

Great Yarmouth Borough Council

Local Development Framework

Core Strategy (Issues and Options) - Stage 1

Analysis of the Questionnaire, 'Planning Roadshow' and Workshops on the Draft Core Strategy for the Borough of Great Yarmouth

1 Introduction

- 1.1 The Core Strategy (Issues and Options) was subject to a period of consultation between the 24 October 2005 and Monday 5 December 2005 with the community and stakeholders. The document was made available to view on the Council's website, at Council Offices, Community Liaison and Information Points (CLIPs) during the consultation period along with a Core Strategy questionnaire.
- 1.2 To engage a wider audience and take the opportunity to explain the new system further the Council arranged a number of "Planning Roadshows" throughout the Borough at the following locations:
- Great Yarmouth Market Place – Tuesday 25th October 2005
 - Bradwell at the Rainbow Food Store – Wednesday 26th October 2005
 - Gorleston Library – Thursday 27th October 2005
 - Martham adjacent to the duck pond – Friday 28th October 2005
- 1.3 In addition, the Council felt it appropriate to hold a Core Strategy (Issues and Options) Workshop in conjunction with consultation on the development of the draft Local Transport Plan (2), Future Playspace Provision, Crime and Disorder Reduction Strategy and Teaching Primary Care Trust Estates Strategy on 24 November 2005.

2.0 Purpose of the Document

- 2.1 This document contains an analysis of the results of the questionnaire (section 1) and additional comments received (section 1) as a result of the 'planning roadshows' and the Core Strategy (Issues and Options) Workshop. Furthermore, comments received on the style and layout of the consultation material are also included (section 2) with options for possible improvement when undertaking consultation on future Local Development Documents (LDDs).

Section 1:

This section presents an analysis of the questionnaire results and those additional comments received as a result of the 'Planning Roadshows' and the Core Strategy (Issues and Options) Workshop. The results of the questionnaire are presented in the form of pie charts where possible. Where pie charts are not possible, due to the question, the results are listed with commentary. Where additional comments have been received, these are summarised under the appropriate headings.

In total, 102 (21%) responded to the Core Strategy (issues and Options) paper from a total 482 letters sent out. 72 (70.5%) completed the questionnaire, 29 (28%) responded by letter, but did not complete the questionnaire, and 1 responded electronically.

1. Issues in the Borough of Great Yarmouth (Question 1)

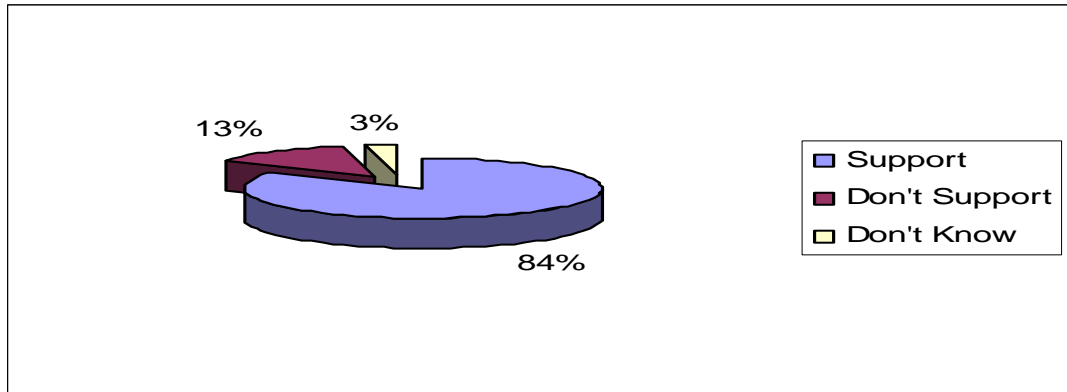
Question 1: What Issues do you consider to be important to the future of Great Yarmouth?

Summary of Comments received

- Employment - Allocating sufficient employment land for future needs. Skills and attainment levels of local workforce improved. The contribution that immigration does already, and will in the future, make to the local economy. The needs of such a population needs to be recognised and planned for. Better pay/skilled jobs new enterprise and business start ups need to be encouraged. Limit out of town development.
- Developing the potential of the town's waterfronts for high quality residential/mixed uses.
- Protecting the natural and built environment (historic). Good design in new developments. Restoration of derelict buildings
- Improved Infrastructure - support of the Third river crossing, Dualling of the Acle Straight, Outer Harbour project, electrified railway to Norwich, A149 bypass, pedestrianise Gorleston High Street (traffic free) and Park and Ride. Improved access to key services in the urban area as well as the rural area.
- Housing – Better quality housing. More short term residential accommodation for the elderly especially when they are discharged from hospital. Brownfield sites and buffer zones to be opened up to housing. Limit out of town development. Affordable housing. Providing sufficient housing land to meet both market and subsidised housing in locations which are reasonably accessible to employment, retail, leisure and educational opportunities and which have no or few environmental or flooding constraints.
- Community development to empower local communities to play a bigger role in solving local problems.
- More doctors surgeries
- Prevent the 'disadvantaged' accumulating in central areas.
- Education – better educational standards. Adult learning. Matching courses with employer needs
- Reduce vandalism.
- Park and Recreation - Good access to areas. Park and recreation areas to be maintained and improved. More community facilities.
- Tourism - more family facilities on seafront (not amusements). Updating of holiday industry through the form of a regional casino. Diversification away from traditional tourism.
- Cleanliness of streets and parks and open spaces
- Look towards becoming a Unitary Authority with Lowestoft.
- Support for the Urban Regeneration Company
- Cultural provision.
- Leisure – retain the Marina Centre as there are a lot of disabled people use this centre.
- Climate Change and Flooding – reflect issues of flooding and climate change and aspirations for development on the floodplain.
- The Core Strategy should set out a clear hierarchy of centres in the Borough with Great Yarmouth as the principle town. This is important to protect and enhance the vitality of existing centres.

2. Health and Population (Questions 2a, 2b and 2c)

Question 2a: Do you think we should encourage development which is accessible to shops, jobs, schools etc. by cycling or walking to reduce car use and improve health?

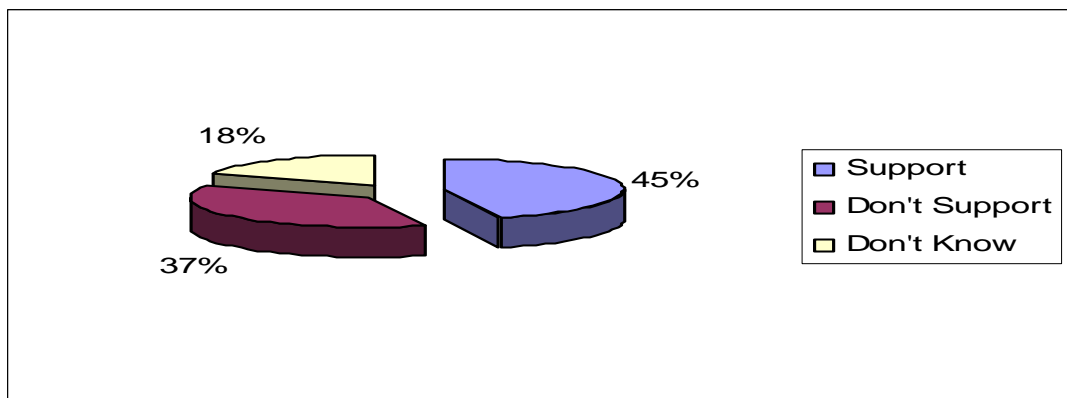


Additional Comments received in relation to question 2a

- Dependent on siting of the development.

Question 2a Commentary: From the representations received, the greater majority (84.2%) supported the option to encourage development which is accessible to shops, jobs, schools etc. by cycling and walking to reduce car use and improve health. However, the location of development would be dependent on constraints.

Question 2b: Should we continue to receive contributions from developers to help pay for new or extended medical facilities such as doctors surgeries? This may reduce the amount of contributions obtained for other facilities, such as affordable housing.

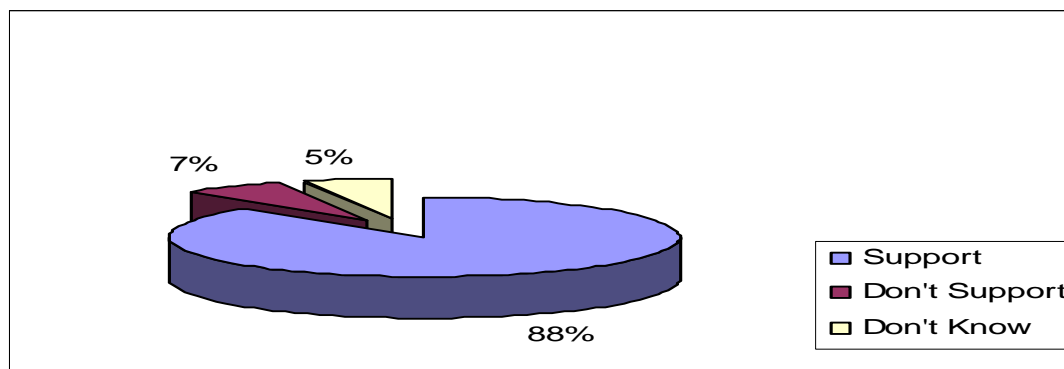


Additional Comments received in relation to question 2b

- None received.

Question 2b Commentary: From the representations received, the majority (45%) supported the option to receive contributions from developers to help pay for new or extended medical facilities such as doctors surgeries. However, 36.6% of respondents did not support this option as it may reduce the amount of contributions obtained for other facilities, such as affordable housing.

Question 2c: Should we resist the loss of existing community and leisure facilities, unless they are replaced on-site with those of an equivalent value?



Additional Comments received in relation to question 2c

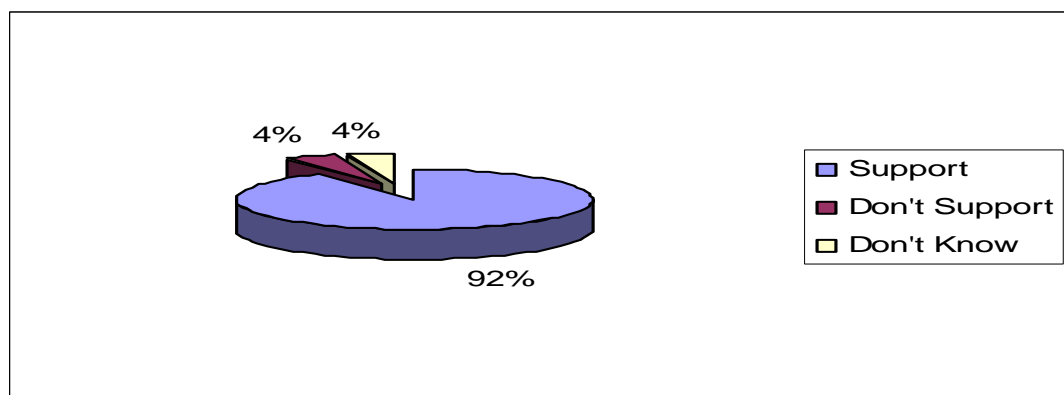
- Depends on their quality.
- Depends on whether site and level of facilities are still appropriate, or better elsewhere
- There are likely to be instances where replacing a facility off-site would be preferential i.e. where the existing facility is not large enough to meet current/future needs.

Question 2c Commentary: From the representations received, the majority (88%) supported the option to resist the loss of existing community and leisure facilities, unless they are replaced on-site with those of an equivalent value. However, the quality and need should be taken into account when preparing Development Plan Documents and assessing development proposals.

Through a Green Space Strategy assessment and audit, an informal and formal need has been established for the Borough of Great Yarmouth. This need will be taken into account when preparing Development Plan Documents and assessing development proposals.

3. Education (Question 3a, 3b and 3c)

Question 3a: Should the Council encourage the provision of well resourced and designed schools in appropriate locations?

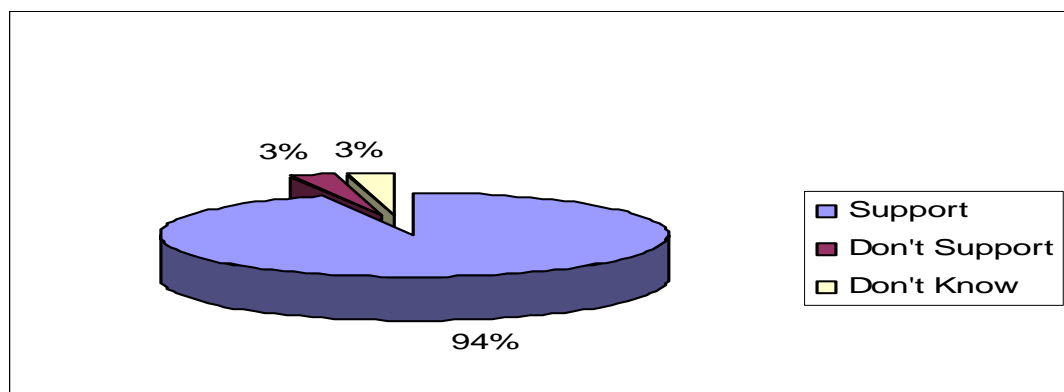


Additional Comments received in relation to question 3(a)

- There will be a need for developer contributions in order to fund the impact of new development on existing schools.

Question 3a Commentary: From the representations received, the majority (92%) supported the option to encourage the provision of well resourced and designed schools in appropriate locations. The Council will liaise closely with Norfolk County Council in preparation of the Development Plan Documents.

Question 3b: Should the Council ensure that learning opportunities are available to everyone at all ages.

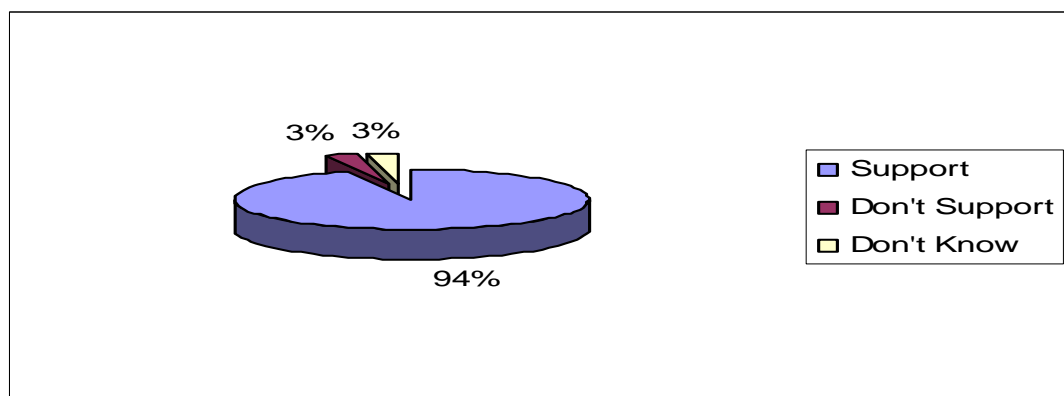


Additional Comments received in relation to question 3(a)

- Centred to support long term unemployed and unskilled more.

Question 3b Commentary: From the representations received, the majority (94%) supported the option to ensure that learning opportunities are available to everyone at all ages. The Council will liaise closely with Norfolk County Council in preparation of the Development Plan Documents.

Question 3b: Should the Council create better infrastructure and an environment to attract investment and employment opportunities.



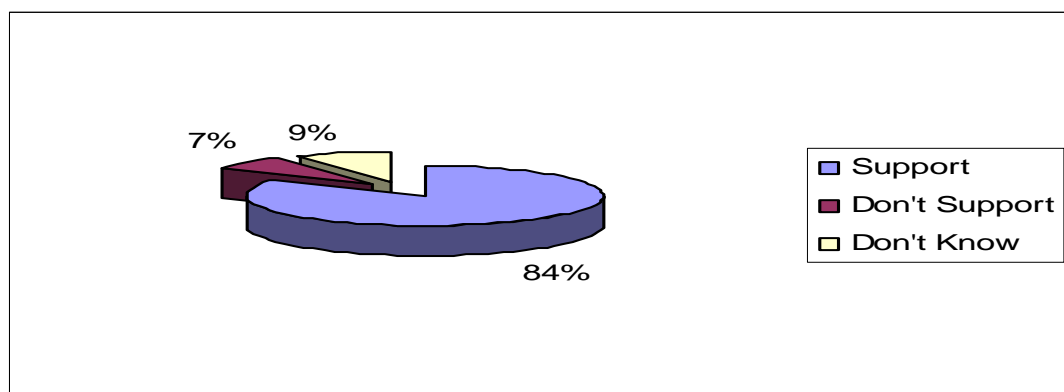
Additional Comments received in relation to question 3(a)

- This is a priority

Question 3c Commentary: From the representations received, the majority (94%) supported the option to create better infrastructure and an environment to attract investment and employment opportunities.

4. Crime and Anti-Social Activity (Questions 4a, 4b, 4c and 4d)

Question 4a: The Council should encourage a safer environment through good urban design (designing out crime') in all new developments and where applicable secure this through developer contributions.

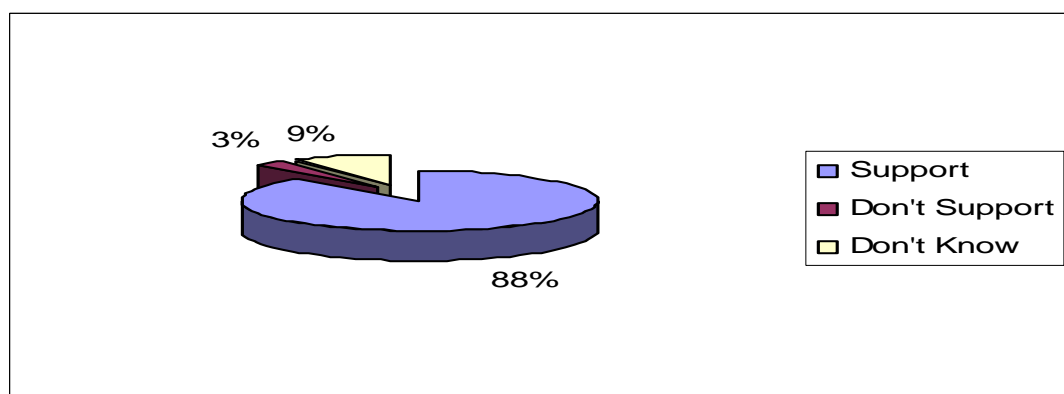


Additional Comments received in relation to question 4a

- None received

Question 4a Commentary: From the representations received, the majority (84%) supported the option to encourage a safer environment through good urban design (designing out crime') in all new developments and where applicable secure this through developer contributions. This will be taken into account when preparing the Core Strategy Preferred Options and Development Control (Criteria Based Policies) Development Plan Documents.

Question 4b: The Council should work with Norfolk County Council and local businesses to promote safety standards relating to the provision, design and location of street furniture and signage.



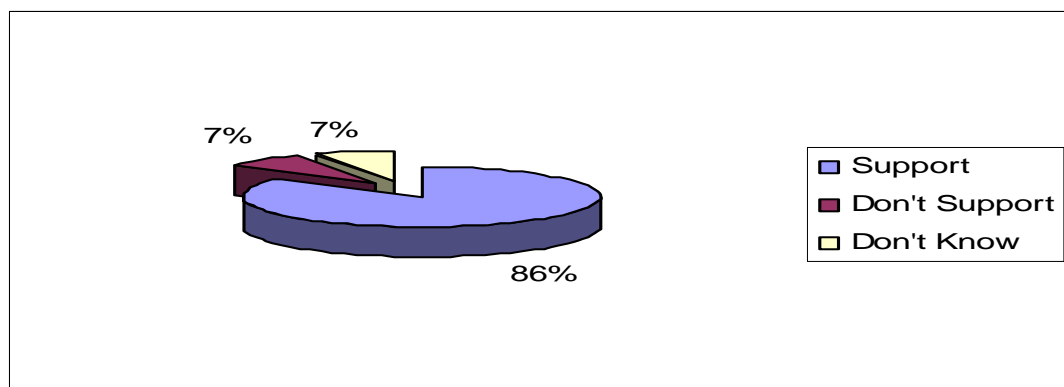
Additional Comments received in relation to question 4b

- None received

Question 4b Commentary: From the representations received, the majority (88%) supported the option to work with Norfolk County Council and local businesses to promote safety

standards relating to the provision, design and location of street furniture and signage. This will be taken into account when preparing the Core Strategy Preferred Options and Development Control (Criteria Based Policies) Development Plan Documents.

Question 4c: The Council should work with relevant business partners to continue the promotion and extension of CCTV within towns and village centres?

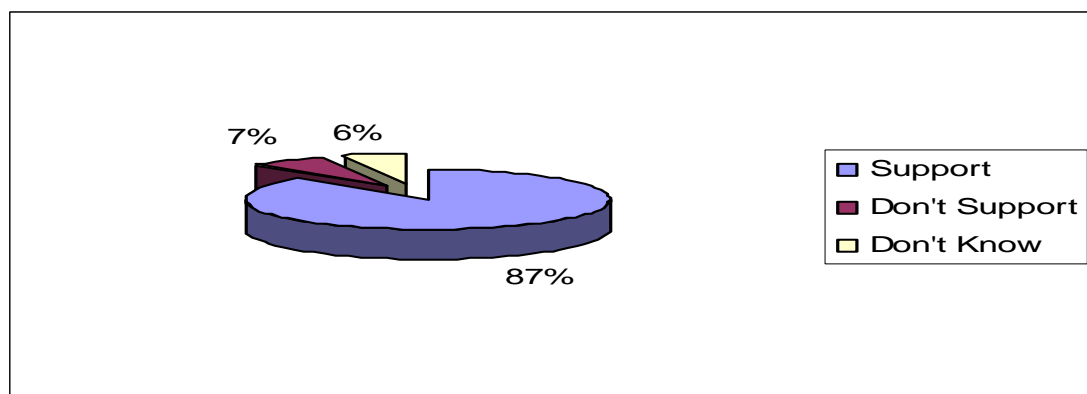


Additional Comments received in relation to question 4c

- Youth facilities are often under-provided for.

Question 4c Commentary: From the representations received, the majority (86%) supported the option to work with relevant business partners to continue the promotion and extension of CCTV within towns and village centres.

Question 4d: The Council should encourage the provision of youth facilities, for example meeting areas and shelters.



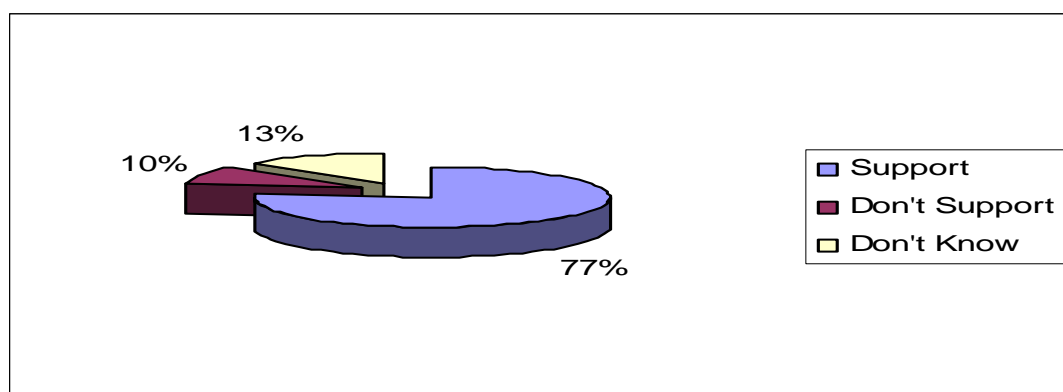
Additional Comments received in relation to question 4d

- Could be intimidating.
- A priority

Question 4d Commentary: From the representations received, the majority (87%) supported the option to encourage the provision of youth facilities, for example meeting areas and shelters. The Council will work closely with Norfolk County Council and where a need is established, this will be taken into account in the preparation of the Core Strategy Preferred Options and Site Specific Development Plan Documents.

5. Poverty and Social Exclusion (Questions 5a and 5b)

Question 5a: The Council should ensure any money from developer contributions is used, where applicable, for the provision of leisure and educational facilities.

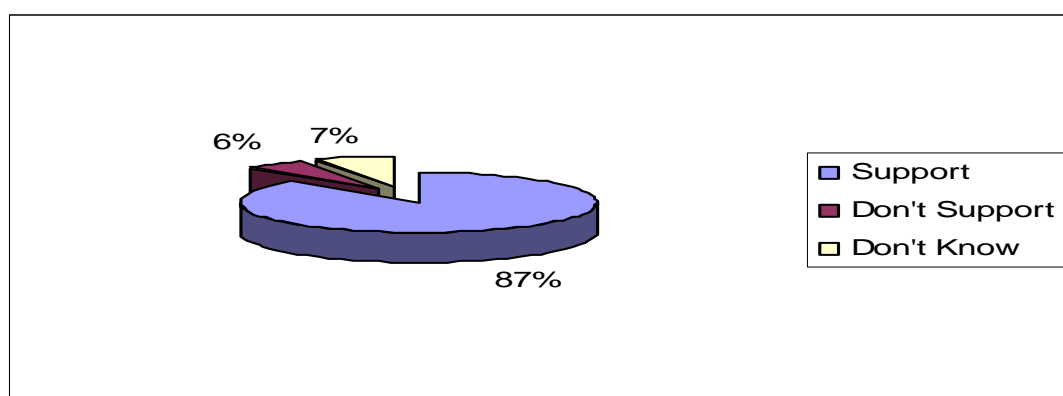


Additional Comments received in relation to question 5a

- How is the money used?
- Believe this when I see it.
- Provision for Affordable Housing and Community facilities?

Question 5a Commentary: From the representations received, the majority (77%) supported the option to ensure any money from developer contributions is used, where applicable, for the provision of leisure and educational facilities. Contributions from developer contributions will need to be taken into account in light of need and other additional contributions, such as affordable housing and community facilities.

Question 5b: The Council should encourage different and dual purpose uses for the existing community, educational and leisure facilities.



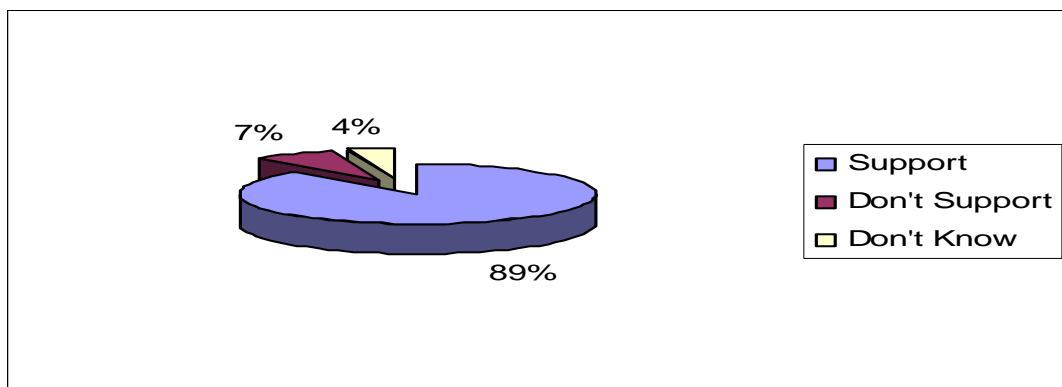
Additional Comments received in relation to question 5b

- Schools only.
- Make more use of schools

Question 5b Commentary: From the representations received, the majority (87%) supported the option to encourage different and dual purpose uses for the existing community, educational and leisure facilities. The Council will liaise closely with Norfolk County Council (Education) when preparing Development Plan Documents.

6. Access to Key Services (Questions 6a, 6b, 6c, 6d, 6e and 6f)

Question 6a: The Council will resist the loss of any existing community, education and leisure facilities, unless it is demonstrated that there are alternative accessible facilities of a similar quality and quantity.

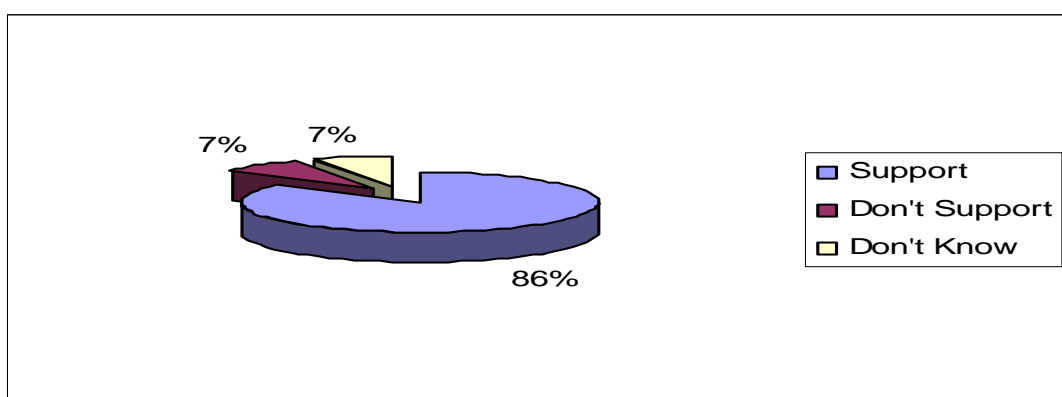


Additional Comments received in relation to question 6a

- Providing they are good facilities.
- Don't keep poor facilities for the sake of it.

Question 6a Commentary: From the representations received, the majority (89%) supported the option to resist the loss of any existing community, education and leisure facilities, unless it is demonstrated that there are alternative accessible facilities of a similar quality and quantity. In preparing Development Plan Documents it is also important to take account of the standard of the facility. The Council will liaise closely with partners when preparing Development Plan Documents

Question 6b: The Council should encourage different and dual purpose uses for the existing community, educational, and leisure facilities using contributions from developers.

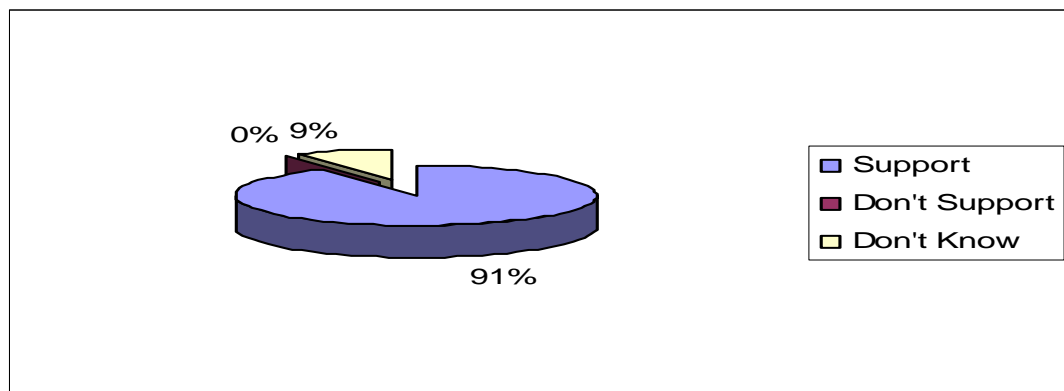


Additional Comments received in relation to question 6b

- Dual purpose facilities can offer a number of benefits, including reduced costs, improved security, more efficient use of land and the creation of stronger partnerships between different services.

Question 6b Commentary: From the representations received, the majority (86%) supported the option to encourage different and dual purpose uses for the existing community, educational, and leisure facilities using contributions from developers.

Question 6c: The Council should encourage the provision of additional and improved community, education and leisure facilities in appropriate and sustainable locations e.g. town and village centres.

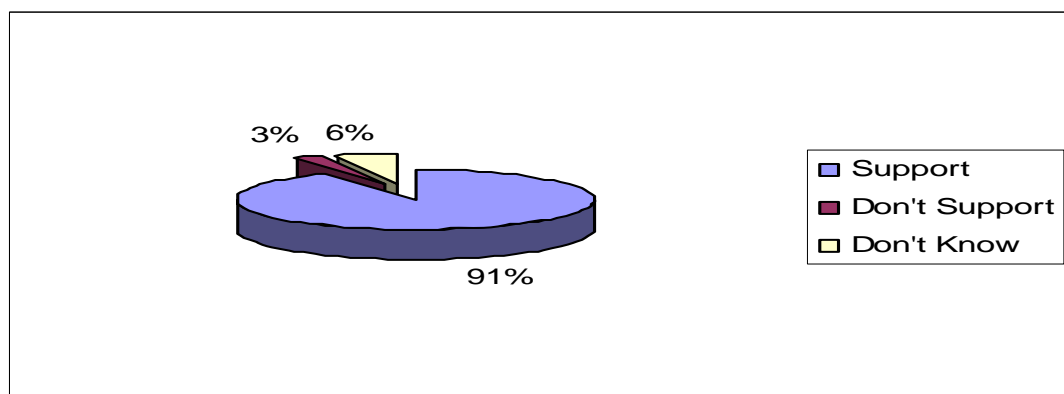


Additional Comments received in relation to question 6c

- If they are affordable, used and sustainable.

Question 6c Commentary: From the representations received, the majority (91%) supported the option to encourage the provision of additional and improved community, education and leisure facilities in appropriate and sustainable locations e.g. town and village centres. Where the need has been identified, this will be taken into account when preparing Development Plan Documents. The Council will incorporate the findings of background documents and liaise closely with Norfolk County Council in their preparation.

Question 6d: The Council will resist any developments which would harm the enjoyment or reduce access to informal recreational and leisure provision e.g. the Norfolk Coast footpath and cycleways.



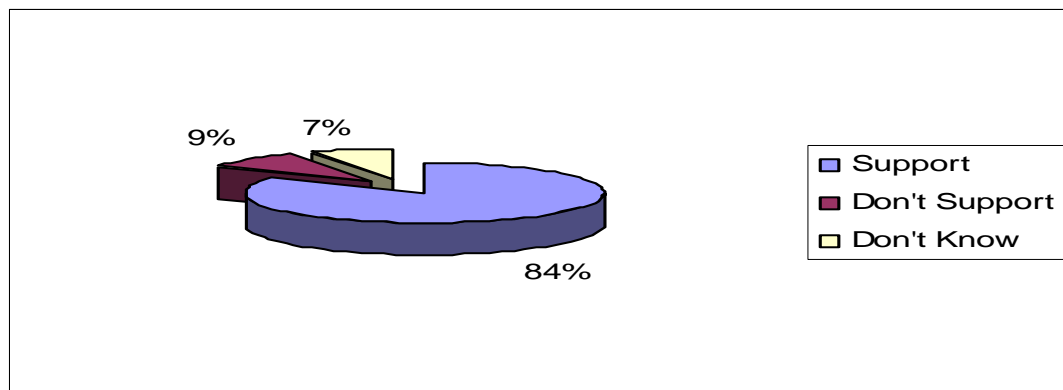
Additional Comments received in relation to question 6d

- Depends, some yes. Some perhaps not.

Question 6d Commentary: From the representations received, the majority (91%) supported the option to resist any developments which would harm the enjoyment or reduce access to informal recreational and leisure provision e.g. the Norfolk Coast footpath and cycleways. This will be taken into account in preparation of the relevant Development Plan Documents.

In doing so, the Council will liaise closely with the relevant partners, including the Norfolk Coast Partnership and Norfolk County Council.

Question 6e: The Council will seek developer contributions from residential developments to make additional provision and/or make improvements to open space, leisure or educational facilities.

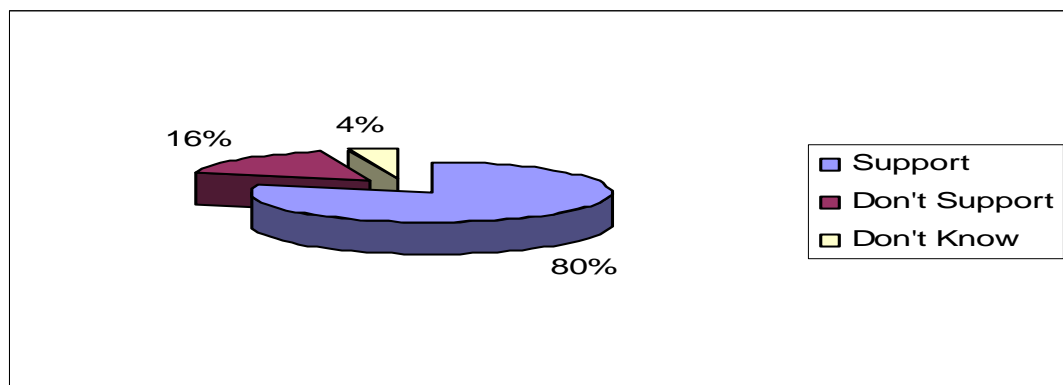


Additional Comments received in relation to question 6e

- If sustainable and cost effective on an ongoing basis.
- Stop developers using phones.
- Believe this when I see it.
- In general terms, developments have traditionally not made adequate provision for meeting the additional needs that they generate.

Question 6e Commentary: From the representations received, the majority (84%) supported the option to seek developer contributions from residential developments to make additional provision and/or make improvements to open space, leisure or educational facilities. Contributions will be assessed in light of background information and need. Considering the possible level of developer contributions, land values in the Borough and the constraints with land, it maybe necessary to carefully consider what contributions are viable. This may take the form of further consultation with stakeholders to evaluate the decisions and in light of background studies.

Question 6f: The Council should use developer contributions from non-residential developments to make additional provision and/or to make improvements to open space, play space, leisure or educational facilities.



Additional Comments received in relation to question 6f

- If sustainable and cost effective on an ongoing basis.

- Stop developers using phases.
- Believe this when I see it.
- In general terms, developments have traditionally not made adequate provision for meeting the additional needs that they generate.
- Do not support using developer contributions from non-residential developments to provide unrelated services.

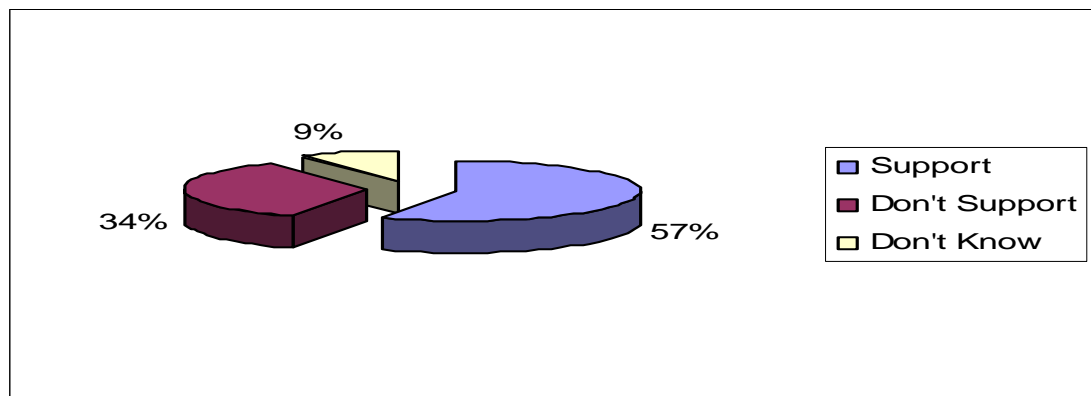
Question 6e Commentary: From the representations received, the majority (80%) supported the option to use developer contributions from non-residential developments to make additional provision and/or to make improvements to open space, play space, leisure or educational facilities. However, as above, contributions will be assessed in light of background information and need. Considering the possible level of developer contributions, land values in the Borough and the constraints with land, it maybe necessary to carefully consider what contributions are viable. This may take the form of further consultation with stakeholders to evaluate the decisions and in light of background studies.

7. Housing – High Density Development (Questions 7a and 7b)

How can we meet the Government’s Requirements?

Although the results of each question are recorded, question 7a and 7b are compared to conclude the preferred option.

Question 7a¹: Should the Council meet the Government's minimum requirement of 30 dwellings per hectare in all housing developments in Great Yarmouth?



Additional Comments received in relation to question 7a

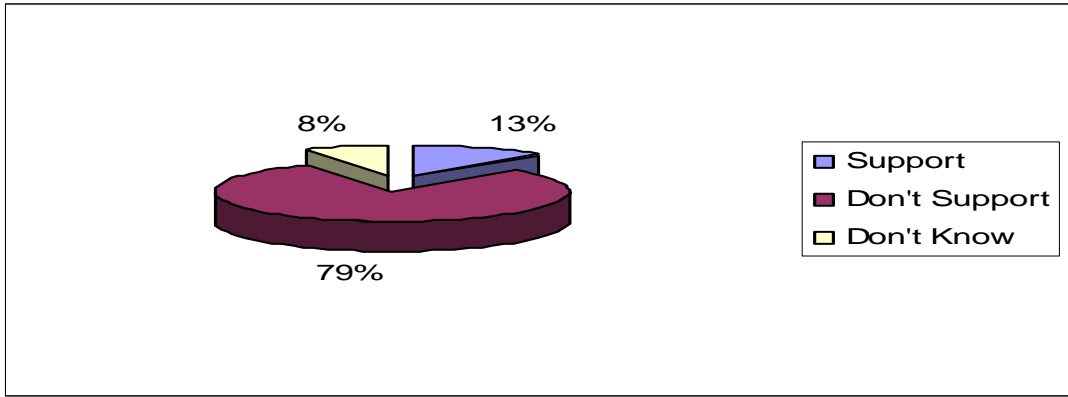
- Would support only where development will enable improved accessibility to services/facilities or where levels of accessibility are already high.

Question 7a Commentary: From the representations received 57% were in favour of meeting the Government's minimum requirement of 30 dwellings per hectare in all housing developments in Great Yarmouth? However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy. Question 7a should be compared with the results of question 7b.

Question 7b²: The Council should increase the minimum 30 dwellings per hectare in all developments (for example - 30 or 40 dwellings per hectares).

¹ Question 7a should be compared to the results of question 7b in meeting the Government’s requirements.

² As above for footnote 1.



Additional Comments received in relation to question 7b

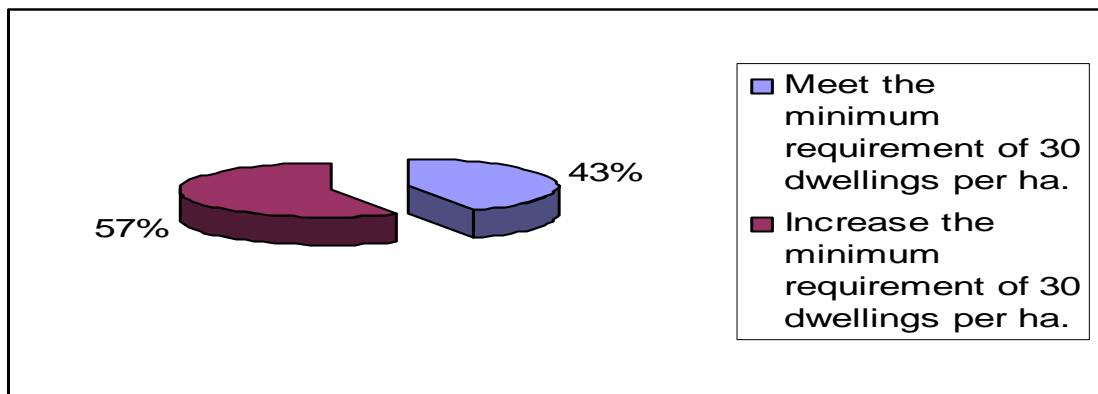
- Could have more high density in blocks but where to put them, not in dense urban areas.
- Housing yes. High density 'No'

Question 7b Commentary: From the representations received 79% were in favour of increasing the minimum 30 dwellings per hectare in all developments (for example - 30 or 40 dwellings per hectares). However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy. Question 7b should be compared with the results of question 7a.

The Preferred Option

Comparisons between question 7a and 7b: From the number representations received, the majority (57%) supported the option to increase the minimum 30 dwellings per hectare in all developments (for example - 30 or 40 dwellings per hectares) compared to 43% to only meet the minimum requirements (refer to pie chart below). However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy.

Preferred Option: The preferred option as a result of the questionnaire is to increase the minimum requirements of 30 dwellings per hectare (for example – 30 Or 40 dwellings per hectare

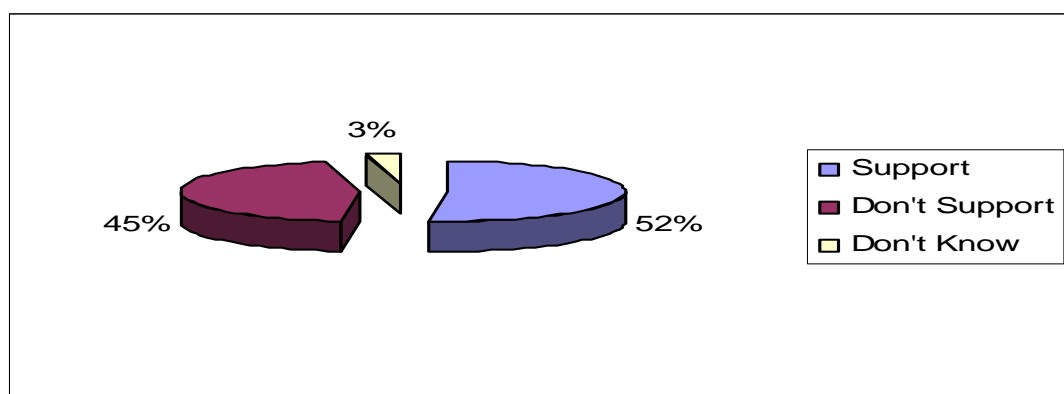


7. Housing – High Density Development Continued (Questions 7c, 7d, 7e, 7f, 7g and 7h)

Where do you think higher density housing should be located in Great Yarmouth?

Although the results of each question are recorded, question 7c, 7d, 7e, 7f, 7g and 7h are compared to conclude the preferred option.

Question 7c³: The Council should provide higher density housing in and around the main urban areas of Great Yarmouth and Gorleston.

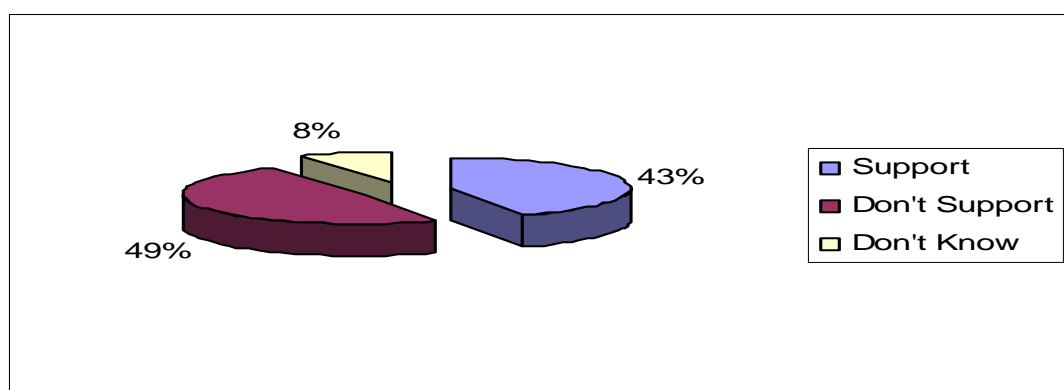


Additional Comments received in relation to question 7c

- Not to have them at all.

Question 7c Commentary: From the representations received 52% supported the option to provide higher density housing in and around the main urban areas of Great Yarmouth and Gorleston. However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy. Question 7c will be compared against the remaining questions to conclude the preferred option.

Question 7d: The Council should provide higher density housing in and around the main urban areas of Bradwell, Caister, Great Yarmouth and Gorleston.



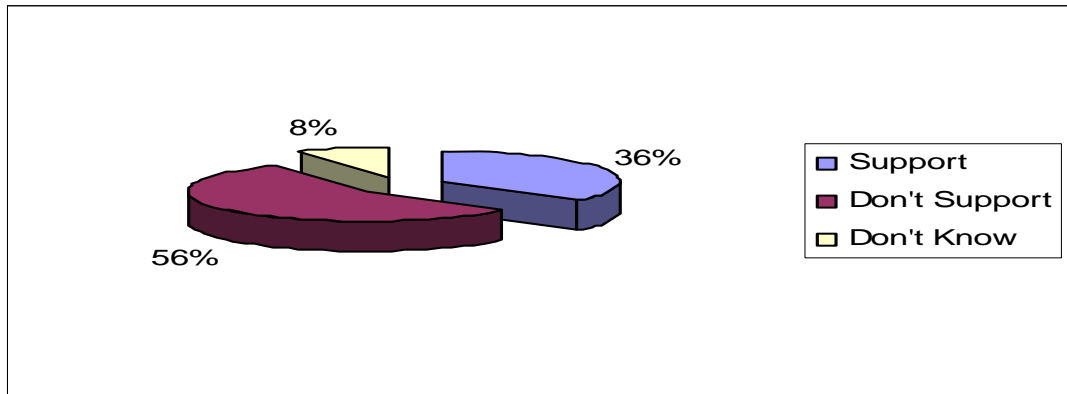
Additional Comments received in relation to question 7d

³ Question 7c should be compared against questions 7d, 7e, 7f, 7g and 7h in concluding the preferred option for where high density development should go..

- None received

Question 7d Commentary: From the representations received 49% did not support the option to provide higher density housing in and around the main urban areas of Bradwell, Caister, Great Yarmouth and Gorleston. However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy.

Question 7e: The Council should provide high density housing in and around the main urban areas and in the larger villages.

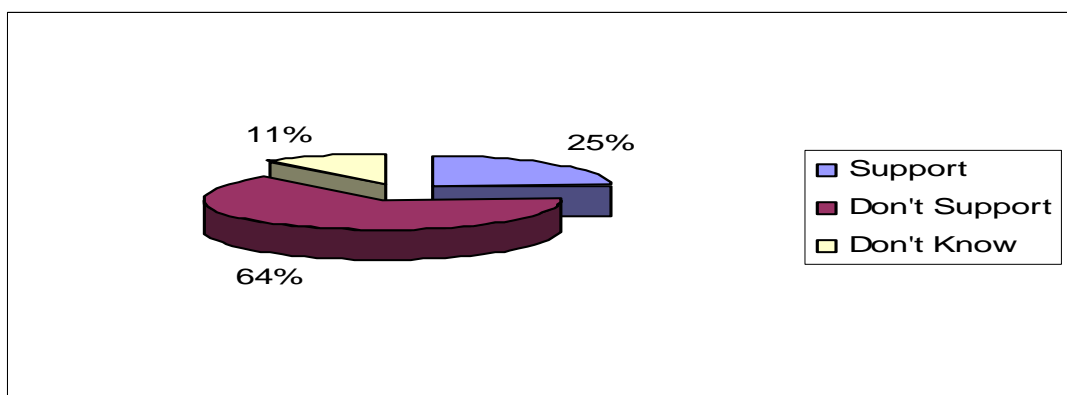


Additional Comments received in relation to question 7e

- None received

Question 7e Commentary: From the representations received 56% did not support the option to provide higher density housing in and around the main urban areas and in the larger villages. However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy.

Question 7f: The Council should provide high density housing in and around the main urban areas, the larger villages and in the remaining smaller villages throughout the Borough.

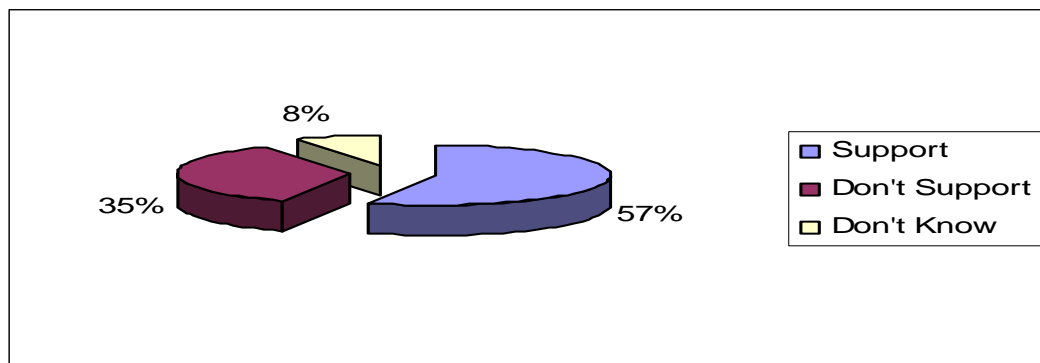


Additional Comments received in relation to question 7f

- None received

Question 7f Commentary: From the representations received 64% did not support the option to provide higher density housing in and around the main urban areas, the larger villages and in the remaining smaller villages throughout the Borough. However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy

Question 7g: The Council should provide high density housing in all locations where the quality of design is high and is in keeping with the surrounding area.

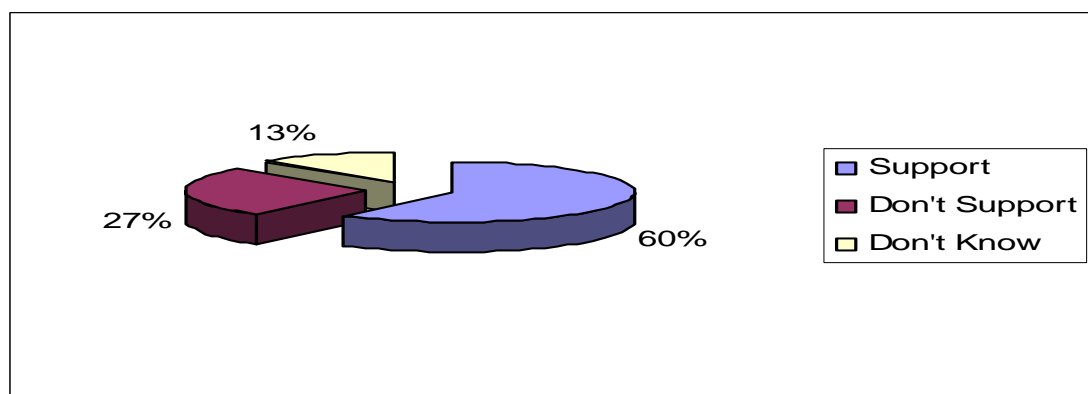


Additional Comments received in relation to question 7g

- None received

Question 7g Commentary: From the representations received 57% supported the option to provide higher density housing in all locations where the quality of design is high and is in keeping with the surrounding area. However, it is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy

Question 7h: The Council should provide high density housing where there is a recognised need for new housing in the Borough.



Additional Comments received in relation to question 7h

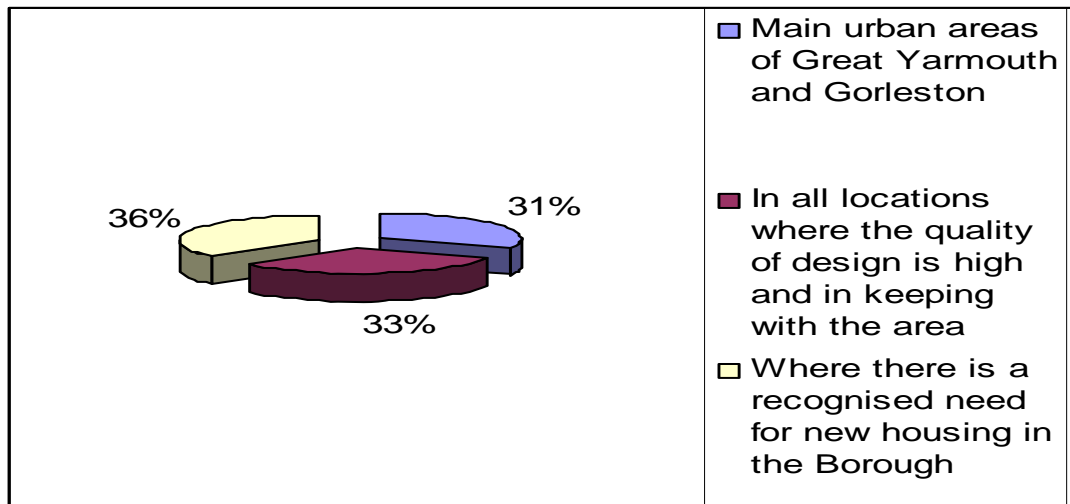
- None received

Question 7h Commentary: From the representations received 60% supported the option to provide higher density housing where there is a recognised need for new housing in the Borough. The implications of the housing needs Assessment and Regional Spatial Strategy are to be taken into account when formulating policy.

The Preferred Option

Comparisons between question 7c, 7d, 7e, 7f, 7g and 7h: The preferred location option for high density housing development is within the main urban areas of Great Yarmouth and Gorleston. Options 7d, 7e and 7f were not supported. However, the overall preferred option was to develop high density housing where there is a recognised need for new housing in the Borough. It is extremely important to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy.

Preferred Option: The Council should provide high density housing where there is a recognised need for new housing in the Borough.

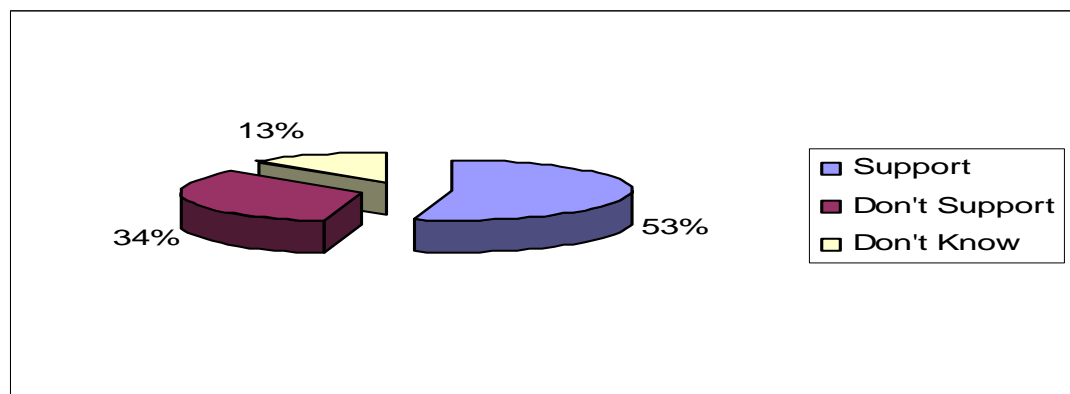


8. Housing – Affordable Housing (Questions 8a, 8b, 8c, 8d, 8e and 8f)

In meeting the Government's requirements should the Council:

Although the results of each question are recorded, question 8a, 8b, 8c, 8d, 8e and 8f are compared to conclude the overall preferred option.

Question 8a: The Council should use the minimum 30% set by the Government and continue to ask for affordable housing on all sites above 25 properties or on sites of 1 hectare or more, through a legal agreement, thus securing its permanent provision.

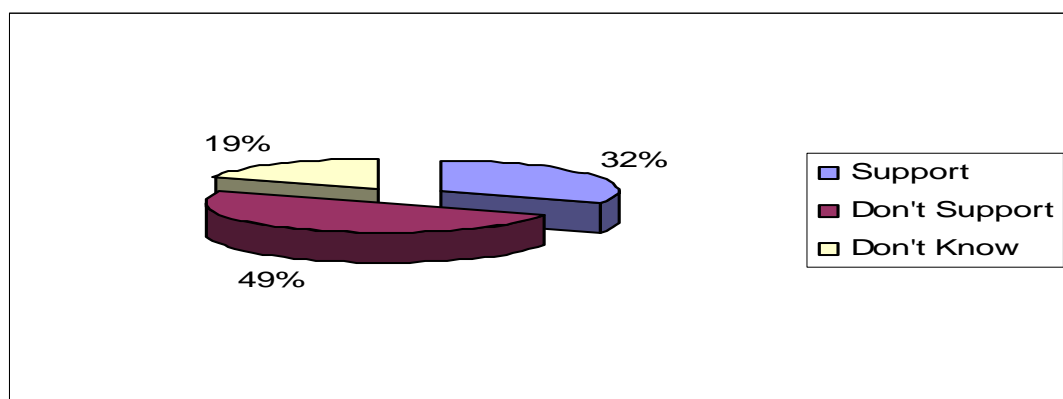


Additional Comments received in relation to question 8a

- None received

Question 8a Commentary: From the representations received 53% supported the option to use the minimum 30% set by the Government and continue to ask for affordable housing on all sites above 25 properties or on sites of 1 hectare or more, through a legal agreement, thus securing its permanent provision. It is essential to take on board the outcomes of the forthcoming Housing Needs Assessment and the implications of the Regional Spatial Strategy when formulating a housing density policy.

Question 8b: The Council should increase the minimum 30% (e.g. 35% or 40%) set by Government and continue to ask for affordable housing on all sites above 25 properties or on sites of 1 hectare or more.

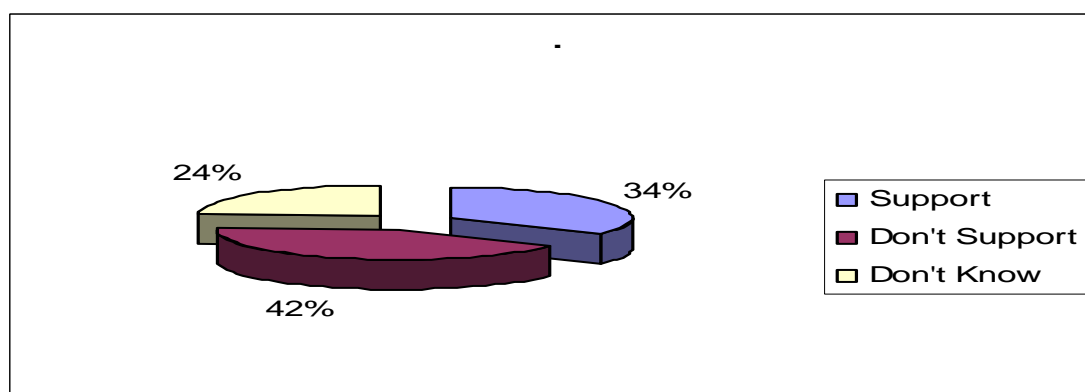


Additional Comments received in relation to question 8b

- None received

Question 8b Commentary: From the representations received 49% did not support the option to increase the minimum 30% (e.g. 35% or 40%) set by Government and continue to ask for affordable housing on all sites above 25 properties or on sites of 1 hectare or more. This will depend on the outcomes of the Housing Needs Assessment.

Question 8c: The Council should use the minimum 30% set by Government, but ask for affordable housing on all sites above 10 properties in smaller settlements and above 25 properties in larger settlements.



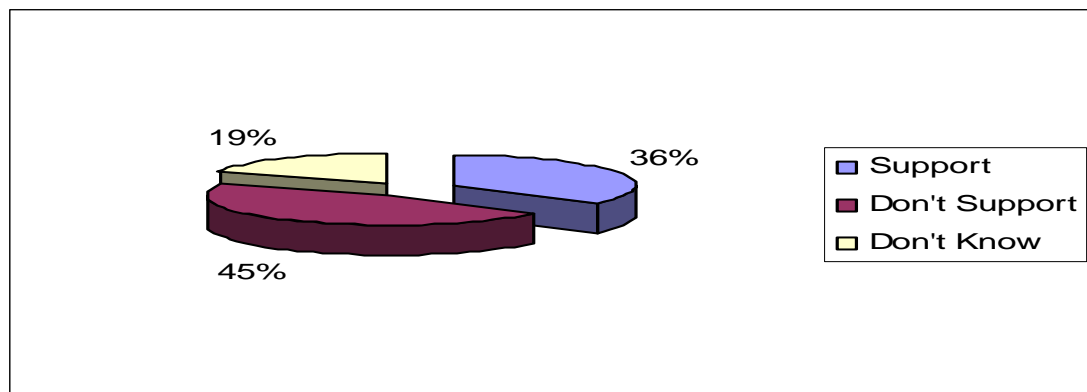
Additional Comments received in relation to question 8c

- None received

Question 8c Commentary: From the representations received 42% did not support the option to use the minimum 30% set by Government, but ask for affordable housing on all sites

above 10 properties in smaller settlements and above 25 properties in larger settlements. This will depend on the outcomes of the Housing Needs Assessment.

Question 8d: The Council should use the minimum 30%, but ask for affordable housing on all sites above 5 properties in smaller settlements and above 20 properties in larger settlements.

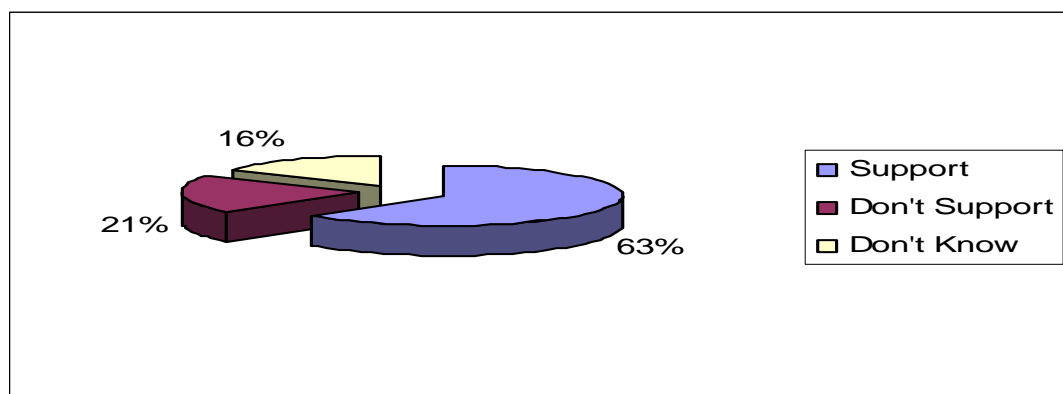


Additional Comments received in relation to question 8d

- None received

Question 8d Commentary: From the representations received 45% did not support the option to use the minimum 30%, but ask for affordable housing on all sites above 5 properties in smaller settlements and above 20 properties in larger settlements. This will depend on the outcomes of the Housing Needs Assessment.

Question 8e: The Council should ask for a contribution from all housing developments.

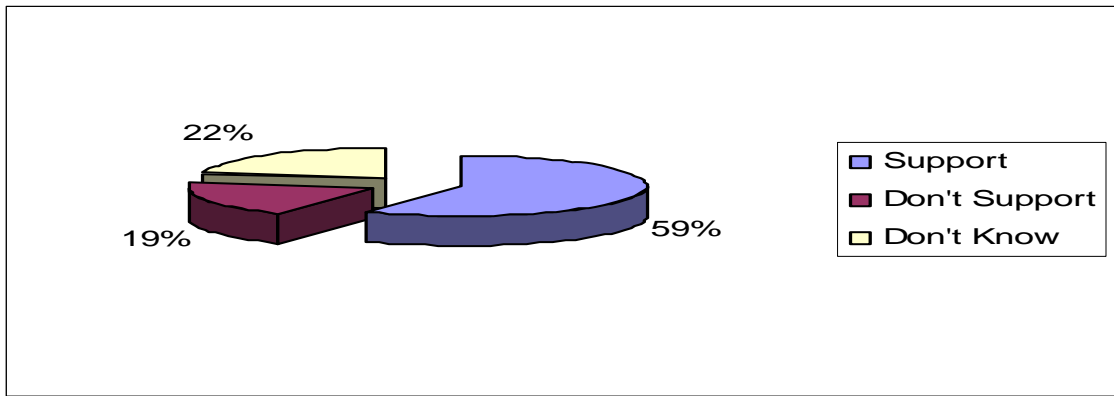


Additional Comments received in relation to question 8e

- None received

Question 8e Commentary: From the representations received 63% supported the option to ask for a contribution from all housing developments. This will depend on the outcomes of the Housing Needs Assessment.

Question 8f: The Council should require provision through developer contributions from other types of development, e.g. commercial, retail, leisure and business (office, industrial or warehousing).



Additional Comments received in relation to question 8f

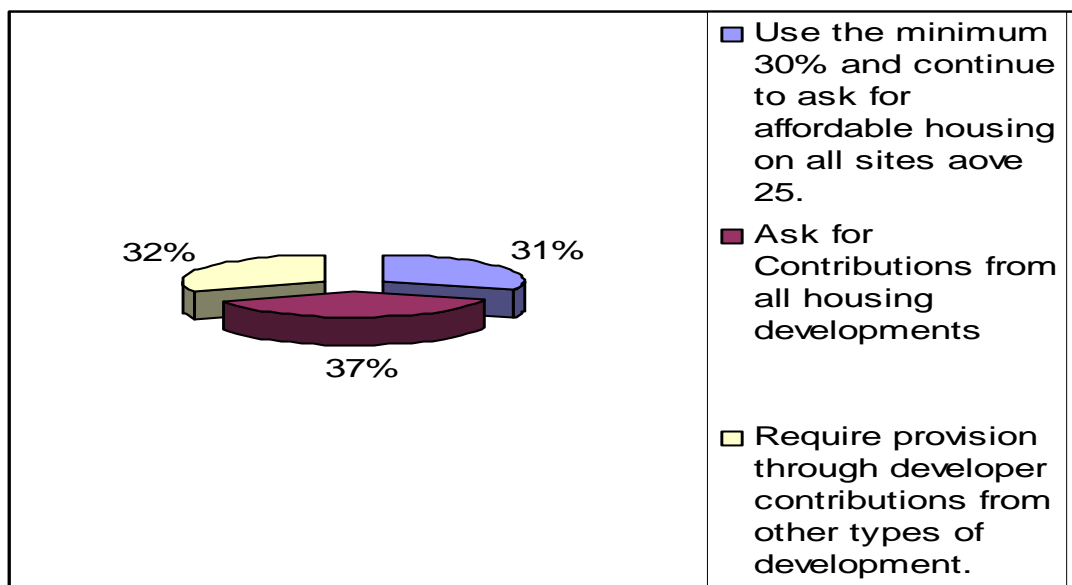
- None received

Question 8f Commentary: From the representations received 59% supported the option to require provision through developer contributions from other types of development, e.g. commercial, retail, leisure and business (office, industrial or warehousing). This will depend on the outcomes of the Housing Needs Assessment and Government guidance

The Preferred Option

Comparisons between question 8a, 8b, 8c, 8d, 8e and 8f: Options 8b, 8c, and 8d were not supported. The preferred option in meeting the Governments requirements was to use the minimum 30% set by the Government and continue to ask for affordable housing on all sites above 25 properties or on sites of 1 hectare or more, through a legal agreement, thus securing its permanent provision. This accounted for 31% of the responses. However, this depends greatly on the outcomes of the Housing Needs Assessment. 32% of respondents felt that the Council should require provision through developer contributions from other types of development, such as commercial. The overall preferred option was to ask for contributions towards affordable housing from all housing developments.

Preferred Option: The Council should ask for a contribution from all housing developments.

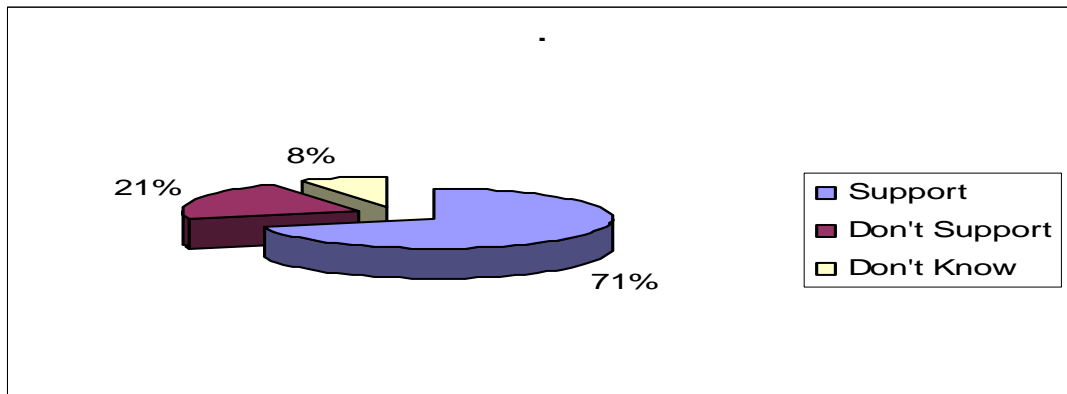


8b. Housing – Affordable Housing Continued (Questions 8g, 8h, 8i, 8j, 8k and 8l)

Where should we supply affordable housing?

Although the results of each question are recorded, question 8g, 8h, 8i, 8j, 8k and 8l are compared to conclude the overall preferred option.

Question 8g: The Council should supply affordable housing on previously developed land within the urban area.

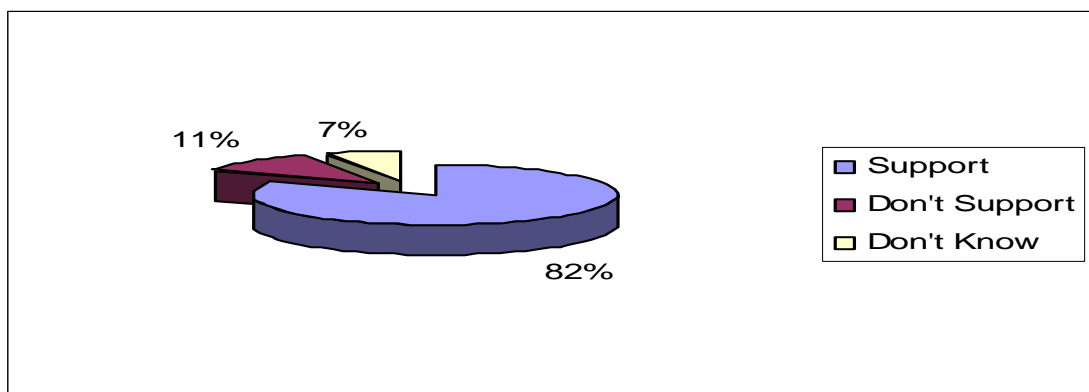


Additional Comments received in relation to question 8g

- None received

Question 8g Commentary: From the representations received 71% supported the option to supply affordable housing on previously developed land within the urban area.

Question 8h: On previously developed land within the urban area in sustainable locations.

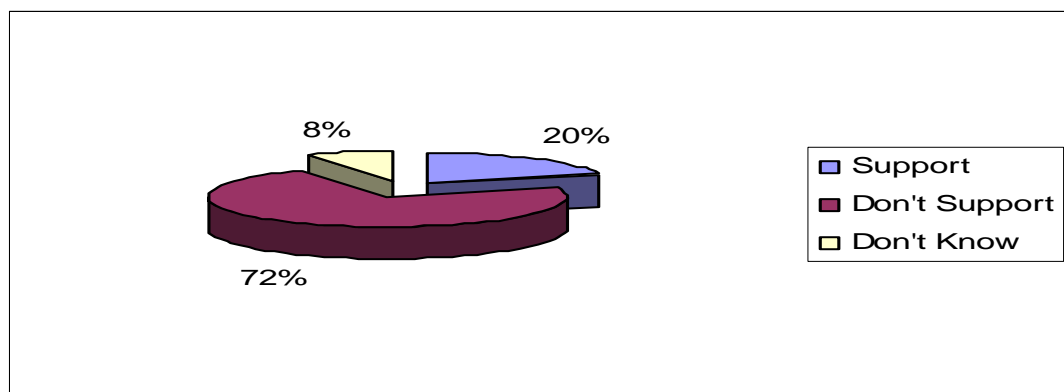


Additional Comments received in relation to question 8h

- None received

Question 8h Commentary: From the representations received 82% supported the option to provide affordable housing on previously developed land within the urban area in sustainable locations.

Question 8i: The Council should supply affordable housing on open space and/or within the developed area.

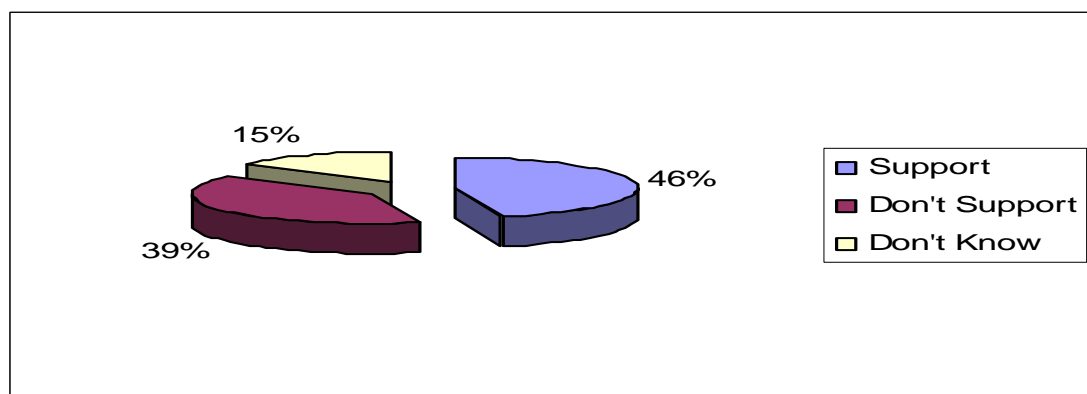


Additional Comments received in relation to question 8i

- None received

Question 8i Commentary: From the representations received 72% supported the option to supply affordable housing on open space and/or within the developed area.

Question 8j: The Council should supply affordable housing on surplus employment sites, including designated Strategic Employment Land.

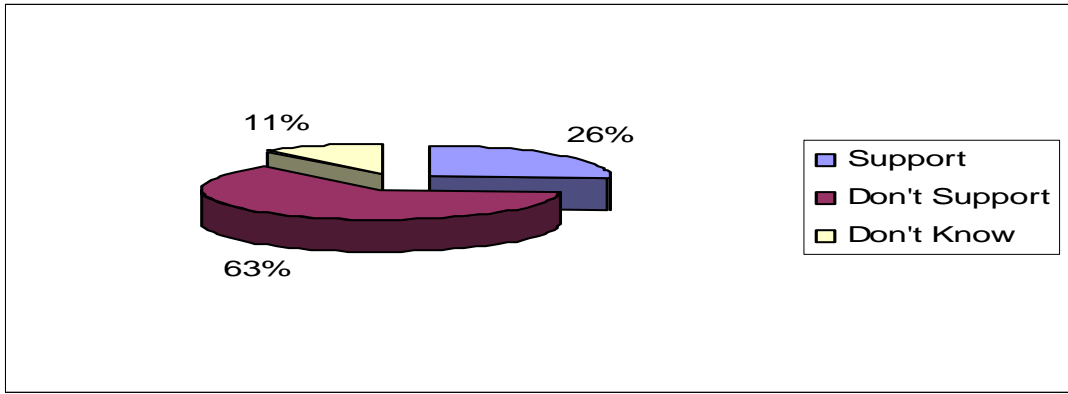


Additional Comments received in relation to question 8j

- If in a sustainable location.

Question 8j Commentary: From the representations received 46% supported the option to supply affordable housing on surplus employment sites, including designated Strategic Employment Land.

Question 8k: The Council should supply affordable housing on employment sites, including designated Strategic Employment land, where they are not surplus to future requirements.

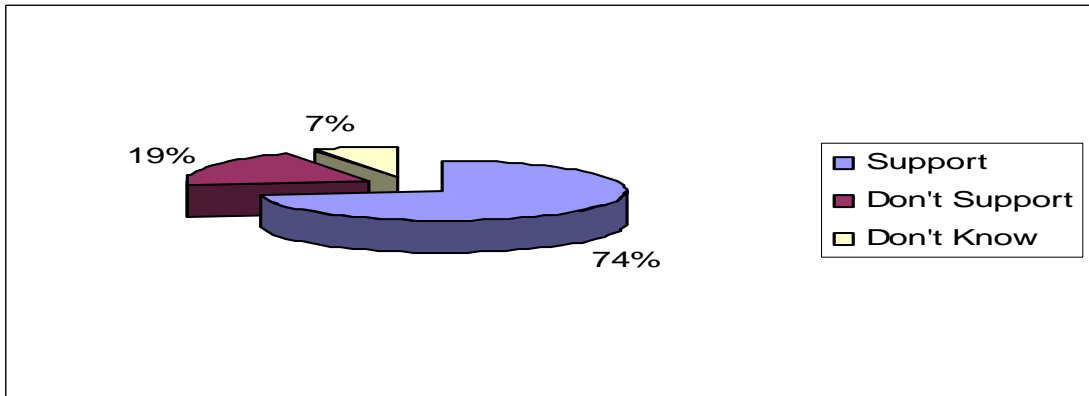


Additional Comments received in relation to question 8k

- None received

Question 8k Commentary: From the representations received 63% did not support the option to supply affordable housing on employment sites, including designated Strategic Employment land, where they are not surplus to future requirements.

Question 8l: The Government has recently suggested that developers, in developing land for employment use, should pay to provide some affordable housing, particularly if the business needs "Key Workers" to live nearby.



Additional Comments received in relation to question 8l

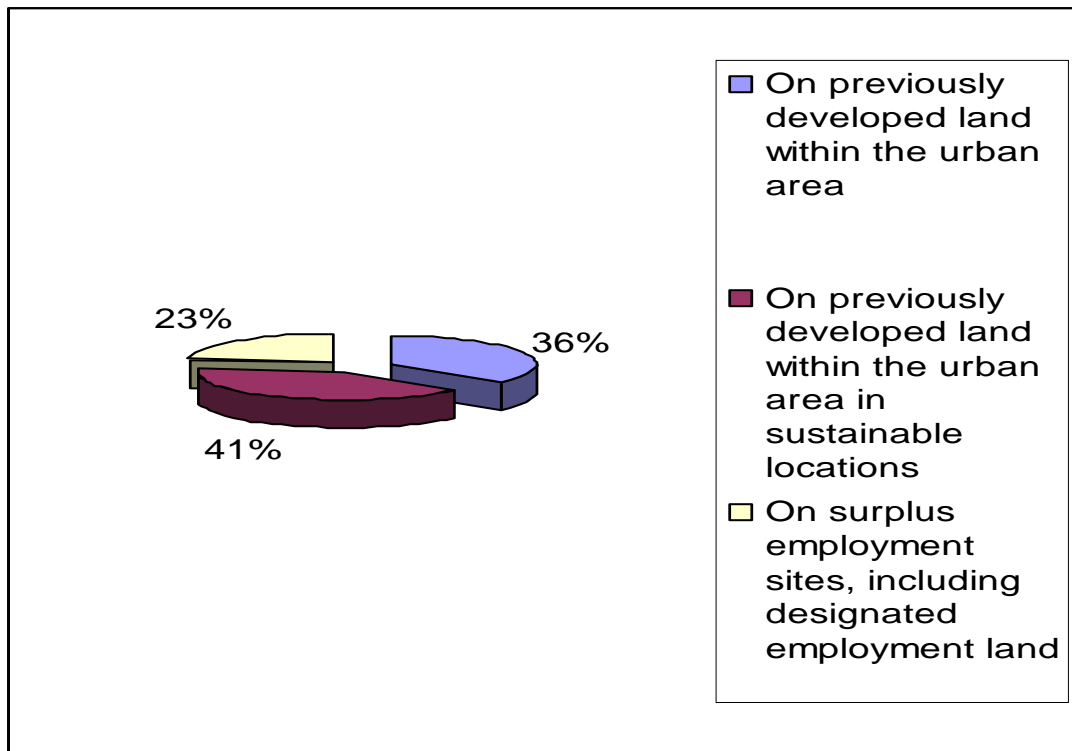
- Segregation of lower class people.

Question 8l Commentary: From the representations received 74% supported the option that developers, in developing land for employment use, should pay to provide some affordable housing, particularly if the business needs "Key Workers" to live nearby.

The Preferred Option

Comparisons between question 8g, 8h, 8i, 8d, 8j, 8k and 8l: Options 8i and 8k were not supported.

Preferred Option: The Council should provide affordable housing on previously developed land within the urban area in sustainable locations.

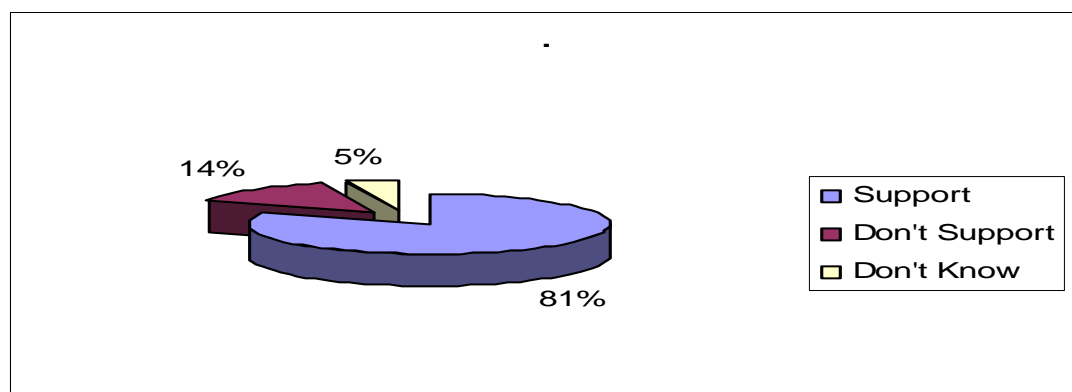


9. Housing – Location of New Homes (Question 9a, 9b, 9c, 9d, 9e, 9f, and 9g)

Where do you think a high percentage of new housing should be built in Great Yarmouth?

Although the results of each question are recorded, question 9a, 9b, 9c, 9d, 9e, 9f and 9g are compared to conclude the overall preferred option.

Question 9a: The Council should provide for new homes on previously developed land (brownfield) in the main urban areas of Great Yarmouth and Gorleston where there are key links to employment, transport, retail etc.

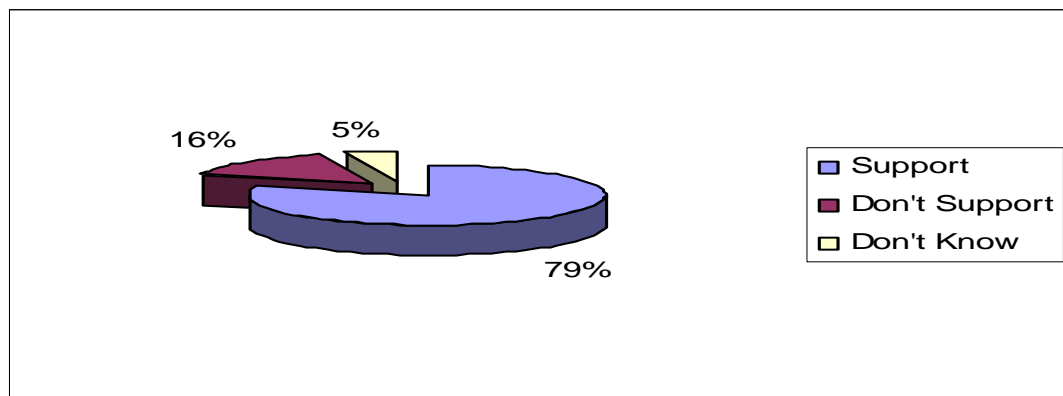


Additional Comments received in relation to question 9a

- None received

Question 9a Commentary: From the representations received the majority of respondents (81%) supported the option to provide for new homes on previously developed land (brownfield) in the main urban areas of Great Yarmouth and Gorleston where there are key links to employment, transport, retail etc.

Question 9b: The Council should provide for new homes on previously developed land (brownfield) in the urban areas of Bradwell, Caister, Great Yarmouth and Gorleston where there are key links to employment, transport, retail etc.

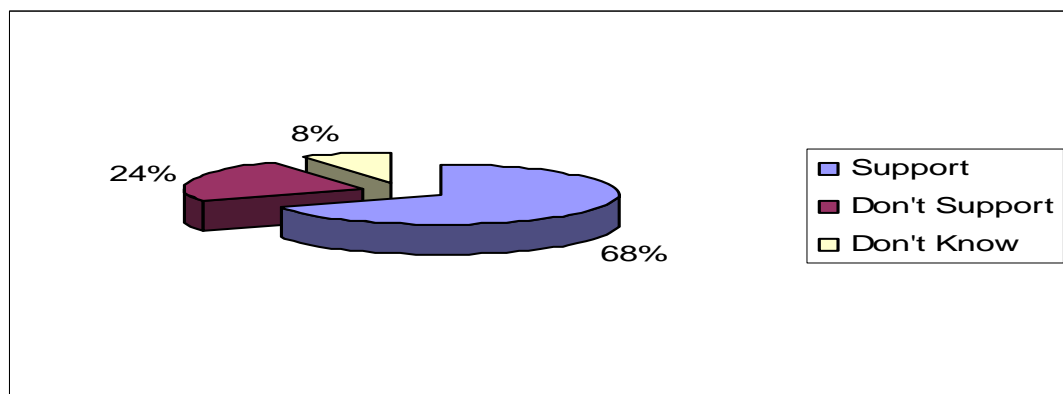


Additional Comments received in relation to question 9b

- None received

Question 9b Commentary: From the representations received the majority of respondents (79%) supported the option to provide for new homes on previously developed land (brownfield) in the urban areas of Bradwell, Caister, Great Yarmouth and Gorleston where there are key links to employment, transport, retail etc.

Question 9c: The Council should provide for new homes on previously developed land in and around the main urban areas and within the larger villages.

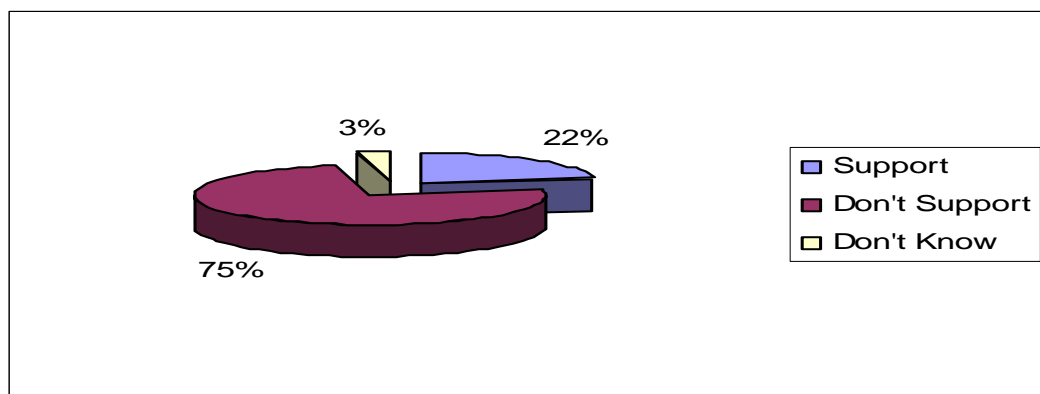


Additional Comments received in relation to question 9c

- Belton/Martham/Hemsby only.

Question 9c Commentary: From the representations received the majority of respondents (68%) supported the option to provide for new homes on previously developed land in and around the main urban areas and within the larger villages.

Question 9d: The Council should provide for new homes on greenfield land in and around the main urban areas and the larger villages.

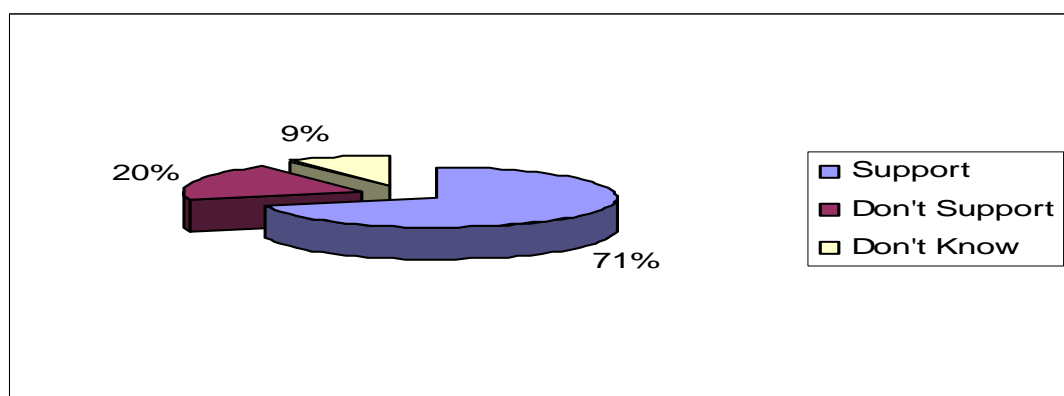


Additional Comments received in relation to question 9d

- None received

Question 9d Commentary: From the representations received the majority of respondents (75%) did not support the option to provide for new homes on greenfield land in and around the main urban areas and the larger villages.

Question 9e: The Council should provide for new homes on brownfield land throughout the Borough of Great Yarmouth.

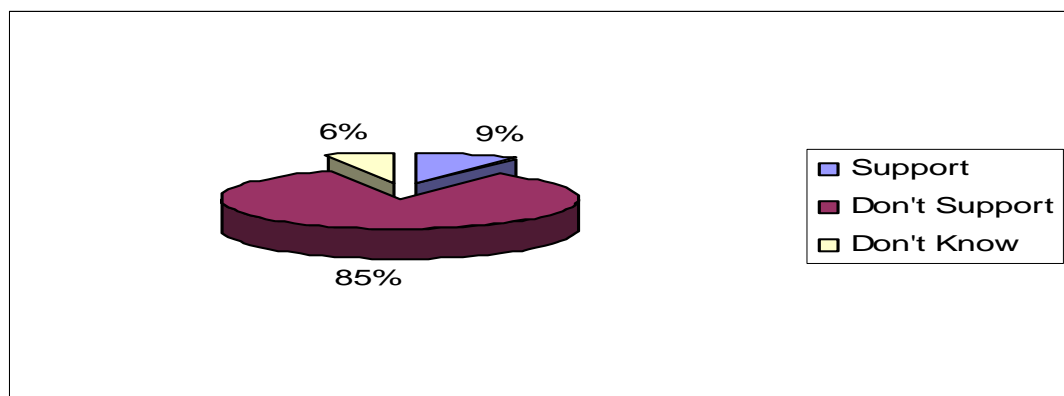


Additional Comments received in relation to question 9e

- Need a mix.

Question 9e Commentary: From the representations received the majority of respondents (71%) supported the option to provide for new homes on brownfield land throughout the Borough of Great Yarmouth.

Questions 9f: The Council should provide for new homes on greenfield land throughout the Borough of Great Yarmouth.

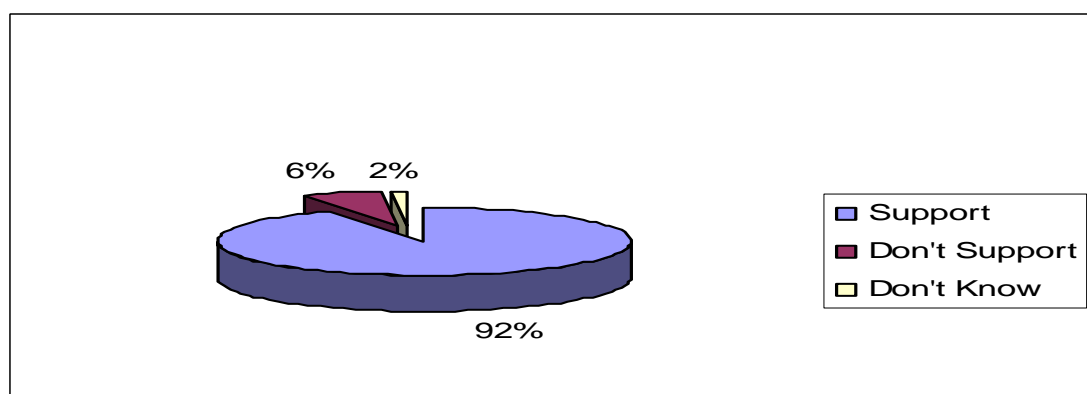


Additional Comments received in relation to question 9f

- Need a mix.

Question 9f Commentary: From the representations received the majority of respondents (85%) did not support the option to provide for new homes on greenfield land throughout the Borough of Great Yarmouth.

Questions 9g: The Council should encourage the re-use of vacant properties e.g. above commercial premises including shops.



Additional Comments received in relation to question 9g:

- Poor quality housing.
- More compulsory purchase orders.

Question 9g Commentary:

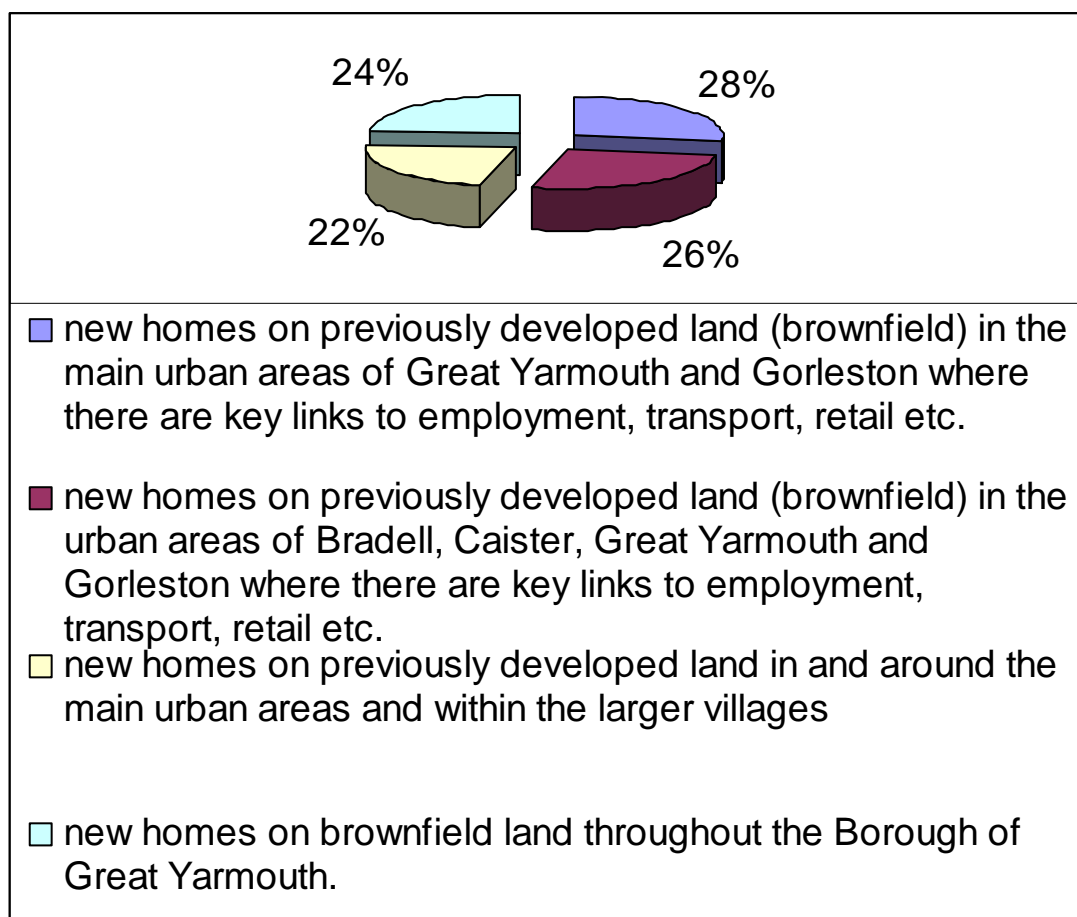
From the representations received the majority of respondents (92%) encourage the re-use of vacant properties e.g. above commercial premises including shops.

The Preferred Option

Comparisons between question 9a, 9b, 9c, 9d, 9e, 9f and 9g: Option 9d and 9f were not supported. Although, option 9a (28%) was the preferred option a high percentage (26% - second highest) supported the option to provide for new homes on previously developed land (brownfield) in the urban areas of Bradwell, Caister, Great Yarmouth and Gorleston where there are key links to employment, transport, retail etc. 24% also supported the option to provide new homes on brownfield land throughout the Borough of Great Yarmouth. To

provide for better vitality and increase activity for longer periods of the day the Council sought the opinion of the consultees on whether the Council should encourage the re-use of vacant properties e.g. above commercial premises including shops (option 9g). Although the option is not a locational policy in settlement hierarchy terms, it was important to establish possible windfall sites in sustainable locations. Option 9g was supported with 92%, however, it has not been assessed against the locational options.

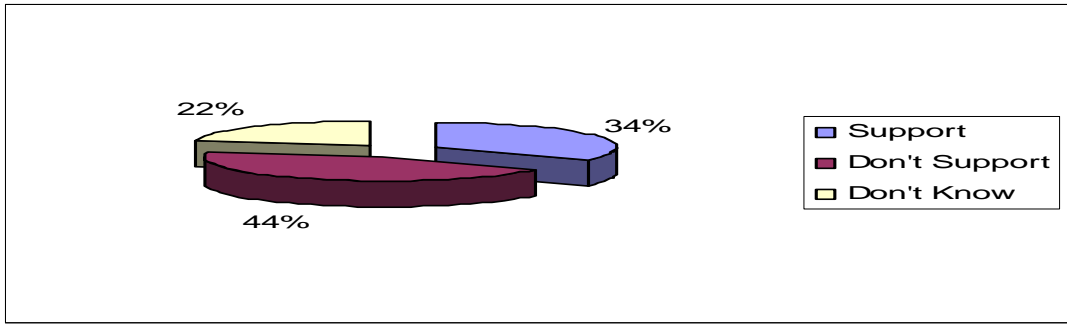
Preferred Option: The Council should provide new homes on previously developed land (brownfield) in the main urban areas of Great Yarmouth and Gorleston where there are key links to employment, transport, retail etc.



9b. Housing – Location of New Homes (Question 9h, 9i, 9j and 9k)

If it is found in the Housing Needs Study that the housing provided is not meeting the needs of the community, how should appropriate housing be provided for current and future needs?

Question 9h: The Council should continue as existing and allow housing as the market dictates.

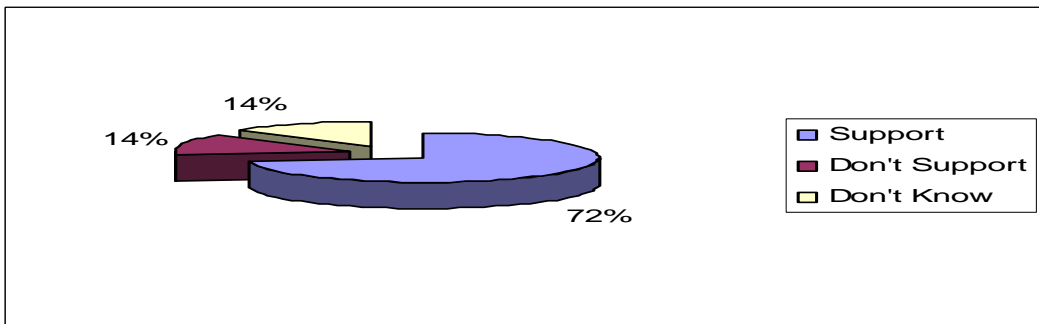


Additional Comments received in relation to question 9h

- Market better. Other housing needs met in second hand market.

Question 9h Commentary: From the representations received the majority of respondents (44%) did not support the option to continue as existing and allow housing as the market dictates.

Question 9i: The Council should encourage the development of housing of the size, type or mix needed and secure its provision through the use of developer contributions.

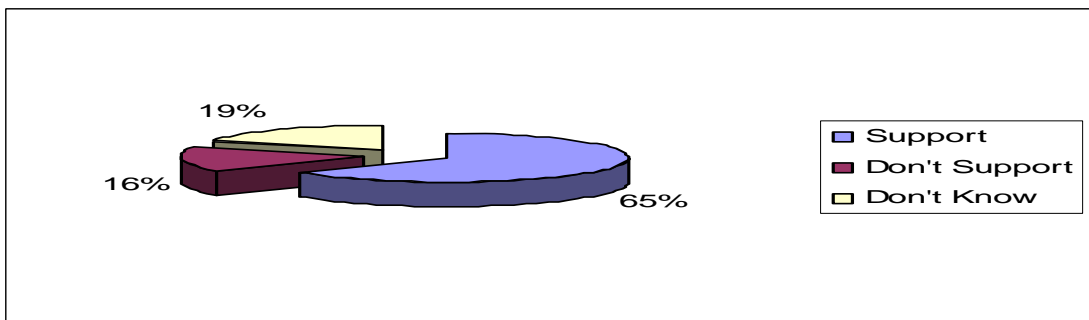


Additional Comments received in relation to question 9i

- Support only if LPA underwrites its mix financially

Question 9i Commentary: From the representations received the majority of respondents (72%) supported the option to encourage the development of housing of the size, type or mix needed and secure its provision through the use of developer contributions.

Question 9j: The Council should adopt guidelines to include percentage and/or threshold requirement for a specifically needed type, size or mix and secure provision through the use of developer contribution.

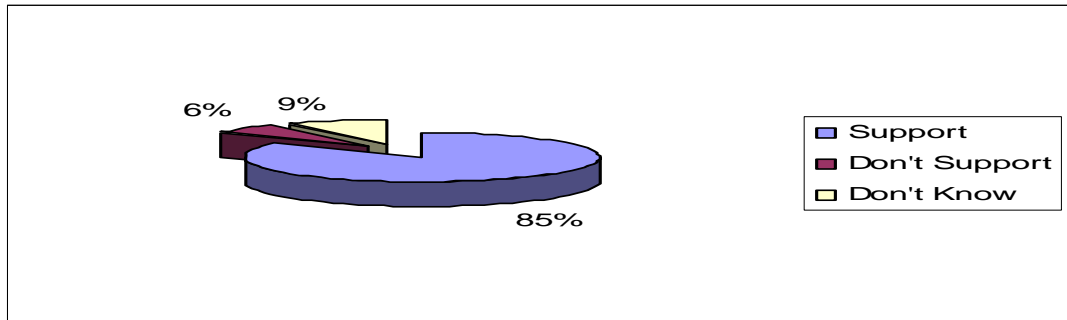


Additional Comments received in relation to question 9j

- Support only if LPA underwrites its mix financially.
- The nature of need is likely to vary across the Borough.

Question 9j Commentary: From the representations received the majority of respondents (65%) supported the option to include percentage and/or threshold requirement for a specifically needed type, size or mix and secure provision through the use of developer contribution.

Question 9k: The Council should protect against the loss of special needs housing. If such housing is lost, the equivalent should be replaced on-site, with its provision secured through the use of developer contribution.



Additional Comments received in relation to question 9j

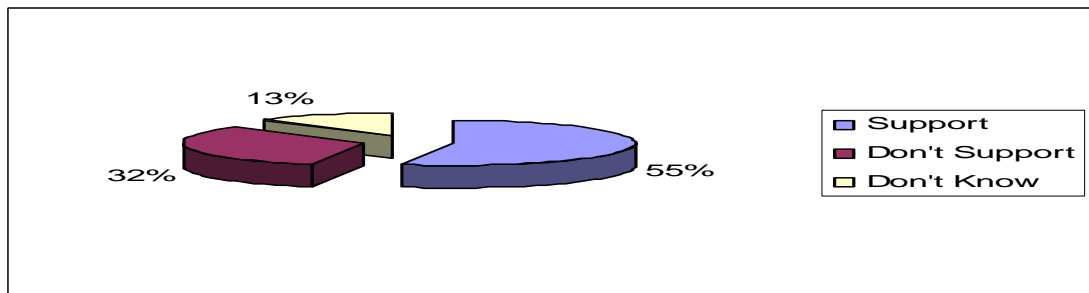
- None received

Question 9j Commentary: From the representations received the majority of respondents (85%) supported the option to protect against the loss of special needs housing. If such housing is lost, the equivalent should be replaced on-site, with its provision secured through the use of developer contribution.

10a: Economic - (Question 10a, 10b, 10c, 10d, 10e, 10f, 10g)

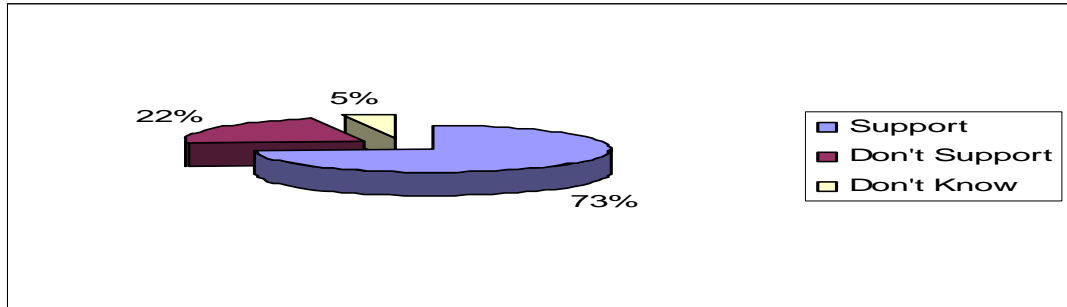
If there is any surplus employment land or buildings in Great Yarmouth, what should be done with it?

Question 10a: The Council should allow mixed-use developments on other employment land as an alternative to total protection thereby releasing some land for alternative uses.



Question 10a Commentary: From the representations received the majority of respondents (55%) supported the option to allow mixed-use developments on other employment land as an alternative to total protection thereby releasing some land for alternative uses.

Question 10b: The Council should only allow the release of employment land for other uses if it is no longer required.

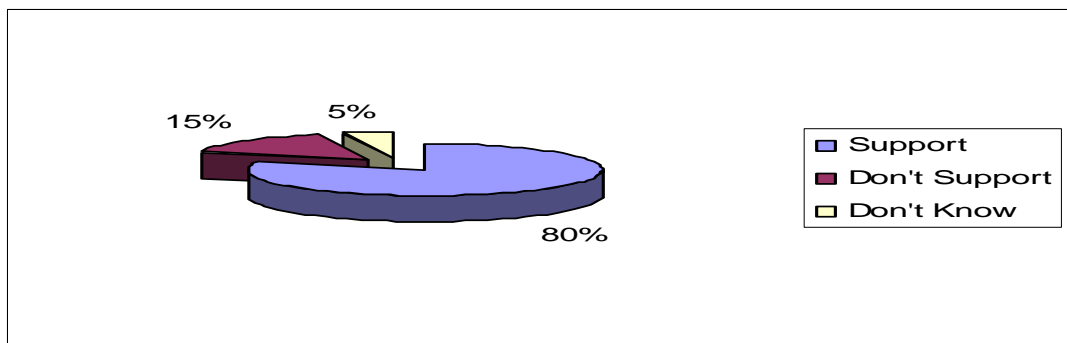


Additional Comments received in relation to question 10b

- None received

Question 10b Commentary: From the representations received the majority of respondents (73%) supported the option to allow the release of employment land for other uses if it is no longer required.

Question 10c: The Council should consider the re-use of employment land for other uses if it is surplus to requirements.

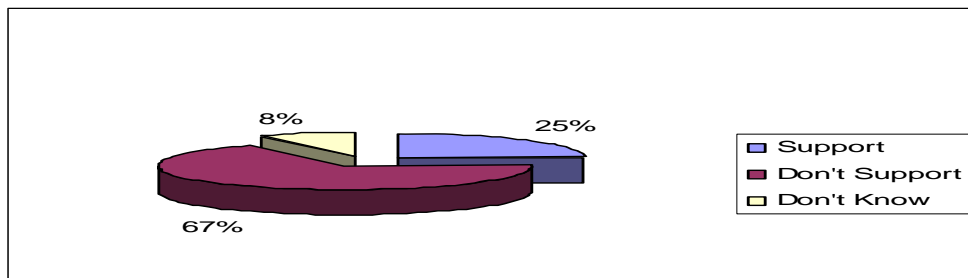


Additional Comments received in relation to question 10c

- None received

Question 10c Commentary: From the representations received the majority of respondents (80%) supported the option to consider the re-use of employment land for other uses if it is surplus to requirements.

Question 10d: The Council should allow general release of employment land for any alternative use.

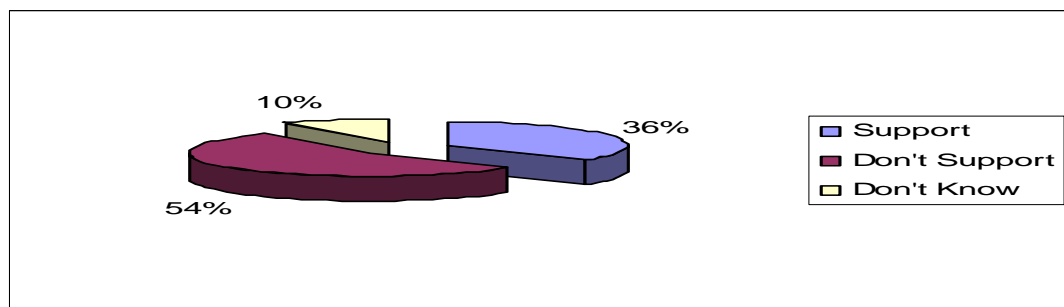


Additional Comments received in relation to question 10d

- None received

Question 10d Commentary: From the representations received the majority of respondents (67%) did not support the option to allow general release of employment land for any alternative use.

Question 10e: The Council should consider the re-use of employment land for any alternative use.

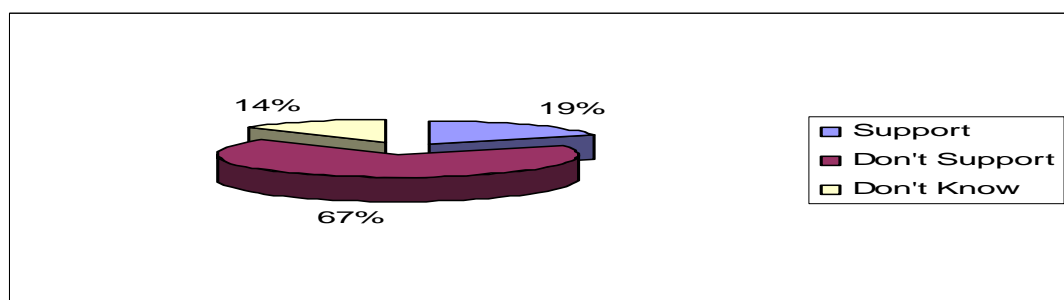


Additional Comments received in relation to question 10e

- None received

Question 10e Commentary: From the representations received the majority of respondents (54%) did not support the option to consider the re-use of employment land for any alternative use.

Question 10f: The Council should consider the re-use of any site in employment use for general housing and no other use.

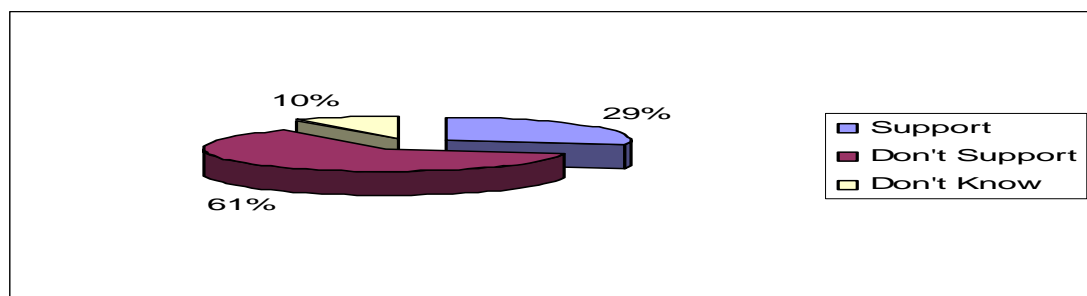


Additional Comments received in relation to question 10f

- Housing may not always be the most appropriate use.

Question 10f Commentary: From the representations received the majority of respondents did not support the option to consider the re-use of any site in employment use for general housing and no other use.

Question 10g: The Council should consider the re-use of any site in employment use but only for affordable housing and no other use.



Additional Comments received in relation to question 10g

- Housing may not always be the most appropriate use.

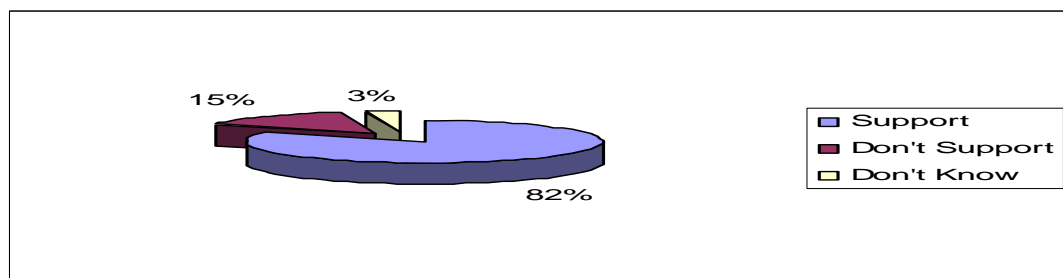
Question 10g Commentary: From the representations received the majority of respondents (51% did not support the option to consider the re-use of any site in employment use but only for affordable housing and no other use.

10b: Economic - (Question 10h, 10i, 10j, 10k, 10l, 10m, 10n)

If we require land for economic development, where should this employment land be?

Although the results of each question are recorded, supported questions for 10h, 10i, 10j, 10k, 10l, 10m and 10n are compared to conclude the preferred option

Question 10h: The Council should allow economic development on other previously developed non-residential sites in the developed area, but only those sites with good transport links and infrastructure.



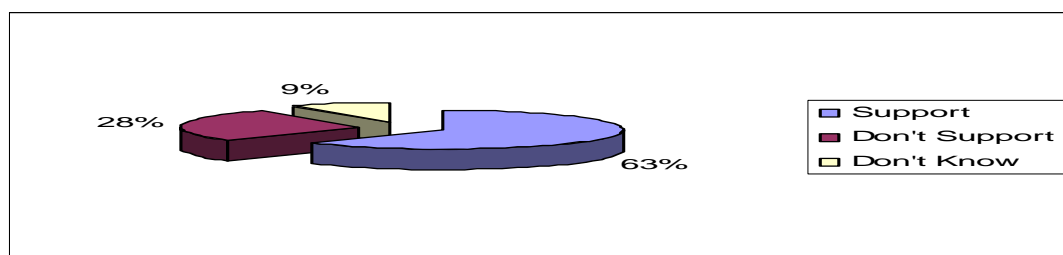
Additional Comments received in relation to question 10h

- None received

Question 10h Commentary: From the representations received the majority of respondents (82%) supported the option to allow economic development on other previously developed

non-residential sites in the developed area, but only those sites with good transport links and infrastructure.

Question 10i: The Council should allow economic development in the main urban areas.

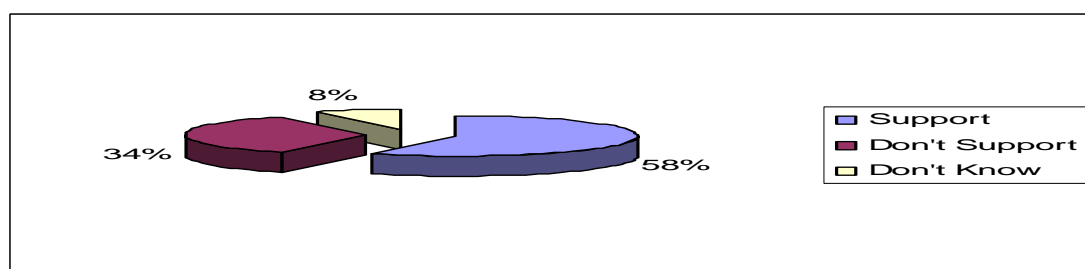


Additional Comments received in relation to question 10i

- Hold consultation.

Question 10i Commentary: From the representations received the majority of respondents (63%) supported the option to allow economic development in the main urban areas.

Question 10j: The Council should allow economic development in the larger villages.

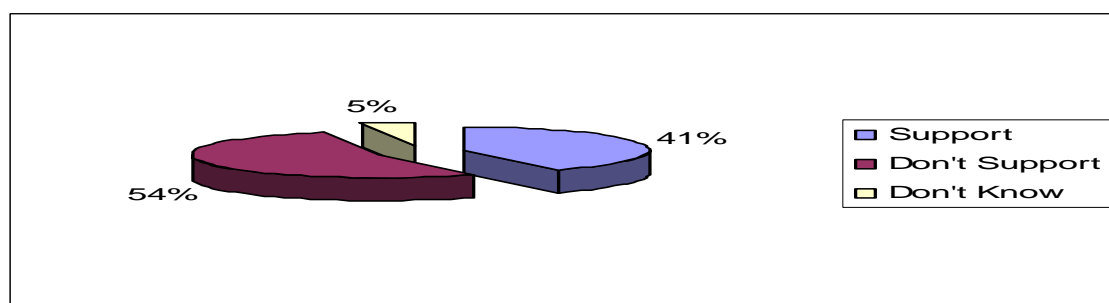


Additional Comments received in relation to question 10j

- Consultation.
- From community.

Question 10j Commentary: From the representations received the majority of respondents (58%) supported the option allow economic development in the larger villages.

Question 10k: The Council should allow economic development in all locations, but only those sites with good transport links and infrastructure.

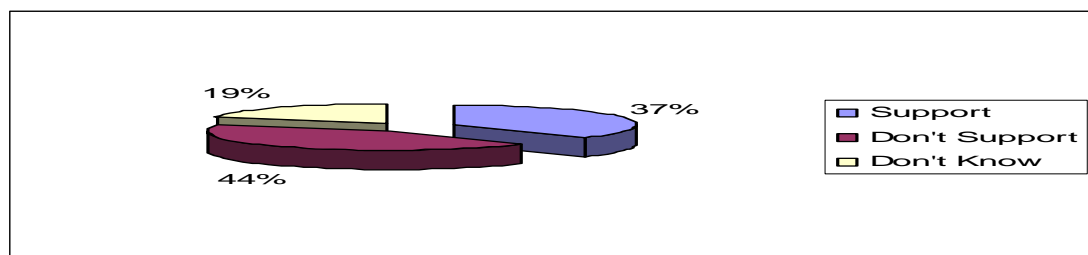


Additional Comments received in relation to question 10k

- Transport and infrastructure can be added – doesn't need it just now
- Development must be appropriate to its location.

Question 10k Commentary: From the representations received the majority of respondents (54%) did not support the option to allow economic development in all locations, but only those sites with good transport links and infrastructure.

Question 10l: The Council should allow economic development only on Strategic Employment Land sites and on no other sites.

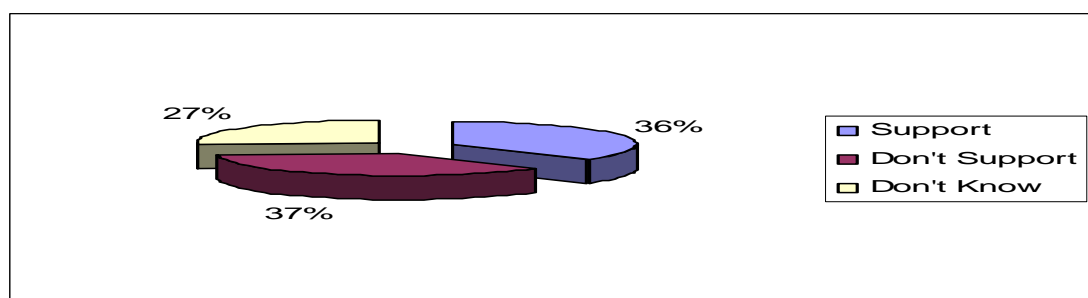


Additional Comments received in relation to question 10l

- This would be overly restrictive.

Question 10l Commentary: From the representations received the majority of respondents (44%) did not support the option to allow economic development only on Strategic Employment Land sites and on no other sites.

Question 10m: The Council should allow mixed use/partial development of Strategic Employment Land to a set threshold or percentage.



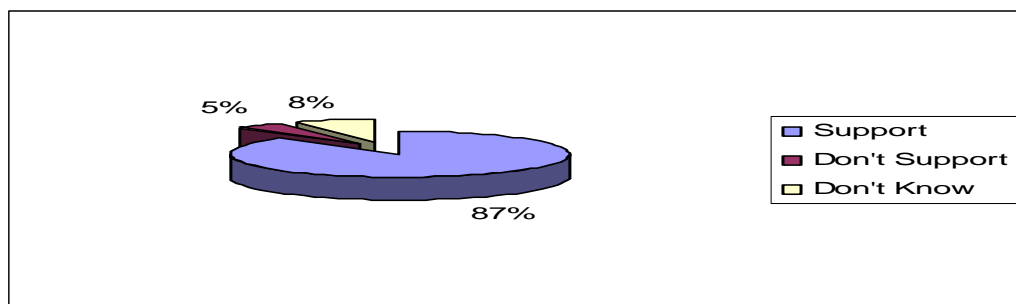
Additional Comments received in relation to question 10m

- Sensible.
- Strategic employment land should be protected from development for non-employment uses wherever possible.

Question 10m Commentary: From the representations received the majority of respondents (37%) did not support the option to allow mixed use/partial development of Strategic Employment Land to a set threshold or percentage.

Question 10n: The Council should diversify the economy and encourage employment in modern light industry/high technology industries and office based service activities. It is

important that the clean and attractive environments required by such businesses can be provided.



Additional Comments received in relation to question 10n

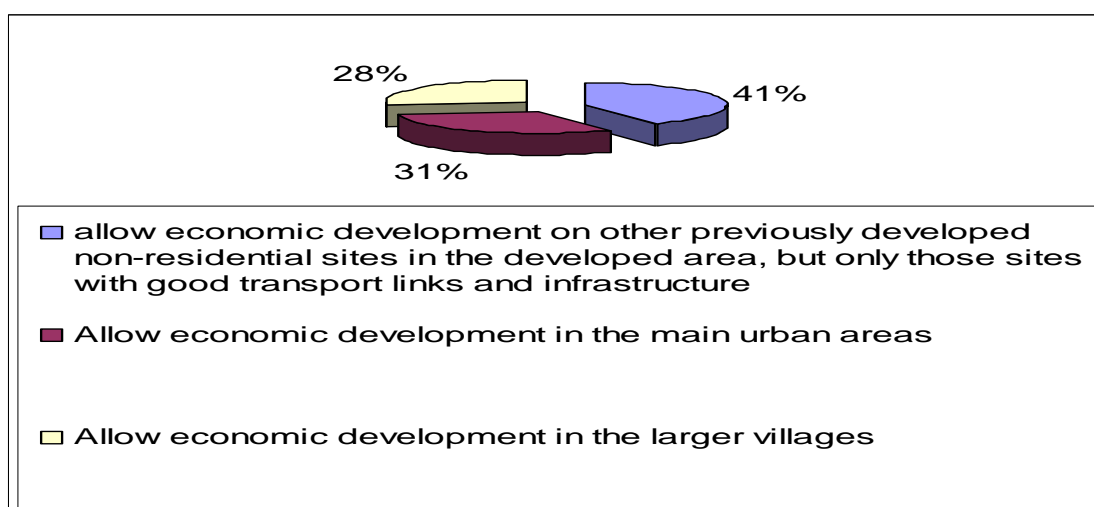
- None received

Question 10n Commentary: From the representations received the majority of respondents (87%) supported the option to diversify the economy and encourage employment in modern light industry/high technology industries and office based service activities. It is important that the clean and attractive environments required by such businesses can be provided.

The Preferred Option

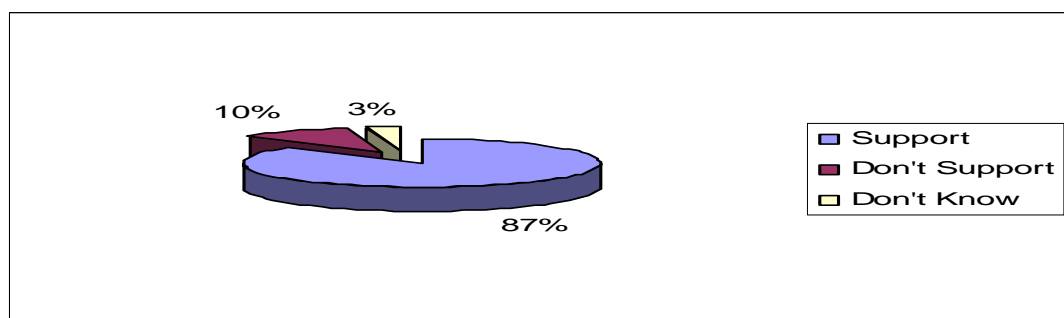
Comparisons between question 10h, 10i, 10j, 10k, 10l and 10m: The only options compared were those associated with location of development in settlement hierarchy terms. Options 10k, 10l and 10m were not supported. The preferred locational option for employment development was 10h. Although, option 10n was not a locational option, a high majority of respondents supported the option to diversify the economy and encourage employment in modern light industry/high technology industries and office based service activities. It is important that the clean and attractive environments required by such businesses can be provided.

The Preferred Option: The preferred option for employment development is to allow economic development on other previously developed non-residential sites in the developed area, but only those sites with good transport links and infrastructure.



11. Tourism (Questions 11a)

Question 11a: The Council should encourage further tourism potential relating to water and habitat-based attractions.



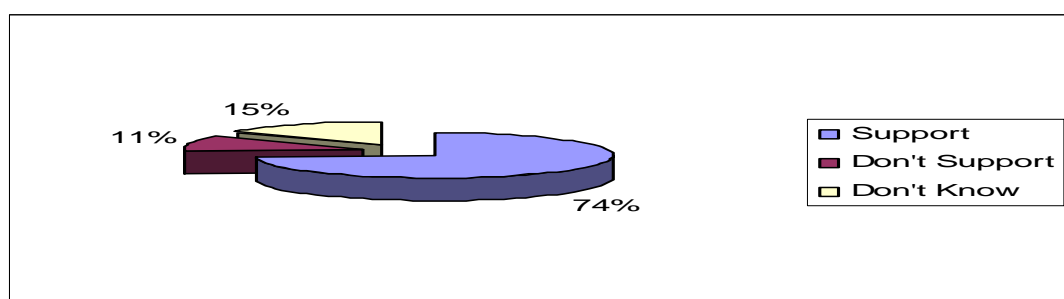
Additional Comments received in relation to question 11a

- None received

Question 11a Commentary: From the representations received the majority of respondents (87%) supported the option to encourage further tourism potential relating to water and habitat-based attractions.

12a. Shopping (Questions 12a, 12b, 12c, 12d, 12e and 12f)

Question 12a: The Council should continue to promote the existing function of the town and village centres within their existing boundaries.

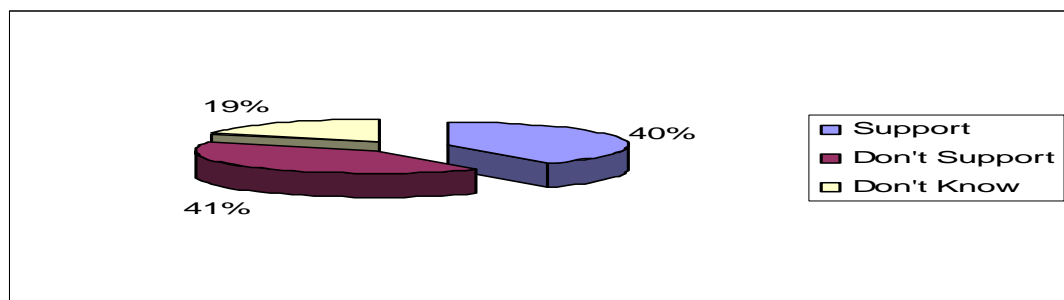


Additional Comments received in relation to question 12a

- None received

Question 12a Commentary: From the representations received the majority of respondents (74%) supported the option to promote the existing function of the town and village centres within their existing boundaries.

Question 12b: The Council should make changes to the boundaries of the centres to increase the opportunities for further development.

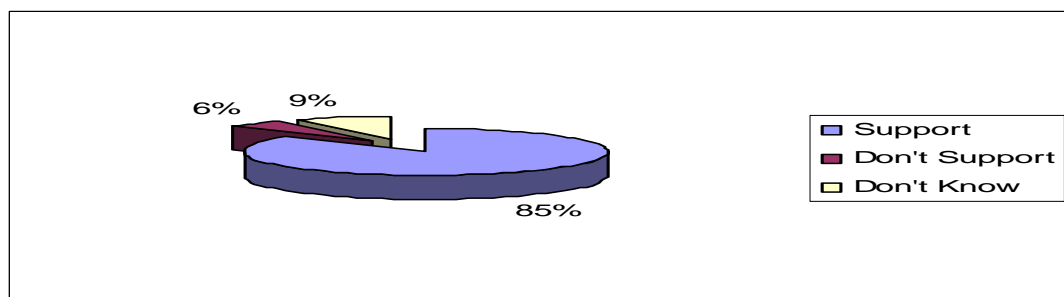


Additional Comments received in relation to question 12b

- None received

Question 12b Commentary: From the representations received the majority of respondents (41%) did not support the option to make changes to the boundaries of the centres to increase the opportunities for further development.

Question 12c: The Council should continue to protect existing shopping areas to provide an appropriate balance of retail and non-retail uses. These include public houses, banks, restaurants and takeaways etc.

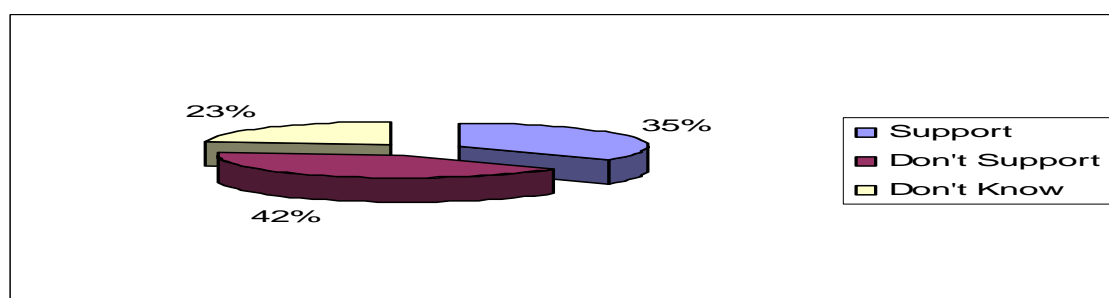


Additional Comments received in relation to question 12c

- None received

Question 12c Commentary: From the representations received the majority of respondents (85%) supported the option to continue to protect existing shopping areas to provide an appropriate balance of retail and non-retail uses. These include public houses, banks, restaurants and takeaways etc.

Question 12d: The Council should continue to protect the existing shopping areas but allow more non-retail uses.

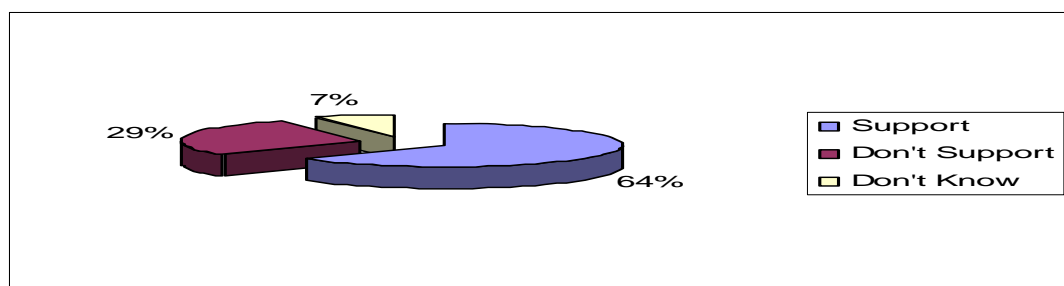


Additional Comments received in relation to question 12d

- None received

Question 12d Commentary: From the representations received the majority of respondents (42%) did not support the option to protect the existing shopping areas but allow more non-retail uses.

Question 12e: The Council should promote other uses such as leisure, entertainment and offices.

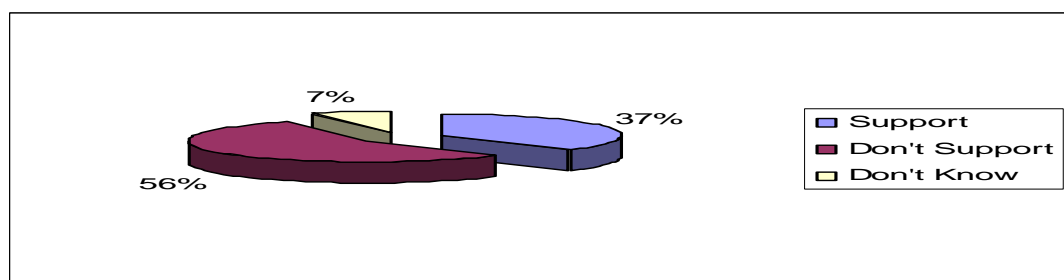


Additional Comments received in relation to question 12e

- None received

Question 12e Commentary: From the representations received the majority of respondents (54%) supported the option to promote other uses such as leisure, entertainment and offices.

Question 12f: The Council should concentrate the town centre completely on retail uses and not on leisure and entertainment uses.



Additional Comments received in relation to question 12e

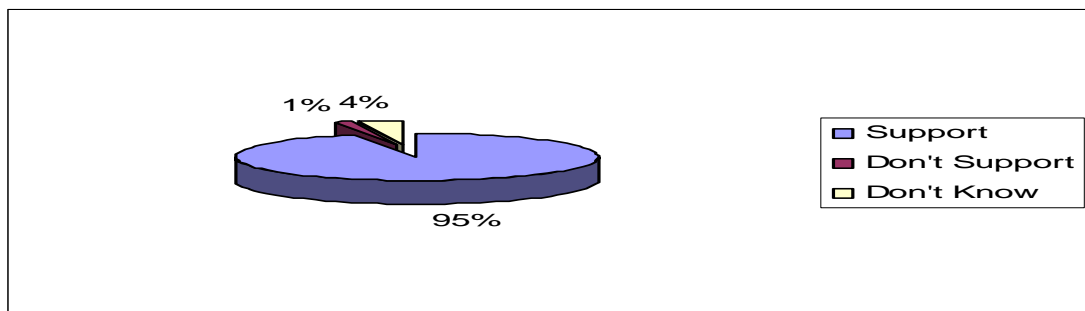
- Concentrating solely on retail uses would damage town/village centre viability and result in these areas being relatively sparsely populated outside shopping hours

Question 12e Commentary: From the representations received the majority of respondents (56%) did not support the option to concentrate the town centre completely on retail uses and not on leisure and entertainment uses.

12b. Shopping (Questions 12f and 12g)

Local convenience shops, such as grocers and newsagents are also being lost in residential areas. Bearing in mind that planning has little control over the actual retail operator e.g. knitting shop or a grocers, how can this change be managed.

Question 12f: The Council should continue policies to encourage individual local convenience shops in appropriate locations and where a shortage is demonstrated. Also policies that protect important local convenience shops.

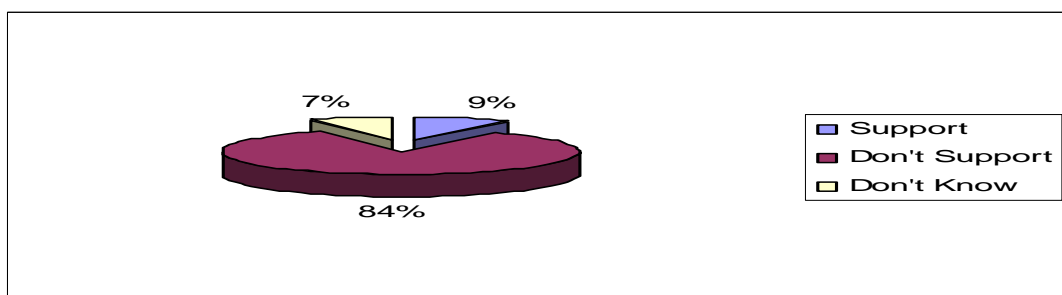


Additional Comments received in relation to question 12g

- None received

Question 12g Commentary: From the representations received the majority of respondents (95%) supported the option to continue policies to encourage individual local convenience shops in appropriate locations and where a shortage is demonstrated. Also policies that protect important local convenience shops.

Question 12h: The Council should allow the loss of local convenience shops by allowing market forces to prevail.



Additional Comments received in relation to question 12h

- Improve planning and environment rules.

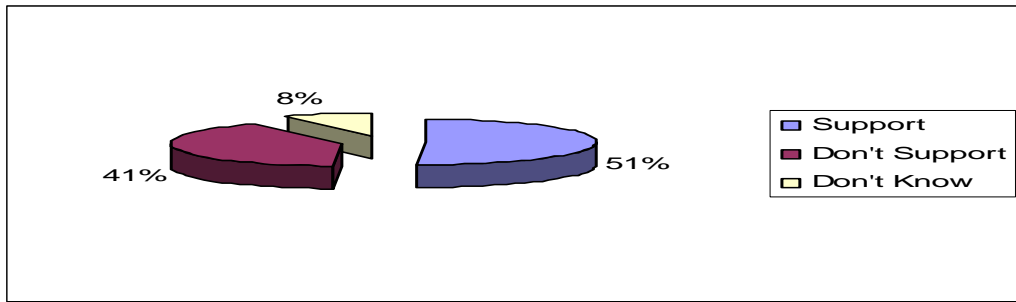
Question 12h Commentary: From the representations received the majority of respondents (84%) did not support the option to allow the loss of local convenience shops by allowing market forces to prevail.

12c. Shopping (Questions 12i, 12j and 12k)

Where should new office and retail development be located?

Although the results of each question are recorded, question 12i, 12j, and 12k are compared to conclude the overall preferred option.

Question 12i: The Council should concentrate within town and village centres.

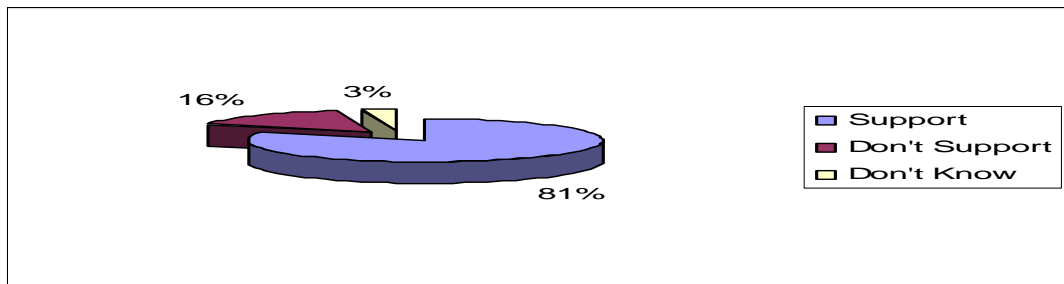


Additional Comments received in relation to question 12i

- None received

Question 12i Commentary: From the representations received the majority of respondents (51%) supported the option to concentrate within town and village centres.

Question 12j: The Council should provide on previously developed sites within developed areas, which have good transport/infrastructure.

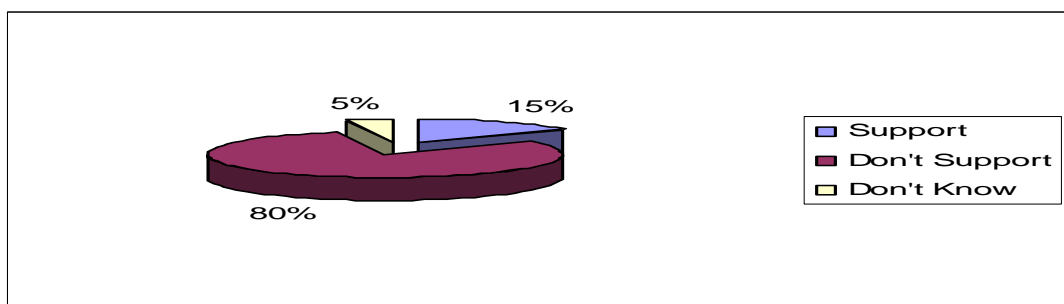


Additional Comments received in relation to question 12j

- None received

Question 12j Commentary: From the representations received the majority of respondents (81%) supported the option to provide on previously developed sites within developed areas, which have good transport/infrastructure.

Question 12k: The Council should provide on previously developed sites within developed areas, regardless of transport and infrastructure or even outside the developed areas.



Additional Comments received in relation to question 12k

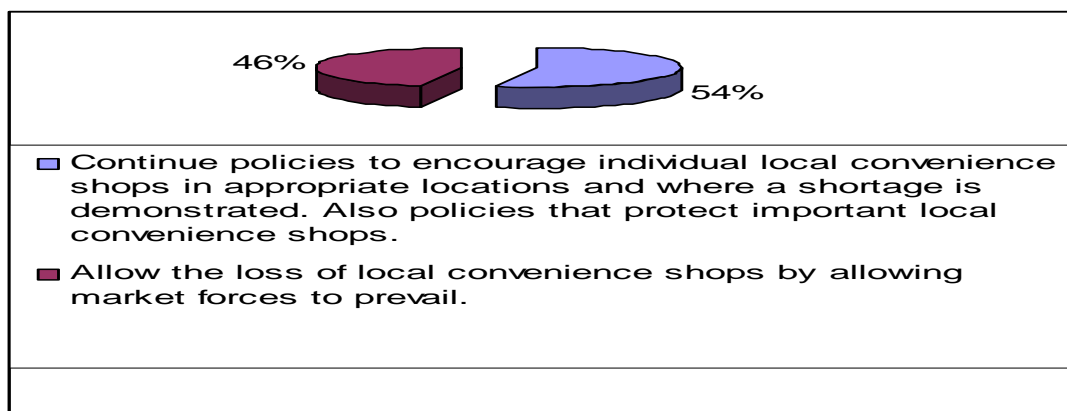
- None received

Question 12k Commentary: From the representations received the majority of respondents (80%) did not support the option to provide on previously developed sites within developed areas, regardless of transport and infrastructure or even outside the developed areas.

The Preferred Option:

Comparisons between question 12i, 12j and 12k: Option 12k was not supported. The preferred option for the location of new office and retail development was to provide on previously developed sites within developed areas, which have good transport/infrastructure.

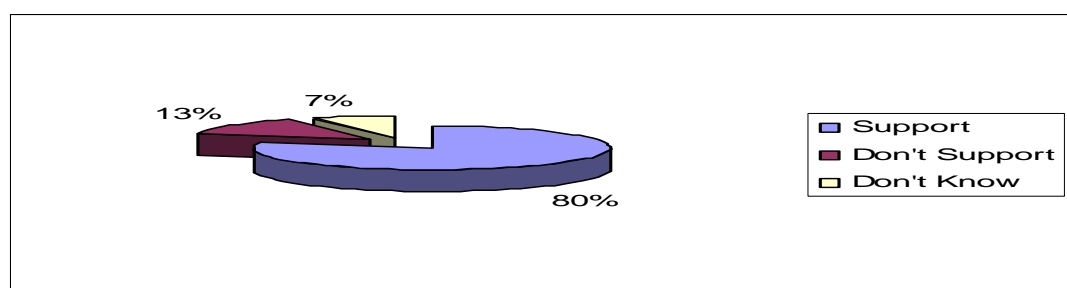
Preferred Option: The Council should provide on previously developed sites within developed areas, which have good transport/infrastructure



12d. Shopping (Questions 12l, 12m, 12n and 12o)

What other uses should be encouraged in our town and village centres?

Question 12l: The Council should encourage tourism, for example hotel and B & B accommodation.

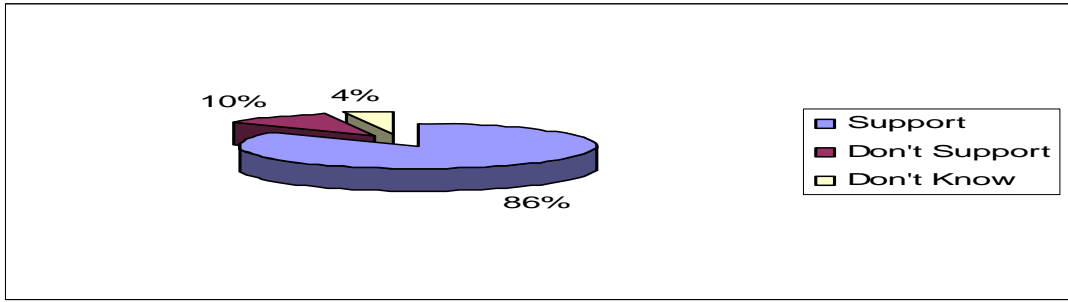


Additional Comments received in relation to question 12l

- None received

Question 12l Commentary: From the representations received the majority of respondents (80%) supported the option to encourage tourism, for example hotel and B & B accommodation.

Question 12m: The Council should encourage additional cultural and leisure uses such as cinemas and theatres.

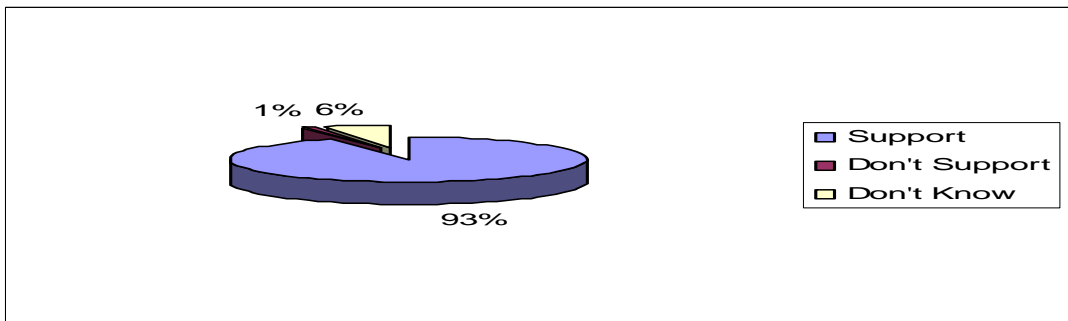


Additional Comments received in relation to question 12m

- None received

Question 12m Commentary: From the representations received the majority of respondents (86%) supported the option to encourage additional cultural and leisure uses such as cinemas and theatres.

Question 12n: the Council should resist the loss of existing cultural, community and leisure uses.

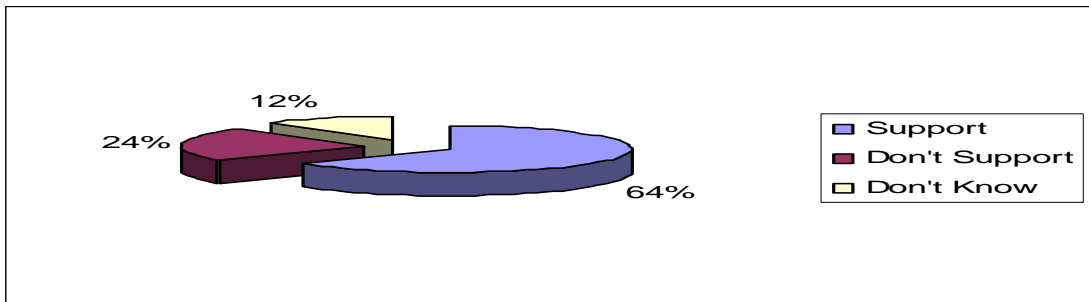


Additional Comments received in relation to question 12n

- None received

Question 12n Commentary: From the representations received the majority of respondents (93%) supported the option to resist the loss of existing cultural, community and leisure uses.

Question 12o: The Council should encourage mixed use developments.



Additional Comments received in relation to question 12o

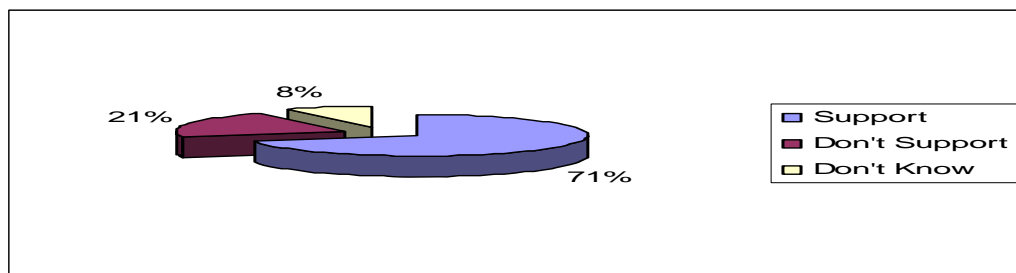
- None received

Question 12o Commentary: From the representations received the majority of respondents (54%) supported the option to encourage mixed use developments.

13. Strategic Coastal Defence and Flooding (Questions 13a and 13b)

How do we minimise the impact for the future?

Question 13a: The Council should only allow development within the flood risk zones with agreed mitigation measures, following consultation with the Environment Agency, securing these through the use of planning mechanisms.

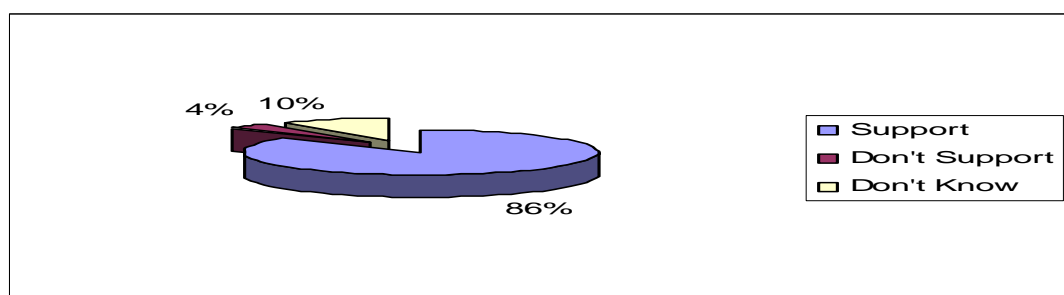


Additional Comments received in relation to question 13a

- Work with land drainage.
- This should not preclude appropriate new development and mitigation measures should only be enforced if necessary.

Question 13a Commentary: From the representations received the majority of respondents (71%) supported the option to only allow development within the flood risk zones with agreed mitigation measures, following consultation with the Environment Agency, securing these through the use of planning mechanisms.

Question 13b: The Council should promote sustainable construction, with for example the use of Sustainable Drainage Systems (SUDS), flood management plans, and the introduction of appropriate space/landscape design to minimise expanses of hard surfacing and consequential water run-off.



Additional Comments received in relation to question 13b

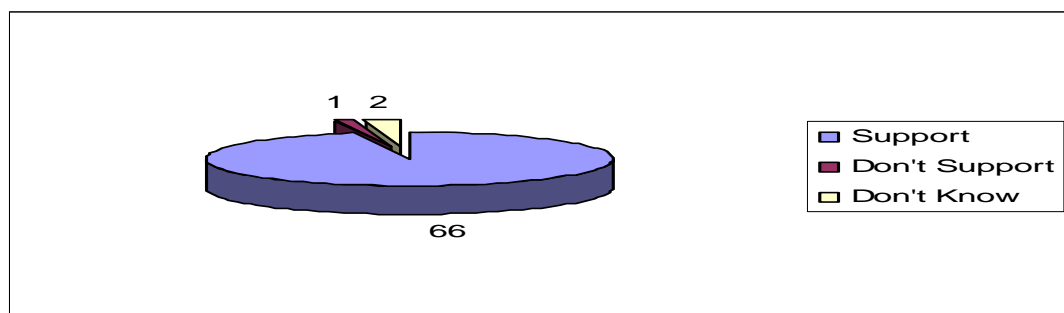
- Work with land drainage.
- This should not preclude appropriate new development and mitigation measures should only be enforced if necessary.

Question 13b Commentary: From the representations received the majority of respondents (86%) supported the option to promote sustainable construction, with for example the use of Sustainable Drainage Systems (SUDS), flood management plans, and the introduction of

appropriate space/landscape design to minimise expanses of hard surfacing and consequential water run-off.

14. Waste (Questions 14a and 14b)

Question 14a: The LDF should give consideration to encouraging a sustainable approach to construction, promoting the use of recycled materials, the adoption of modern methods of construction and re-use of existing buildings to reduce the amount of waste generated.

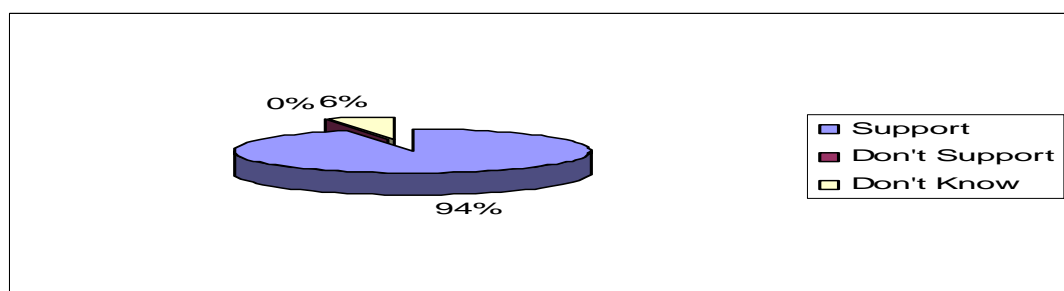


Additional Comments received in relation to question 14a

- None received

Question 14a Commentary: From the representations received the majority of respondents (66%) supported the option to encourage a sustainable approach to construction, promoting the use of recycled materials, the adoption of modern methods of construction and re-use of existing buildings to reduce the amount of waste generated.

Question 14b: The Council should encourage new developments that include facilities that encourage easy storage, sorting and collection of recyclable waste.



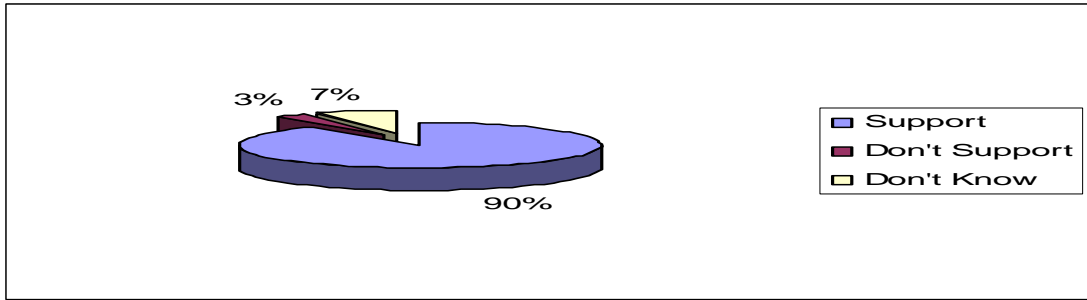
Additional Comments received in relation to question 14b

- None received

Question 14b Commentary: From the representations received the majority of respondents (94%) supported the option to encourage new developments that include facilities that encourage easy storage, sorting and collection of recyclable waste.

15. Climate Change and Renewable Energy (Questions 15a, 15b, 15c, 15d and 15d)

Question 15a: The Council should adopt clear planning guidance for the location of renewable energy e.g. winds turbines and biomass processing plants.

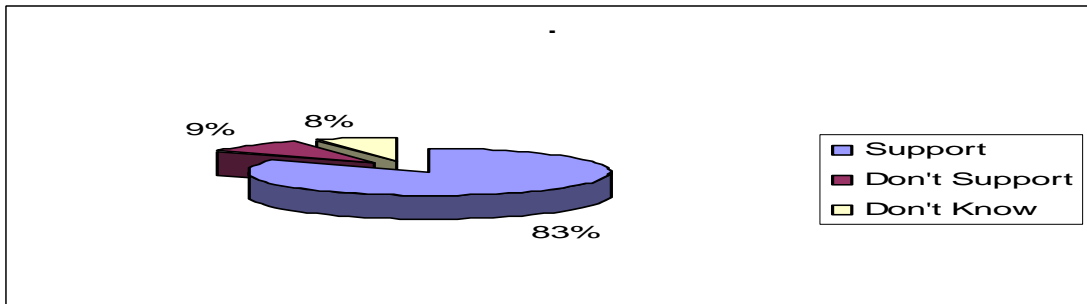


Additional Comments received in relation to question 15a

- Question 15 should refer to the need to increase awareness of environmental issues, as applied locally. There is a need to relate the broad issues covered in the document to more local concerns, in order that people more fully appreciate their relevance and consider ways that they can change their own lifestyles to counteract the wider threats that are posed. Examples could include publicising how much waste was landfilled/recycled in the Borough last year, or the generating capacities of the Scroby Sands wind turbines.
- Biomass plants over due.

Question 15a Commentary: From the representations received the majority of respondents (90%) supported the option to adopt clear planning guidance for the location of renewable energy e.g.wind turbines and biomass processing plants.

Question 15b: The Council should identify specific sites for renewable energy proposals or concentrate on developing criteria to assess schemes when they come forward.

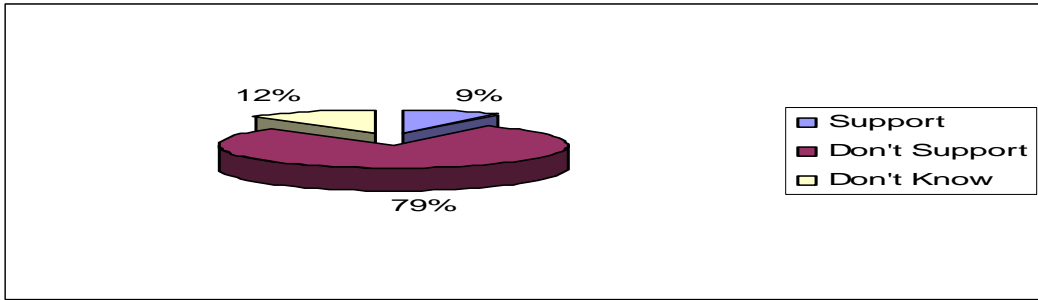


Additional Comments received in relation to question 15b

- Not residential.

Question 15b Commentary: From the representations received the majority of respondents (83%) supported the option to identify specific sites for renewable energy proposals or concentrate on developing criteria to assess schemes when they come forward.

Question 12c: The Council should allow renewable energy projects wherever they are proposed.

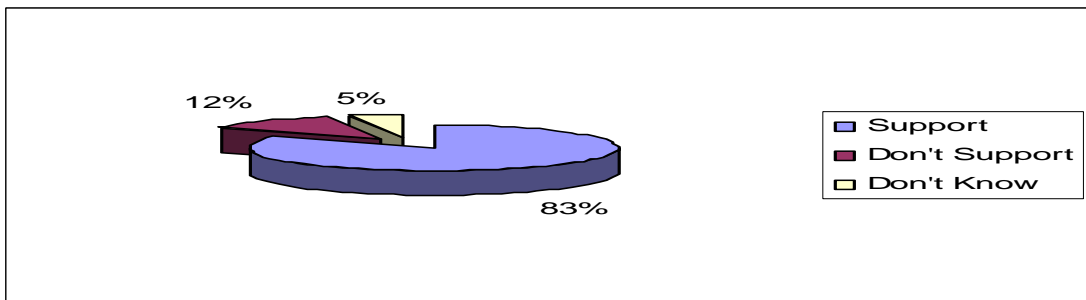


Additional Comments received in relation to question 15c

- None received

Question 15c Commentary: From the representations received the majority of respondents (79%) did not support the option to allow renewable energy projects wherever they are proposed.

Question 15d: The Council should allow renewable energy proposals as long as they are not detrimental to the natural environment, landscapes or visual impacts.

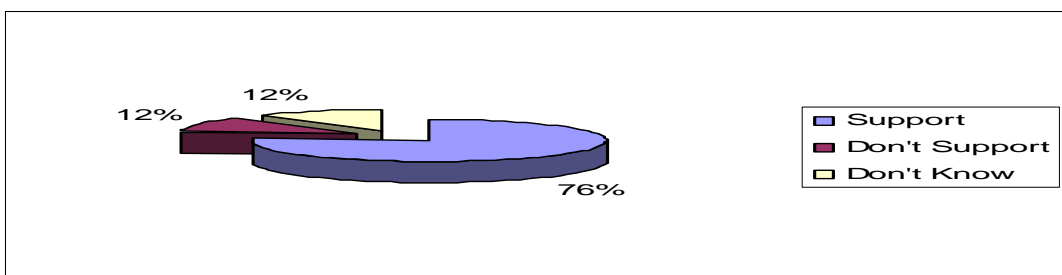


Additional Comments received in relation to question 15d

- Protect local reserves.
- With local agreement.
- Not in unsuitable areas.
- Should read “renewable Energy proposals will normally be permitted provided that they do not conflict with landscape, townscape, nature conservation, local amenity or economic interests”.

Question 15d Commentary: From the representations received the majority of respondents (83%) supported the option to allow renewable energy proposals as long as they are not detrimental to the natural environment, landscapes or visual impacts.

Question 15e: The Council should insist on new development providing a percentage of their energy requirements from renewable sources.



Additional Comments received in relation to question 15e

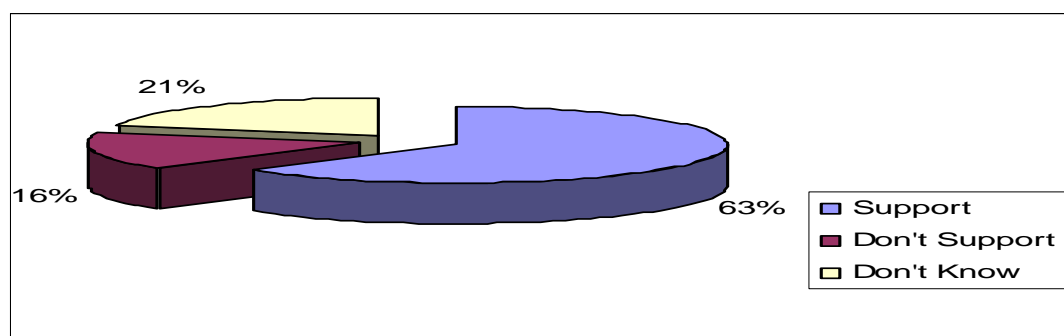
- Via insulation etc.

Question 15e Commentary: From the representations received the majority of respondents (76%) supported the option to insist on new development providing a percentage of their energy requirements from renewable sources.

16. Transport (Questions 16a, 16b, 16c, 16d, 16e and 16f)

How do we ensure that adequate infrastructure is provided to meet future needs?

Question 16a: The Council should require the provision of infrastructure to meet the needs of the development as part of the development on site or by way of commuted payments.

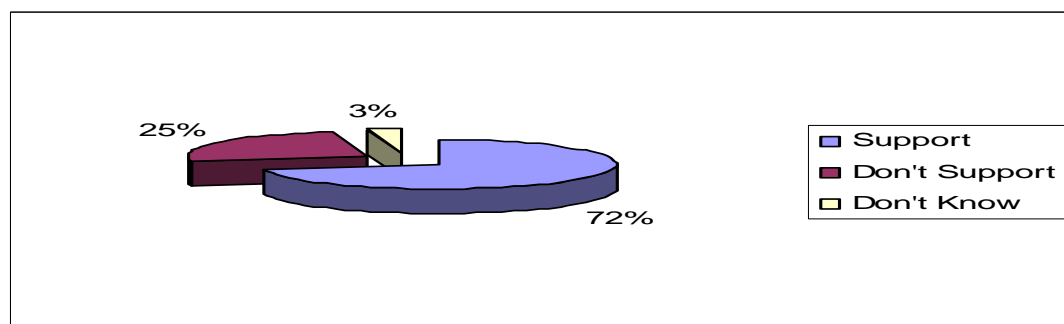


Additional Comments received in relation to question 16a

- None Received

Question 16a Commentary: From the representations received the majority of respondents (63%) supported the option to require the provision of infrastructure to meet the needs of the development as part of the development on site or by way of commuted payments.

Question 16b: The Council should ensure that policies for the location of development limit the need to travel (particularly by private car) and encourage car-sharing, walking and cycling.

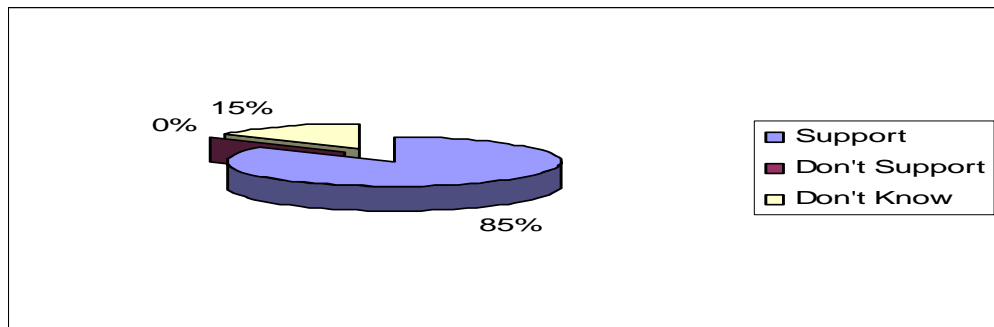


Additional Comments received in relation to question 16b

- How do you monitor.

Question 16b Commentary: From the representations received the majority of respondents (72%) supported the option to ensure that policies for the location of development limit the need to travel (particularly by private car) and encourage car-sharing, walking and cycling.

Question 16c: The Council should ensure that new development improves access to services in rural areas.

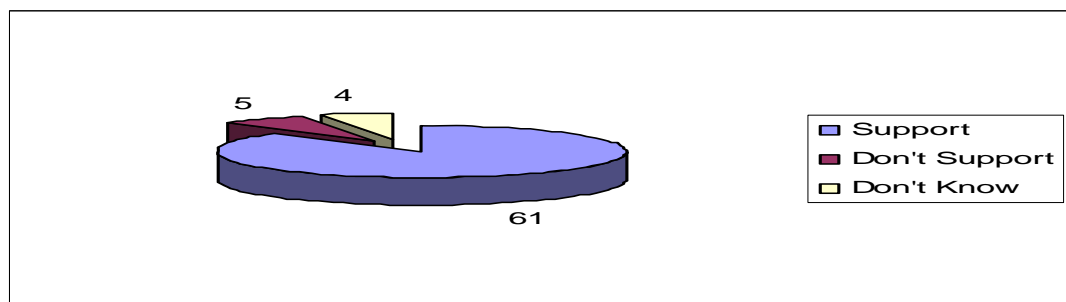


Additional Comments received in relation to question 16c

- None Received

Question 16c Commentary: From the representations received the majority of respondents (85%) supported the option to ensure that new development improves access to services in rural areas.

Question 16d: The Council should improve access to the essential facilities by the introduction of additional footpaths and cycleways.

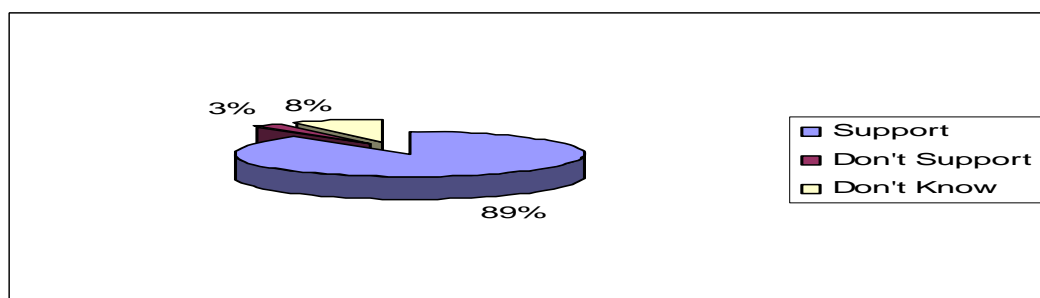


Additional Comments received in relation to question 16d

- None Received

Question 16d Commentary: From the representations received the majority of respondents (61%) supported the option to improve access to the essential facilities by the introduction of additional footpaths and cycleways.

Question 16e: The Council should increase public transport provision in the rural areas of Great Yarmouth.

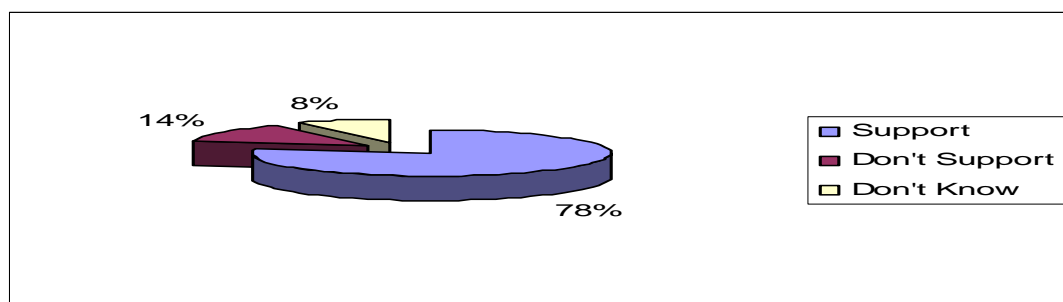


Additional Comments received in relation to question 16e

- Taxi schemes.
- Expense.

Question 16e Commentary: From the representations received the majority of respondents (89%) supported the option to increase public transport provision in the rural areas of Great Yarmouth.

Question 16f: The Council should address the issues of improving access to Great Yarmouth by rail and road, including a park and ride scheme.



Additional Comments received in relation to question 16e

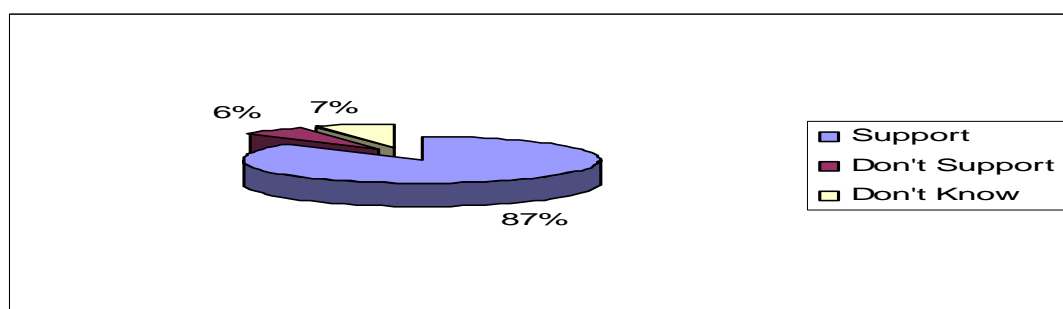
- None Received

Question 16e Commentary: From the representations received the majority of respondents (78%) supported the option to address the issues of improving access to Great Yarmouth by rail and road, including a park and ride scheme.

17. Biodiversity, Historical and Cultural Environment (Questions 17a, 17b, 17c and 17d)

How do we ensure the continued protection of our designated sites and areas from the impact and pressure and development?

Question 17a: The Council should resist development which would harm the value of their designation without appropriate mitigation.

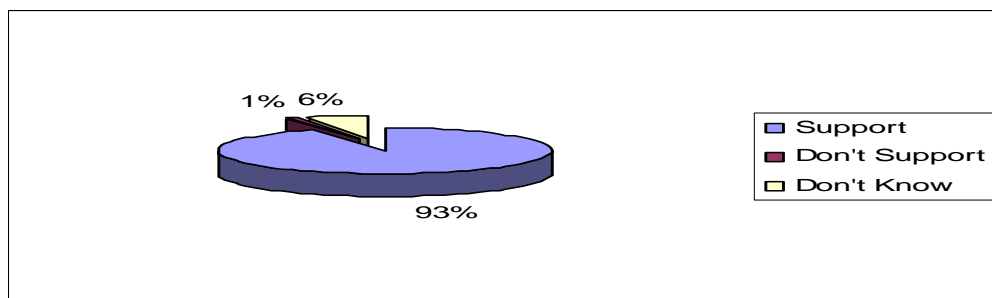


Additional Comments received in relation to question 17a

- None Received

Question 17a Commentary: From the representations received the majority of respondents (87%) supported the option to resist development which would harm the value of their designation without appropriate mitigation.

Question 17b: The Council to promote protective and preventative policies to ensure their continued protection from harmful development.

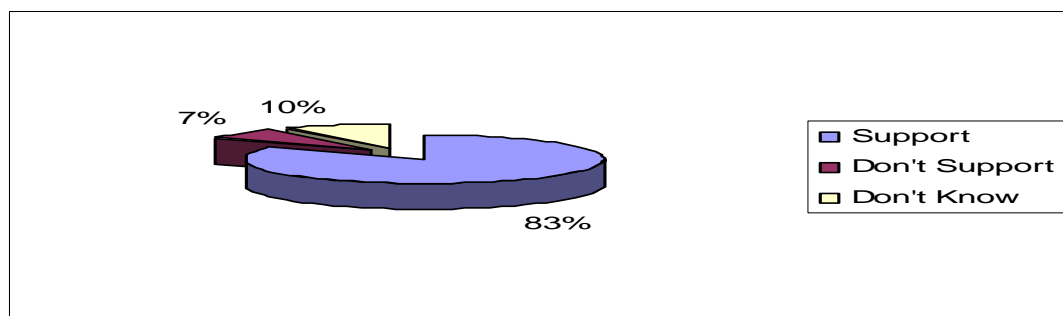


Additional Comments received in relation to question 17b

- None Received

Question 17b Commentary: From the representations received the majority of respondents (93%) supported the option to promote protective and preventative policies to ensure their continued protection from harmful development.

Question 17c: The Council should encourage the retention and re-use of all good quality redundant buildings (not just listed buildings) rather than their redevelopment.

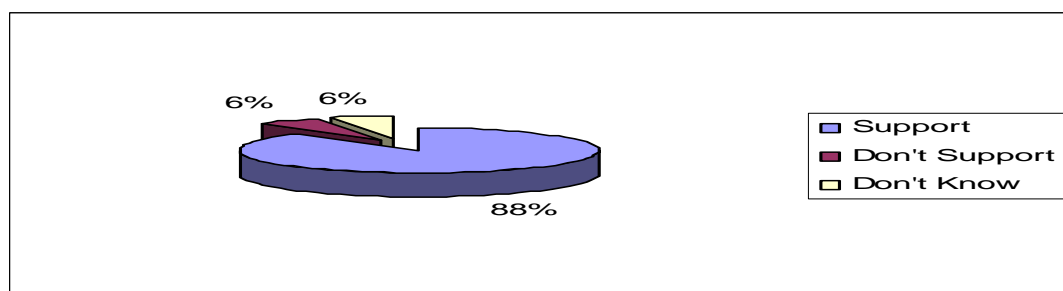


Additional Comments received in relation to question 17c

- None Received

Question 17c Commentary: From the representations received the majority of respondents (83%) supported the option to encourage the retention and re-use of all good quality redundant buildings (not just listed buildings) rather than their redevelopment

Question 17d: The Council should encourage the replacement of poor quality buildings with those of good quality design.



Additional Comments received in relation to question 17d

- None Received

Question 17d Commentary: From the representations received the majority of respondents (88%) supported the option to encourage the replacement of poor quality buildings with those of good quality design.

18. The overall Vision for Great Yarmouth (Questions 18a and 18b)

Respondents were prompted to choose from a selection of visions most appropriate for the Borough.

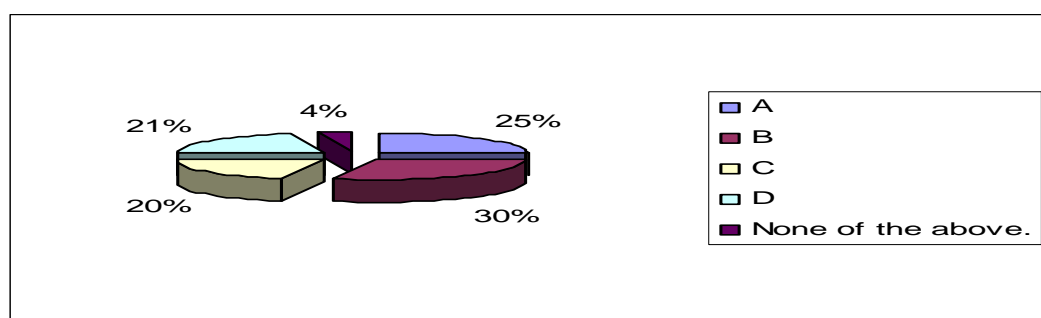
To adopt our existing Community Strategy (2020 Vision):

“We want our community to offer a high quality of life and a secure future for all our residents”

Or to adopt an entirely new vision, but with strong links to the Community Strategy:

- a) ‘A sustainable and inclusive Borough where everyone has access to decent affordable homes, jobs, shops and services and where development takes place at the right time and in the right location’.
- b) ‘A prosperous and sustainable Borough which successfully balances the need for new development with the need to protect the natural and built environment’.
- c) ‘A Borough in which the needs of everyone are recognised, where no one is disadvantaged and where development does not compromise the ability of future generations to meet their own needs’.
- d) ‘To create through an ongoing ‘urban renaissance’ a modern and inclusive Borough for the 21st Century providing enough jobs and housing for everyone whilst making the most effective use of land and buildings wherever possible’.

Question 18a: Which of these visions do you feel is the most appropriate for the needs of the Great Yarmouth Borough.



Additional Comments received in relation to question 18a

- I live and work in Great Yarmouth and I am proud of it.
- I like (b) but sustainability is not about balance. How about “A prosperous and sustainable Borough which meets the need for new development and protects and enhances the natural and built environment”.
- Vision 1. Aim is too “people and now” orientated; plus not entirely realistic (eg. “secure”).
- Vision 2, B, would be a better fit; but should replace the word “balances” with “integrates”.
- Option C or ‘ A sustainable and inclusive Borough where everyone has access to adequate homes, services and opportunities, and where new development is appropriate to the current and future needs of residents, workers and visitors.

Question 18a Commentary: From the representations received the majority of respondents (30%) supported vision 'b':

'A prosperous and sustainable Borough which successfully balances the need for new development with the need to protect the natural and built environment'.

It should be noted, that while the above vision for the Great Yarmouth Local Development is the preferred option, the Local Development Framework will continue to have strong links with the Great Yarmouth Community Strategy (2020 Vision).

Questions 18b: Are there any other issues that you feel should be added

Comments Received for Question 18b:

- Pavements and pathways in central Gorleston are in a very bad state, several people have already fallen and injured themselves. Please put pressure on highways. Relevant statutory services to repair the whole path and not keep patching the same area.
 - Villagers should keep their own identity and not become swallowed up by the town of Great Yarmouth.
 - Need to better market the town, both inside and outside of Great Britain.
 - Land designated buffer zone between industrial and housing should be re-designated and building allowed. There are many examples in the past where housing has been built next to industrial and commercial use with no bad effects. This would enable more housing to be built within the existing town areas.
 - Given that Gorleston does not any longer have its own sports, leisure and recreation facilities ie. sports hall and swimming pool, I feel a fairer approach by the Council incorporating Gorleston's needs is called for.
 - To enhance the area from Haven Bridge to Runham Vauxhall Station and from Runham Vauxhall roundabout to the bridge over the River Bure. At present not a very pleasing welcome to visitors whether coming by train, boat or car.
 - High standard of architecture in new developments. Extended use of high school and college premises to include leisure and cultural activities.
 - There is no mention of URC involvement – where does that fit in? A “unitary authority” with Waveney – has this been addressed?
 - Yes, all new house building should incorporate the most up to date renewable energy i.e. solar roof, photogenics, reusable water tanks etc.
 - It is hoped that the council will have the foresight to see what they already have in the town and use them.
 - Teenage pregnancy rates. Employment is the key to dealing with most of these issues
 - This questionnaire indicates an intention to have one policy. Different areas need different treatment. You attempt to separate rural and urban, but this is simplistic.
 - Higher profile for culture/tourism in the villages ie. promoting carnivals outside the main town/urban area such as Derbyshire Well Dressing. Example: Historic church visiting route.
 - Issues affecting multi faith multi cultural issues affecting hard to reach groups. Community cohesion/neighbourhood management accessibility to services and accountability for those services.
 - Reduction in multiple occupancy housing. Regeneration of riverside areas. Improving the image of the Borough.
 - Improvements to the sewage disposal system. The system between Hemsby to Caister has a history of failure and rural communities do not have mains sewage leading to diffuse pollution within Thurne, Bure and Trinity catchments.
 - Yes: mention in addition to developer contributions that much central and local government funding is necessary. Gives impression from questions that land use/planning gain can do it all, in spite of fact that record to date is below Government aspirations.
-

19. Objectives (Question 19a and 19b)

To support the vision, the Core Strategy needs to identify a number of strategic or 'spatial' objectives. These objectives are particularly important, as they will then be 'actioned' through the Regional Spatial Strategy and the Local Development Framework which will be developed at the preferred options stage in July 2006.

Question 19a: What do you think about the strategic objectives set out in the Core Strategy?

Q19a: What do you think of the strategic objectives set out in the Core Strategy?

Comments on Question 19a.

Comments Received for Question 19a:

- The objectives are very appropriate, but I have no great optimism that the Borough will hold to them in a coherent way, but will opt for its usual short term and paucity of vision.
- Mainly good.
- Reasonable.
- Very good.
- Very good.
- Good.
- Very good if the Council listens to the voices of the residents and not just do "their own thing" regardless.
- Well and clearly set out.
- Anti-motor car.
- Very good.
- The strategic objectives in the Core Strategy are fine. (As this is essentially a very broad statement many people might think that tinkering with it is just playing with words)
- Very good.
- Basic rubbish – planning officials should get into the real world, get out of their cosy offices and see what some of their planning decisions have already done to ruin this town.
- On the whole very good, in order to promote less use of cars it seems that to go back to the 'old ways' with houses, shops, schools, community facilities, doctors and industrial being built together where possible, would encourage people to walk and cycle as well as building community spirit.
- I agree with many of the core strategies if only I had the confidence that to a degree they would be initiated.
- Some good, some not so good. I like filling in forms and I think I am reasonably intelligent, (I passed the 11+) but I found this booklet hard to understand in parts. I think lots of people will take a look at it and throw it away.
- Good, however the questions are not worded/phrased in an easy to understand way. Many question illicit more than a tick box answer.
- Pleasing to see that most problems appear to be covered by the objectives which should lead to a much improved Great Yarmouth.
- The objectives are fine but none of them can be achieved until the access roads to the town, the A47, A12 and A11 are fully dualled for easy access to the national motorway network.
- Not much.
- The range of objectives is wide and ambitious, and if achieved will make the Borough of Great Yarmouth a quality place to live. I would like to see 'conservation of the historic environment' as a separate aim, and not tacked on to 'villages'.
- Possible to interpret the statement in so many ways that any interpretation is impossible. The emphasis needs to be on economic regeneration and reducing unemployment. We need the third river crossing from Southtown to the peninsular.
- Very good.
- It seems to be running OK at this present time.
- Must not forget the provision of facilities/activities for young people.
- This document is well written and balanced. However this questionnaire is ambiguous and confusing – the responses can be interpreted any way you choose.
- Comprehensive.
- Overall very good.

- They are all very laudable but how are you going to deal with all the conflicting issues, demands and interests. And how will you evaluate them and report on their progress and success.
- Very good.
- We support all the objectives with the exception of two points. 1) We do not believe the A47/A149 link road should be identified as a 'strategic' role. We would wish it deleted. 2) Unclear about protecting coastline in a sustainable way – what does it mean? Why not make reference to Shoreline Management Plan.
- Strategic objectives should also refer to protecting the vitality and viability of centres in the Borough through establishing a clear hierarchy of centres, with Great Yarmouth as the key centre, followed by Gorleston, and then other district, village and local centres.
- Overall good, but: 1) not enough links to climate change. 2) Does not give enough guidance where objectives might be in conflict; eg. in No. 2, use “integrating” for “balancing” and expand “the natural and historic built environment”. 3) Objective 14: Do not support dualling of Acle Straight, A47/A149 link.
- Generally difficult to object to, but housing requirements should not be focussed solely on Great Yarmouth: Caister, Gorleston and Bradwell should be included as all of these locations are sustainable.
- Appropriate.
- Broadly support but consider that certain issues have not been adequately identified or emphasised. In particular: the low levels of educational attainment and skills across large sections of the population. Greater reference should be made to reducing social exclusion/promoting social inclusion.

Question 19a Commentary: From the representations received the majority of respondents (93%) supported the objectives with only 7% negative feedback.

Question 19b: Are there any important issues that we haven't mentioned?

Comments Received on Question 19b:

- Ways in which there will be local scrutiny and public involvement in the delivery and application of the strategy.
- The issue of the older poor quality housing stock in the town is given scant attention. It breeds illness, poverty and many social problems.
- Given the move towards closer working with Waveney DC through RSS policies for the recognised sub-region, there is little or no reflection of the wider picture in this exercise. As a result, a key opportunity to test public opinion has been wasted. Also, no mention of the urban regeneration company and its master plan.
- Need to remove poor quality housing particularly houses in multiple occupations which are a blight of Great Yarmouth and are the source of ongoing high levels of unemployment, create a culture of non-employment in parts of the Borough. Free public transport for young people, as in Suffolk – this may also help to change culture of car use as well as giving better educational and employment access.
- Promotion of higher standards.
- Need to develop and market a new image for the town.
- Third river crossing/ duelling the A47 Acle New Road and 149 link. Without better transport links, any improvements will be very slow.
- No, but many more people might be interested in giving their opinions on more specific issues rather than the broad generalisations which are integral to a document like this.
- Not enough room to put them down but crime reduction top of the list – fit alley gates to all vulnerable areas in town.
- The amount of road signs and other signs being erected on an almost daily basis. These are a positive environmental blot on the landscape and in many instances totally unnecessary. Provision should be made to reduce these where possible and plant trees instead.
- Increasing elderly population needs of specialised forms of development.
- No one person should be at a disadvantage because of the area in which they live. More emphasis must be given to improving the poorer areas of Great Yarmouth and not continuously changing those that are already of a fair standard.

- You really haven't drawn out real wealth creation without reliance on central and European funding. I'd like to see the needs of everyone recognised. Reality suggests that some people chose to be 'disadvantaged', no matter how much is on offer, and those of us who pay towards this see that the system simply can't keep up.
- I would like to see employment, housing, tourist attractions and leisure facilities spread widely throughout the Borough and not concentrated in Great Yarmouth town.
- See above. This questionnaire was completed by the combined opinions and lengthy discussion of 8 residents of St. Andrews & Gorleston wards in 2 long formal meetings.
- You seemed to cover most things.
- Transport for the James Paget Hospital and doctors surgeries are of utmost importance.
- More through long distance public transport options.
- Unitary Authority status – should be a fundamental discussion. Decision making - is it to be by the 'plan' or at the whim of councillors? How is the plan 'driven' (by developers?).
- Yes – where is the community consultation and involvement, it certainly won't be via this document and they are supposed to be central to this.
- Need for high quality supported housing for vulnerable groups.
- Objective about protecting ground water and improving water quality within the Borough through sustainable development, SUDS, improvements to sewage treatment works and first time rural sewage schemes.
- Specific mention of climate change. The leaning objective in Vision 1 is not reflected in core strategy objectives: education/training is important to the up-skilling of the work force (albeit land use planning not the major player).
- There does not seem to be anything about pursuing/promoting design and developments that make buildings and services accessible and welcoming for people with disabilities. 2) Develop accommodation for people with disabilities.
- There should be an objective relating to community relations, and the promotion/continuation and extension of strong, positive links between the Borough Council and its community. In particular, an aim to involve the community more heavily in decision-making would be welcomed. There is also a real need for greater reference to the diverse nature of the Borough's population.
- The County Council would also strongly support the Core Strategy containing an overarching policy on climate change and the need to address these issues.
- The objective relating to Great Yarmouth town centre should perhaps also include reference to other town/village centres in the Borough. It could also refer to the potential for expansion of Great Yarmouth town centre such that it could more ably compete with larger centres such as Norwich.
- Inadequate reference is made to the need to enhance and maintain landscape and townscape.
- There is a need for greater reference to the potential conflict arising between the two important objectives of reducing flood risk in the Borough and promoting urban regeneration, and particularly to the potential means of managing this conflict through the LDF process. Many of the Borough's brownfield sites are located in areas of flood risk.
- Finally, the document makes relatively few references to the role of the URC, and particularly its potential for driving the Borough's urban resistance.

Question 19a Commentary: All comments will help shape the preparation of the Core Strategy preferred options in July 2006.

Refer to the Core Strategy (issues and Options) responses paper on the Council's website www.great-yarmouth.gov.uk