yes	Yes if major application ¹¹ . In a Conservation Area if for one or more dwellings or building(s) with a floor space of 100 square	Yes (Major developments from 12/02/24 and minors from 02/04/24)	Yes (Major developments from 12/02/24 and minors from 02/04/24)	Yes	Yes for all major development	Yes where overnight stays are created	Yes, in a Conservation Area or within the curtilage ¹⁶ of a Listed Building or Heritage Asset	Yes where trees/hedgerows are likely to be affected	Yes for major applications ¹¹ or applications in areas of flood risk.	For all Policy HOU12 ¹³ applications – Yes. Also where new stories are added	Yes	Applications which may have potential effects on air quality ⁸	Applications that include external lighting or floodlighting in the vicinity of residential properties or other sensitive uses		If over 5 dwellings or 1000sqm of floorspace	If over 50 dwellings	Yes for majors only	For development which generates an overnight stay in an NN catchment

- Local Validation Checklist can be found at:
- [Local Validation List - Breckland Council](#)



Prior Approval Applications & Habitat Regulations

- **General Permitted Development Orders**

- **75.** It is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which—

(a) is likely to have a significant effect on a European site or a European offshore marine site

(either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

- **must not be begun until** the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority).

See our website for more information:

- **Permitted Development and Prior Approvals - Breckland Council**

The screenshot shows the Breckland Council website. The header includes the council's logo and navigation links: Home, My Breckland, Listen and translate, Residents, Business, Your Council, and Visitors and Leisure. The main content area is titled "Regulation 77 application" and explains that an application to the Local Planning Authority requires specific details. A list of requirements is provided: details of the development, a copy of any relevant notification, a £30 fee, and a Shadow Habitats Regulations Assessment (sHRA). A link "Apply online for Regulation 77 application" is highlighted. Below this, a warning states that failure to gain consent could result in enforcement action. The section "Permitted Development (not requiring prior approval)" follows, noting that applications in certain areas also require consent. A "How can I help today?" chat button is visible in the bottom right corner.



Any Other Business

