

Agents Forum

30th April 2025



Agenda

1. Introductions
2. Local Plan Update (GM)
3. Five-Year Housing Land Supply (SW)
4. Strategic Housing Mix (AG)
5. Custom and Self Build Register and Applications (SW)
6. RAMs (SW)
7. Planning Fees and Validation (SW)
8. Any Other Business/Questions





Local Plan update

1. Call for sites update
2. Timetable
3. Viability – Stakeholders

Call for sites



Call for sites finished 28th April.

Around 200 sites submitted in this round.

Around 500 were previously submitted – all sites are being reassessed.

There was no requirement for previous sites to be resubmitted however this is an opportunity to submit additional information.

Parish consultation will be undertaken in May and June.



Call for sites stage 2 assessment



No later than the end of July we will need sufficient information to be submitted to demonstrate that the site is:

- Suitable
- Deliverable
- Available



LDS Timetable – Approved 3rd March 2025

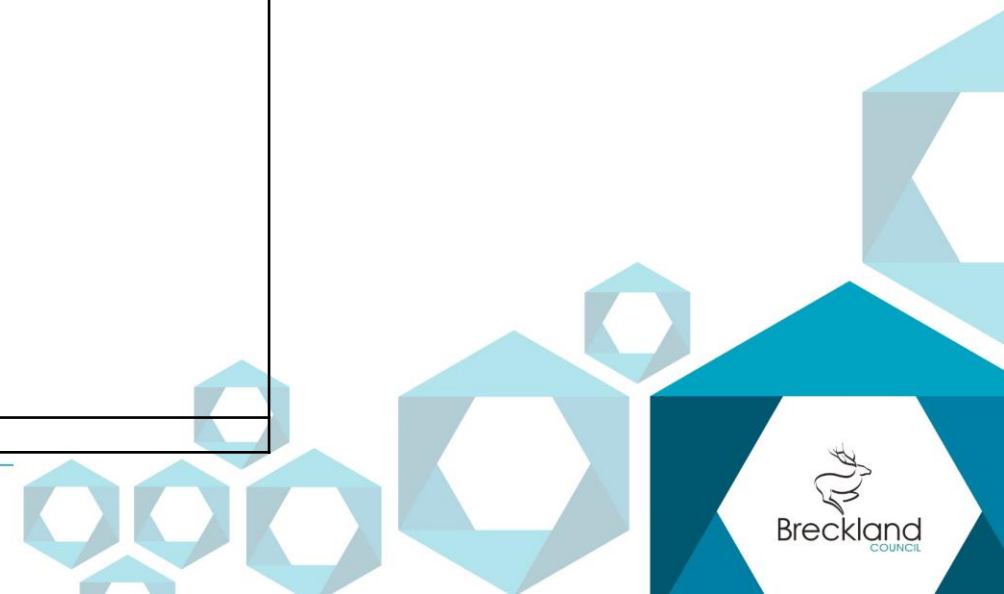
Stage Completed	
To be completed	

Coverage: District Wide		Full Update
Governance: Executive Team Cabinet / Full Council		
A	Commencement of Preparation	Q3 2021
B	Scoping of the Review	Q3 2021
C	Call for Sites	April – December 2022
D	Regulation 18 Issues and Options Preparation	October 2022 - February 2023
E	Regulation 18 Issues and Options consultation	March – May 2023
F	Regulation 18 (Development Options) (Preparation	June 2023 – December 2023
G	Regulation 18 Consultation (Development Options)	January – February 2024
H	Regulation 18 Consultation (Preferred Options Draft Plan) (Preparation)	February – April 2024
I	Regulation 18 Consultation (Preferred Options Draft Plan) (Public Consultation)	May – July 2024



LDS Timetable

Prepare revised local development scheme (Cabinet approval)	March 2025
<i>Time Taken</i>	3 months
Prepare and consult on Statement Community of Involvement (Cabinet approval)	July 2025
<i>Time Taken</i>	3 months
Sustainability Appraisal Scoping Report and preparation (including consultation) (Prepared externally)	Q1 2022 -Q3 2026 EXAMINATION DATE
<i>Time Taken</i>	Throughout process
Collation of evidence base including: HEDNA Update Retail and Leisure Study Open Space and Playing Pitch Strategy Power Study Habitats Regulation Assessment Integrated Assessment Local Nature Reserve Study Water Cycle Study Strategic Flood Risk Assessment Infrastructure Delivery Plan Whole Plan Viability Assessment Green Infrastructure Strategy Strategic Development Options work	Q2 2025 Q2 2025 Q2 2025 Q2 2025 and updated as allocations made Q1 2025 and updated as allocations made Q2 2025 and updated as allocations made Q2 2025 Q1 2025 Q2 2025 Q2 2025 and updated as allocations made Q1 2025 and updated as Plan progresses Q2 2025 and updated as plan progresses Q2 2025 Q4 2025
<i>Time Taken</i>	Throughout process

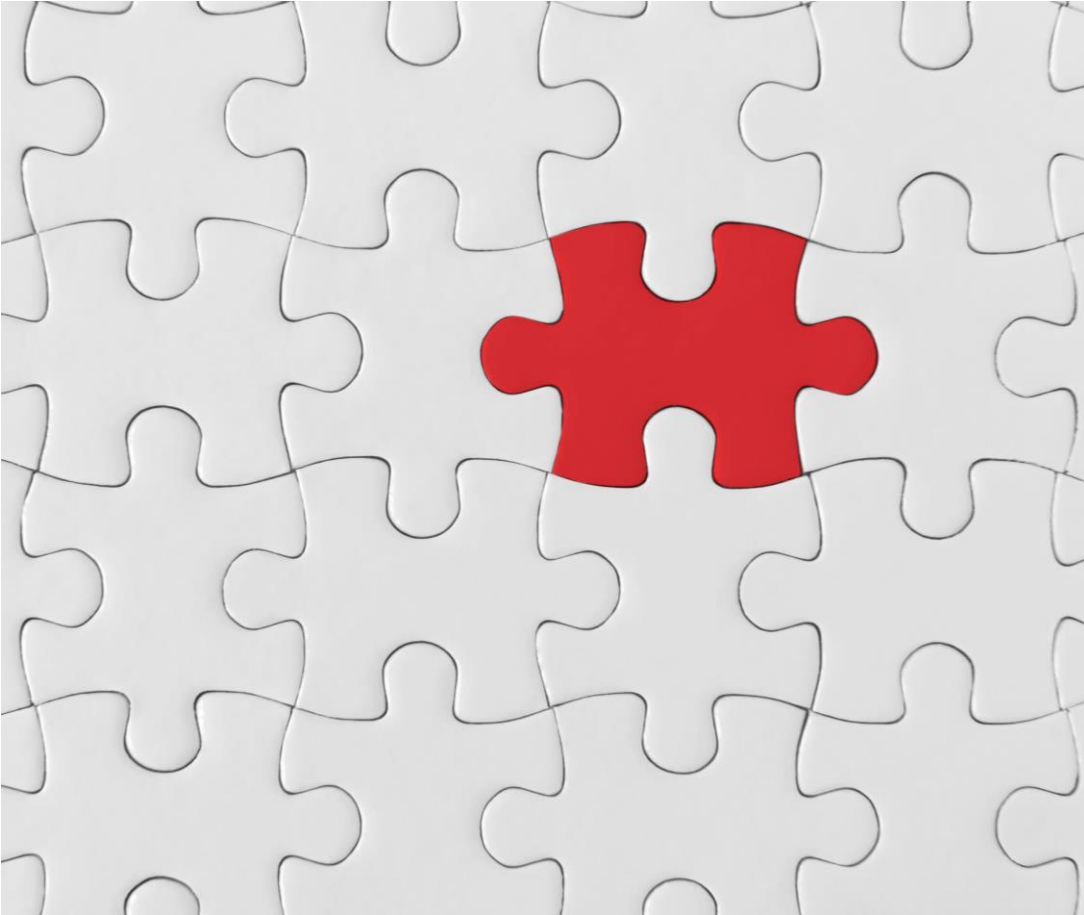


LDS Timetable

Revised Regulation 18 (Preferred Options Draft Plan) (Preparation and approval (Executive Group and Cabinet. Includes agreement of consultation Strategy)	January 2025 – October 2025
<i>Time Taken</i>	10 months
Revised Regulation 18 Consultation (Preferred Options Draft Plan) (Public Consultation and assessment of responses)	October 2025 – December 2025
<i>Time Taken</i>	6 week statutory consultation period
Regulation 19: Pre- Submission Draft: Preparation and approval (Executive Group and Cabinet)	January 2026 – June 2026
Time Taken	5 months
Regulation 19 Pre- Submission Draft: Consultation and assessment of responses)	July 2026 – September 2026
<i>Time Taken</i>	6 week statutory consultation period
Regulation 22: Approval of Submission Draft Preparation and approval (Executive Group and Cabinet)	November 2026
<i>Time Taken</i>	2 months
Regulation 22: Submission for examination	December 2026
<i>Time Taken</i>	1 month
Examination / Modifications (Regulations 23, 24)	2027 (PINS)
Adoption (Regulation 26 Full Council	2027



Viability Stakeholder Engagement



As you will have seen we are currently assembling our evidence base, for the viability assessment we need volunteers to be involved in stakeholder engagement, if you are interested please email:

rachel.gibbs@breckland.gov.uk





Strategic Housing Mix

Demand for Affordable Rented Homes

The following table illustrates that demand for affordable rent homes in Breckland on w/c Monday 28th April 2025.

Applicants Priority Band	Housing Register - Bedroom Need				
Band	1 bed	2 bed	3 bed	4 + bed	Total
Bronze	73	57	21	4	155
Silver	226	112	82	33	453
Gold	189	78	33	35	335
Emergency	59	27	17	10	113
Total	547	274	153	82	1056

KEY STATISTICS

117 households in temporary accommodation

25% of households below affordability threshold for private renting

45% of new housing should be affordable

Over 65's population likely to increase by 18,400 (52%) by 2046

Sources: HEDNA 2024 and Demand Analysis of Housing Service 2024



Guidance - Strategic Housing Mix

The Council published a Housing and Economic Development Needs Assessment (HEDNA) in May 2024.

The document provides evidence regarding the overall type and mix of housing needed across the District. The assessment identifies 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.



Affordable Homes Tenure Mix

The HEDNA evidences a need for a higher proportion of social and affordable rented homes, as set out below:

Affordable Homes Tenure Mix	
Tenure	HEDNA Assessed Needs
Social and Affordable Rent	90%
Affordable Home Ownership	10%

- Shared ownership homes are the preferred product for affordable home ownership due to affordability across the district.
- The HEDNA establishes that First Homes should not exceed a maximum sales value of £130,000 (after discount).

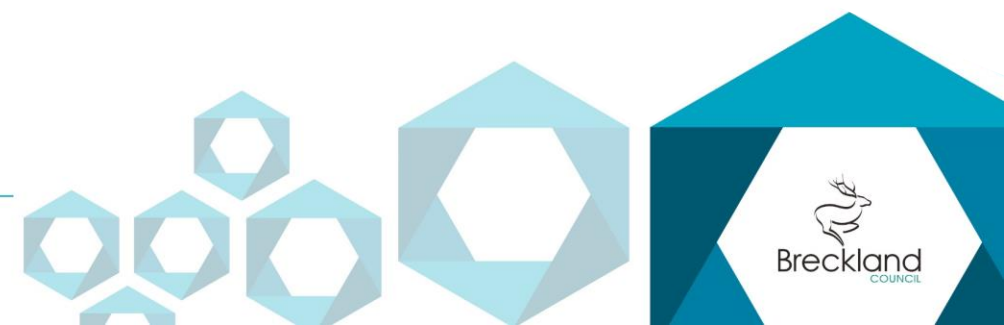


Accessible Homes

There is a pronounced need for properties which are suitable for adapted living. The current need is:

Applicants Priority Band	Adapted Properties - Bedroom Need				
	1 bed	2 bed	3 bed	4 + bed	Total
Bronze	10	8	5	0	23
Silver	7	10	2	1	20
Gold	7	0	0	0	7
Emergency	1	0	0	0	1
Total	25	18	7	1	51

- Accessible homes, particularly bungalows built to a M4(2) Standard - and ideally M4 (3) Standard - or homes with the ability to easily be adapted to meet this standard- are of significant priority.
- We are very happy to engage early on to possibly meet an identified accessibility need, especially homes for wheelchair users.





Custom and Self Build Applications

Custom and Self Build Applications

- Custom and self-build **must** form part of the description of development.
- The owner of the home **must** have had primary input into the design and layout of the dwelling. Submissions should include (at least):
 - a written statement setting out how the self-builder has had input into the design and layout of the home;
 - where and what parts of the process, inspiration and how this has been executed/evolved, including details of meetings;
 - details of sufficient funds to build (i.e. self-build mortgage agreement), and;
 - a design and engagement brief setting out how the relevant parties will work together to deliver the project.
- The person promoting the plot should be included on the Authority's custom and self-build register at the time of applying for planning permission.
- Please note we now charge £50 joining the register registration is valid for 12 months only.
- [Custom and Self-Build Housing - Breckland Council](#)



Self Build Register and BNG

With regards to Biodiversity Net Gain (BNG), self-build is exempt, then the Exemption only applies when it meets all the following conditions:

- consists of no more than 9 dwellings
- on a site that has an area no larger than 0.5 hectares
- consists exclusively of dwellings that are custom or self-build as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015 \(opens new window\)](#)

Policy ENV01 of the Breckland Local Plan (2023) states:

‘All development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any)’.

Therefore, a condition requiring some net gain will be included on any SB permission.

Further information re BNG can be found on the Councils website at - [Biodiversity Net Gain - Breckland Council](#)





Norfolk Recreational Impact Avoidance and Mitigation Strategy Action Plan (RAMS)

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- <https://www.breckland.gov.uk/article/21525/Green-Infrastructure-and-Recreational-impact-Avoidance-and-Mitigation-Strategy>
- Tariff increased to £304.17
- New Unilateral Undertaking available to view on website, important to include:
 - Certification
 - Plan showing site
 - Do not date
 - Do not change tariff or indexation date
 - Must sign and have witnessed
 - To be submitted electronically





Planning Fees and Validation

Planning Fees



A guide to fees for Planning Applications in England

- New Planning fees:
1st April 2025
- Apply to all applications valid on/after this date (not received)
- https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
- 17 March 2025 - Every year, planning fees will be increased by the rate of inflation. The new fees will be published on the GOV.UK webpage in advance of 1 April each year.



- 6. The enlargement, improvement or other alteration of existing dwellinghouses (excluding flats).
 - £528
- 7. The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse (excluding flats).
 - £262



- [Local Validation List - Breckland Council](#)
- Introduction of Administration Fee for the Processing of Applications submitted via Email/Postal Service - £100



