



GREAT YARMOUTH
BOROUGH COUNCIL

Local Development Framework (LDF)

Annual Monitoring Report (AMR)

2007 - 2008

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December 2008

**Great Yarmouth Borough Council
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Executive Summary

As required by planning legislation, local planning authorities must produce Annual Monitoring Reports (AMRs) to show if Local Development Frameworks (LDFs) are achieving their aims and delivering sustainable development.

This is the fourth Great Yarmouth Borough Council AMR and is to be submitted to the Secretary of State for approval through the local Government Office by the end of December 2008. It covers the period 1 April 2007 to 31 March 2008. However, as with the previous AMR returns (2005, 2006 and 2007), the Council has provided monitoring information as close to the submission date as possible.

The contents and format of the AMR accord with advice contained in the former Office of the Deputy Prime Minister's "Local Development Framework Monitoring: A Good Practice Guidance" and later updates.

Monitoring the Great Yarmouth Local Development Framework (LDF)

The AMR has found that initial work on the LDF progressed in line with target milestones as set out in the Local Development Scheme (LDS). Work has been completed on the Core Strategy (Issues and Options Stage 1 & 2 and Preferred Options Stage 1), the Urban Regeneration Company (URC) Area Action Plan (AAP) Issues and Options and Preferred Options milestones, Site Specific Allocations Issues and Options (Stage 1) and Development Control Policies Issues and Options (Stage 1).

However, this 2007/08 AMR proposes revisions to the Local Development Scheme (LDS) 2008 timetable, for the reasons given below:

- awaiting evidence base (e.g. Strategic Flood Risk Assessment update and Strategic Housing Land Availability Schedule) and supporting documents to inform the Core Strategy, Site Specific Allocations and Development Control Development Plan Documents (DPDs) and the URC AAP.
- the high number of site specific expressions of interest that have been received for development consideration.
- preparation of the Core Strategy Preferred Options (Stage 2) and Site Allocation Issues and Options (Stage 2) at the advice of the Government Office for the East of England (Go-East).
- since the 2007 AMR was published, an experienced Senior Planner (Policy) left the Council, leaving the team under resourced further delaying progress on the LDF documents.
- there is currently a vacancy for a Planning Assistant which leaves the team under resourced and further delays progress on the LDF documents.
- the team to deliver the LDF is comparatively small which increases the impact of staff departures and limits the number of documents which can be undertaken at any one time.

The LDS now includes 'The Conge Mixed Use Development Brief' Supplementary Planning Document (SPD) in the LDS timetable.

Core Output Indicators

These are a set of national indicators which all authorities have to measure helping to inform spatial planning at regional and national levels. Recently updated by the Department for Communities and Local Government in 2008¹, this will be the fourth time that they have been monitored by the Borough Council. The 2006/2007 AMR will form a baseline for these indicators. The AMR will enable development trends to be identified and assessments to be made as to whether spatial planning policies are delivering their objectives.

Local Output Indicators

Monitoring data regarding Local Output Indicators are assessed in the 2007/2008 AMR. Where data cannot be supplied, this AMR clearly sets out how improvements to the monitoring system can be made to subsequent AMRs.

Contextual Indicators

Monitoring data regarding Contextual Indicators are assessed in the 2007/2008 AMR. Where data cannot be supplied, this AMR clearly sets out how improvements to the monitoring system can be made to subsequent AMRs. The results for this 2007/2008 AMR will form a baseline for these indicators.

Quality of Life Indicators

In reviewing the Council's Environmental Services, the Audit Commission set out in their report that the Annual Monitoring Report should include Quality of Life Indicators. Where data cannot be supplied, this AMR clearly sets out how improvements to the monitoring system can be made to subsequent AMRs. The results for this 2007/2008 AMR will form a baseline for these indicators.

Saved Policies

This 2008 AMR details an assessment of policies as set out in the Great Yarmouth Borough – Wide Local Plan (2001). As a result of the current monitoring mechanisms in place, to be improved through the CDPsmart monitoring package, it is not possible in the 2007/2008 AMR to set out which policies have not been implemented in the monitoring period. However, each policy is assessed as to whether it should be saved, deleted, or amalgamated. The saved policies will be replaced by the LDF policies when the relevant DPD or SPD is adopted.

Housing Trajectory

Guidance requires AMRs to include a housing trajectory to assess the delivery of future housing provision. The main purpose of the housing trajectory is to support the forward planning process by providing a progress report to compare past performance on housing supply to anticipated future rates of supply for the plan period.

This 2007/2008 AMR includes background information that underpins the housing trajectory. This includes details of the main sites and assumptions on which the trajectory is based.

Developing the Evidence Base and Monitoring Systems

¹ Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 02/2008 www.communities.gov.uk

Although the Council has in place a comprehensive evidence base and monitoring system, the AMR considers that these need to be developed further to assist work on the Local Development Framework. However, the evidence base has been improved by the availability of results from various background studies as listed below:

- Strategic Flood Risk Assessment (2006, Capita Symonds)
(Please note that this study is currently being updated and will be available early 2009)
- Urban Housing Potential Study (2004, Baker Associates)
- Strategic Housing Land Availability Assessment (**in progress**)
- Employment Land Study (2006, Bone Wells)
- Landscape Character Assessment (2008, LandUse Consultants)
- Housing Market Assessment (2007, GYBC)
- Retail and Leisure Study (2006, DTZ)
- Water Cycle Study Scoping Report (**in progress**)

The AMR monitoring data is being improved by enhancing the capabilities of the 'Ocella' system which contains information on planning applications in the Borough. This will enable data from Ocella to be transferred into CDP Smart, a County wide monitoring system. Monitoring through CDP Smart will substantially improve the quality, availability and range of data available in subsequent AMRs.

1 Introduction

- 1.1 Monitoring is crucial to the successful delivery of Local Development Frameworks. It also assists Councils to understand the social, environmental and economic issues affecting their areas and the key drivers of spatial change.
- 1.2 Monitoring on a regular basis will indicate whether the LDF is achieving its objectives and is delivering sustainable development.
- 1.3 The Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Regulations require Council's to produce Annual Monitoring Reports (AMRs).
- 1.4 LDF's should be continually reviewed and revised with the AMR being the main mechanism for assessing the Framework's performance and effects. This reflects the concept of 'plan, monitor and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.
- 1.5 In particular, AMRs should consider:
 - whether the timetable and milestones for the preparation of documents set out in the Local Development Scheme have been met, or progress is being made towards meeting them, or where they are not being met or not on track to being achieved, the reasons why.
 - whether policies and related targets in Local Development Documents have been met, or progress is being made towards meeting them, or where they are not being met or on track to being achieved, the reasons why.
 - the performance of infrastructure providers against programmes for infrastructure set out in support of the Core Strategy, and if they are not performing, the necessary measures to reprioritise any previous assumptions regarding infrastructure delivery.
 - what impact the policies are having in respect of national and regional targets and any other targets identified in Local Development Documents, not covered by the above.
 - housing trajectories to demonstrate how policies will deliver housing provision.
 - what significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended.
 - Whether the policies in the Local Development Document need adjusting or replacing because they are not working as intended.
 - whether the policies need changing to reflect changes in national or regional policy.
 - if policies or proposals need changing, the actions needed to achieve this.

Previous Annual Monitoring Report Returns

- 1.6 The 2006/07 AMR return built upon the progress made in the 2005/06 AMR and included a number of additional indicators, notably the inclusion of a Gypsy and Traveller Core Output indicator.

The 2007/2008 AMR

- 1.7 The 2007/08 AMR endeavours to cover as many guidance requirements as possible and provides an update on the progress made following the submission of the first 2004/05 AMR. However, this 2007/08 AMR includes the following additions:
- **Inclusion of a 5 year land supply indicator detailing the supply of ready to develop housing sites in line with National Indicator 159.**
 - **Indicator 2H has been subdivided into 2 indicators that provide a commentary on a) the mix of housing completed by house size in respect of market dwellings; and, b) affordable dwellings.**
- 1.8 If there are particular reasons why information cannot be provided this will be explained clearly in the AMR with additional commentary on how the matter will be addressed to ensure the information can be provided in future AMRs.

Spatial Portrait of Great Yarmouth

- 1.9 The Borough of Great Yarmouth comprises an urban area which includes Gorleston with links to the large settlements of Bradwell and Caister. It has rural parishes both to the south and north of the built up area. In mid 2006, the Great Yarmouth Borough had a population of 93,400. The population figure is projected to increase to 105,400 by 2021 and 110,700 by 2029. The Borough covers a land area of some 17,000 hectares. It has some of the best and most versatile agricultural land in the east of England and is located on the edge of the Broads National Park and has a buoyant port and tourism industry.
- 1.10 Although in parts of the urban area unemployment and social deprivation are high, the town has many positive attributes, including a relatively prosperous rural area. It is surrounded by a high quality coastal, countryside and Broads's environment, including European designated sites. The town has an important built heritage which is being conserved and enhanced. The new 'Eastport' outer harbour and surrounding infrastructure currently under construction in Great Yarmouth, offers scope for maritime related industries and the ability to act as a gateway between the region and Europe. The workforce has a wide range of skills and established companies are strong in their particular fields. Completion of the A11 dualling will help address the towns' perceived peripherality but further transport infrastructure improvements, particularly to the A47, would assist the comprehensive regeneration of the town.

2 Monitoring Local Development Framework Preparation

Methodology for the Collection of Evidence

- 2.1 The Council's 'Ocella' database is used to store details of planning applications. The data held in the 'Ocella' Planning Application system is limited. The majority of monitoring data is collated manually by researching paper planning application and Development Control Committee agendas.
- 2.2 In addition, the Council is working in partnership with Norfolk County Council to progress a Norfolk – wide monitoring system through a CDP Smart package. This package links to the Council's Ocella planning application system which will substantially increase the quality and availability of data for the 2008/09 return. However, as discussed in Section 4 'Resources', there is a particular strain on the Council's staff resources with regards to collating planning application data and monitoring the high number of indicators required for monitoring returns.
- 2.3 A substantial evidence base has been produced since the 2005/06 AMR that will inform this 2007/08 AMR return. These include the following
- Strategic Flood Risk Assessment (2006, Capita Symonds)
(Please note that this study is currently being updated and will be available early 2009)
 - Urban Housing Potential Study (2004, Baker Associates)
 - Strategic Housing Land Availability Assessment (**in progress**)
 - Employment Land Study (2006, Bone Wells)
 - Landscape Character Assessment (2008, LandUse Consultants)
 - Housing Market Assessment (2007, GYBC)
 - Retail and Leisure Study (2006, DTZ)
 - Water Cycle Study Scoping Report (**in progress**)
- 2.4 The Strategic Housing Land Availability Assessment (SHLAA) for the Borough will be a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The SHLAA will be an important evidence base to inform the AMR as it is required to be reviewed as part of the annual monitoring process and it also has overarching tendencies to examine a wide range of data and data sources. The development of the SHLAA is, however, in its infancy and will not impact upon the 2007/08 return but will be a substantial evidence base to inform the 2008/09 AMR return.
- 2.5 The Strategic Flood Risk Assessment (SFRA) (2006) was completed according to the requirements of 'Planning Policy Guidance Note 25' however, in 2006 the guidance was replaced by 'Planning Policy Statement 25: Development and Flood Risk'. In order to comply with the new guidance the study had to be updated. Capita Symonds (the consultants who undertook the original modelling) were commissioned to undertake the update and the draft was completed in November 2008. The Environment Agency were involved throughout the process and the final report and mapping will be available early in 2009.
- 2.6 Scott Wilson was appointed in December 2008 to undertake a Water Cycle Scoping Report on a sub-regional basis jointly with Waveney District Council (cost savings). The Water Cycle Scoping Report will identify relevant studies and data sources to provide high level findings regarding the capacity of the sewerage and water supply network to accommodate planned development. The completion date is March 2009.

Regional Authorities

- 2.7 The Environment Agency (EA) and Natural England, collect information that feeds into the Core Output Indices.
- 2.8 Certain data gaps have been identified at the planning application stage when collated electronically using 'Ocella' which are to be resolved through the Norfolk – wide CDP Smart monitoring package. These are:
- floor space (m²) lost by type
 - floor space (m²) gained by type
 - number of bedrooms lost
 - number of bedrooms gained
 - details of flood risk assessments
 - number of parking spaces provided
 - policy implemented from the Local Plan
 - number of affordable houses (rural, urban)
 - number of housing completions (rural, urban)
 - open space gained
 - open space lost
 - major retail gained
 - major retail lost
 - retail (A1) within the town centre, edge of centre, and out of centre
 - employment gained on allocated employment sites
 - non-employment gained on allocated employment sites.
- 2.9 The Council will continue the successful progress of the Norfolk – wide CDP Smart monitoring package in order to help the LDF process and inform future AMR returns. The Council has considered how best to ensure that the information listed above is collected consistently in an electronic format. However, in the longer term there could be a strain on resources with regards to collation and inputting of data into the CDP Smart monitoring package. Data capture is also a component of 1APP, the national standard planning application form that was rolled out by the Department for Communities and Local Government in October 2007 (see www.planningportal.gov.uk). This will also inform the data to be inputted into the CDP Smart monitoring package.

Local Development Scheme

- 2.10 The first Great Yarmouth Borough Council full term Local Development Scheme became effective from April 2005 and was revised in 2006, 2007 and 2008 following the AMR. The revised LDS essentially has three roles. Firstly, it provides information on the LDF for the community. Secondly, the LDS sets out the timetable for the preparation of the Local Development Documents (LDDs), and, finally, it sets a timetable for the review of the LDDs once they have been prepared.
- 2.11 The revised LDS is in effect a three-year programme for members of the public and key stakeholders to see what planning documents are being prepared. It also sets out milestones to tell them about the opportunities for them to get involved in the process.
- 2.12 The revised LDS states that the Council intends to produce the following documents to address the key planning issues arising in Great Yarmouth:

- Core Strategy Development Plan Document (DPD)
- Site Specific Development Plan Document (DPD)
- Development Control Development Plan Document (DPD)
- Urban Regeneration Company (1stEast) Area Action Plan (AAP)
- Green Space Strategy Supplementary Planning Document (SPD)
- Code of Practice on Planning Obligations (inside the URC area) Supplementary Planning Document (SPD)
- Code of Practice on Planning Obligations (outside the URC area) Supplementary Planning Document (SPD)
- The 'Conge' Mixed Use Development Brief (SPD)

Local Development Document (LDD) Progress

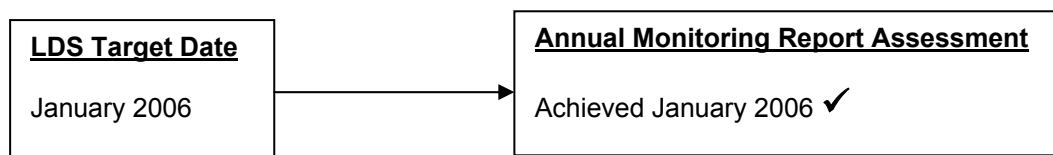
- 2.13 The Statement of Community Involvement (SCI) was adopted in 2006. Progress has been made on the Core Strategy Issues and Options and Preferred Options; Urban Regeneration Company (1stEast) Area Action Plan Issues and Options and Preferred Options; and, Site Specific Allocations and Development Control Policies Issues and Options DPDs. Progress on these documents has been assessed against the schedule in the LDS.
- 2.14 Although the base date for the AMR is 31 March 2007, in terms of performance indicators guidance encourages the monitoring of progress on the LDD preparation to be as up to date as possible. Therefore, an assessment was made in November 2008. Due to the high number of representations received on the Great Yarmouth Urban Regeneration Company (1stEast) Area Action Plan (Preferred Options), the number of representations received for the Core Strategy Preferred Options, and the essential evidence base documents to support these DPDs and the Site Specific and Development Control DPD's, there are amendments proposed to the 2007 LDS timetable in this 2007/08 AMR. The timetable slippage to the Core Strategy and the preparation of further Preferred Options, in particular, has had a knock on effect with the remaining Development Plan Documents needing to be in conformity with it. Further Issues and Options work is also planned for the Site Specific Allocations and Development Control Policies DPD's to take account of the representations and additional sites received as expressions of interest for development.
- 2.15 Table 1 below shows the LDF programme as shown in the LDS 2007 and our progress in achieving the milestones to date. A simple (✓) and cross (x) symbol is used throughout this AMR document to illustrate the Council's progress in meeting the milestones.

Table 1: Local Development Framework Milestone Achievement

Document	Was the LDS 2007 Milestone Achieved?			
	Issues & Options	Preferred Options	Submission	Adoption
Development Plan Document (DPD)				
Core Strategy	✓	✓	X	X
Site Specific Allocations	✓	X	X	Not Started
Development Control Policies	✓	X	X	Not Started
URC Area Action Plan	✓	✓	X	Not Started
Supplementary Planning Document (SPD)				
Green Space Strategy	n/a	X	n/a	X
Code of Practice on Section 106 (N/B this has been replaced by 2 separate SPDs as detailed in the 2 lines below)	n/a	n/a	n/a	n/a
Code of Practice on Section 106 (URC Area)	n/a	Not Started	n/a	Not Started
Code of Practice on Section 106 (Non URC Area)	n/a	Not Started	n/a	Not Started

Statement of Community Involvement (SCI) Milestones

- 2.16 The SCI sets out the standards and approach to involving the community and stakeholders in the production of the Local Development Framework. It also sets out the Council's approach for consulting on significant planning applications.
- 2.17 The SCI was adopted by Full Council on 12 January 2006 as set out in the revised LDS timetable.



Core Strategy Milestones

- 2.18 The Core Strategy Development Plan Document (DPD) sets out the key elements of the planning framework for the area. It comprises a long term spatial vision and strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving its delivery.
- 2.19 All subsequent documents produced as part of the Local Development Framework (LDF) will build on the principles set out in the Core Strategy. It will identify broad locations for delivering housing and other major development needs such as employment, retail and transport. The Core Strategy does not include details of land allocations nor primary development control policies. These will be set out in separate Site Specific and Development Control Development Plan Documents.

Core Strategy Issues and Options (Stage 1 & 2)

2.20 Initial work on the Core Strategy pre-production and Issues and Options (Stage 1) was detailed in the 2005 AMR. The main objective of the Stage 1 consultation was to inform the community and stakeholders of the main issues facing the Borough of Great Yarmouth and sought preferred options for dealing with those issues. To engage with a wider audience and take the opportunity to explain the new planning system further, the Council also arranged a number of Planning Road Shows and held a Workshop alongside the Local Transport Plan Consultation on 24 November 2005. All milestones were met as set out in the adopted LDS. However, the agreed revised LDS looked to amend the timetable and also undertake a Stage 2 consultation on the Core Strategy (Issues and Options) looking at Developer Contributions (Paper 1) and a Hierarchy of Settlements (Paper 2).

2.22 It is important that the Council prepares a development plan that meets the needs of the Borough and the Community of Great Yarmouth. Following the responses received for the Core Strategy (Issues and Options, Stage 1), the

Council felt it necessary to carry out a second Issues and Options consultation on Developer Contributions (Paper 1) and the Hierarchy of Settlements (Paper 2).

The Hierarchy of Settlements

2.23 The settlement hierarchy provides a framework for managing the scale of development in different locations. In combination with other policy areas (such as that concerning the location of housing) it indicates the amount of growth that might be allowed to occur in particular places. As well as providing guidance for 'windfall' schemes (i.e. development proposals on unallocated sites), the hierarchy also helps to guide the search for sites at the time that specific allocations are considered.

2.24 The Hierarchy of Settlements papers incorporated the principle of sustainable development to identify the most sustainable locations for new development in the Borough of Great Yarmouth. In doing this, due regard was taken of the (now superseded) Regional Planning Guidance for East Anglia (RPG6), the (then) draft Regional Spatial Strategy for the East of England, the Norfolk Structure Plan and National Planning Policy Guidance/Statements. These documents required local planning authorities to concentrate development within the region's urban areas and at the time seek to achieve at least 60% of all new development on previously developed land.

2.25 From the 36 responses received, 18 (82%) of respondents supported the Council's preferred hierarchy of settlements with only 4 (18%) disagreeing with the proposed hierarchy. The hierarchy looks to concentrate development in sustainable locations in urban areas and brownfield land.

Developer Contributions

2.26 There are an extensive range of facilities and public benefits sought by the Council, Norfolk County Council and other service providers that could benefit from developer contributions. The majority of developments for housing will automatically require provision for open space, transport infrastructure, drainage and landscaping. Currently, the Council asks developers to contribute to the following as part of a large scale housing application (15 or more dwellings or 1 hectare plus):

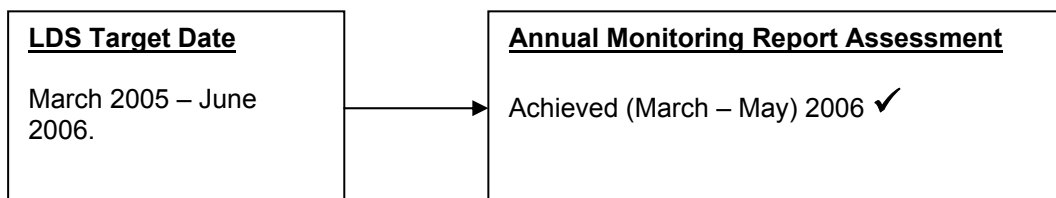
- Open Space (eg. children's play equipment)

- Affordable Housing
- Community Benefits (such as Town Centre Rangers)
- Transport Infrastructure (footpaths, cycleways and roads)
- Drainage and Flood Protection
- Archaeological Surveys

2.27 In addition to these, educational and transport infrastructure requirements are needed by Norfolk County Council and health provision by the Primary Care Trust (PCT). It is a statutory duty of the Council to undertake formal consultations with a range of statutory consultees. Who the Council consults will vary depending on the nature of the proposal and its location.

2.28 From the representations received, the preferred approach was to extend the Council's current developer contributions list to include potential contributions being sought for areas such as Adult Social Services provision and Public Rights of Way as being in line with Norfolk County Council's adopted Planning Obligations New County Council Standards (2006).

2.29 An analysis of responses to the Great Yarmouth Core Strategy (Issues and Options) Stage 2 can be found on the Council's website: www.great-yarmouth.gov.uk

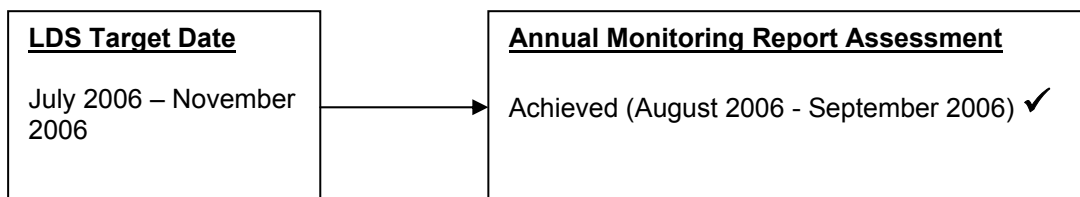


Core Strategy Preferred Options (Stage 1)

Following on from the consultation responses received on the Core Strategy Issues and Options (Stage 1) in winter 2005 and the Hierarchy of Settlements and Developer Contributions Topic Papers Issues and Options (Stage 2), the Core Strategy Preferred Options (Stage 1) has now been completed.

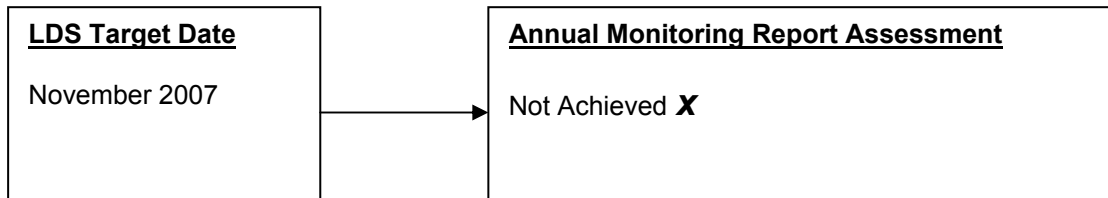
2.30 A Sustainability Appraisal Report for the Preferred Options has also been produced. The Sustainability Appraisal highlights the likely significant economic, social and environmental effects of the policies and proposals in the plan.

2.31 Representations on the Core Strategy Preferred Options were invited from 7 August 2006 to 18 September 2006 in line with the revised LDS timetable. Copies were made available to download on the Council's website and made available to view at Council Offices, Borough Libraries and Community Liaison and Information points (CLIPs) along with the Sustainability Report and representation form.



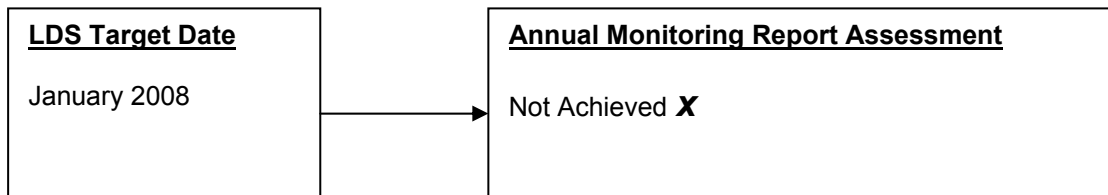
Core Strategy Submission to the Secretary of State

2.32 The 2007 LDS timetable states that the Core Strategy was timetabled for submission to the Secretary of State in November 2007.



Core Strategy Adoption

2.33 The 2007 LDS timetable states that the Core Strategy was timetabled for adoption in January 2008.



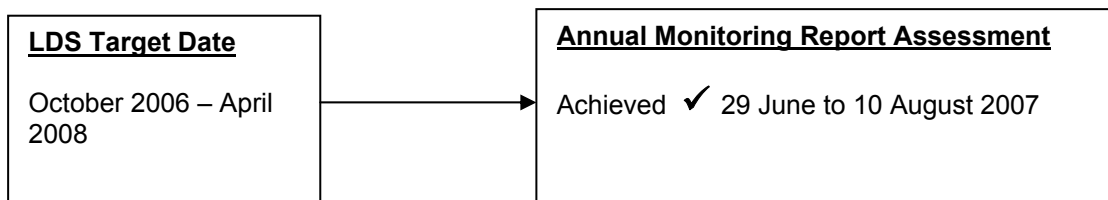
Site Specific Allocations Development Plan Document Milestones

2.34 The allocation of land for specific uses must be set out in a Development Plan Document. The identification of sites should be based upon a robust and credible assessment of the suitability and availability of land for particular uses or mix of uses such as housing, employment, retail and community facilities.

Site Specific Allocations Issues and Options (Stage 1)

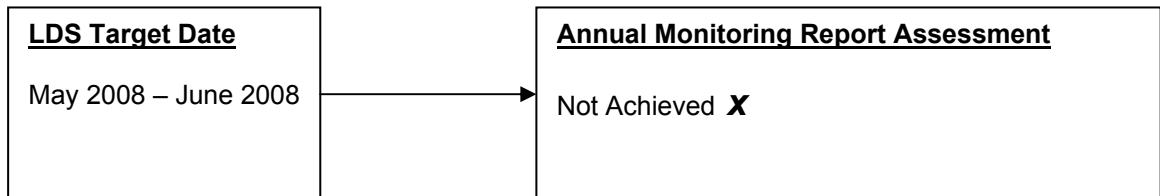
2.35 The 2007 LDS timetable states that the Site Specific Development Plan Document was timetabled for on going 'Issues and Options' between October 2006 and April 2008.

2.36 Initial work on the Site Specific Allocations DPD was undertaken in June 2007. The main objective of the Stage 1 consultation was to inform the community and stakeholders of the development needs and the various site options for delivering those needs.



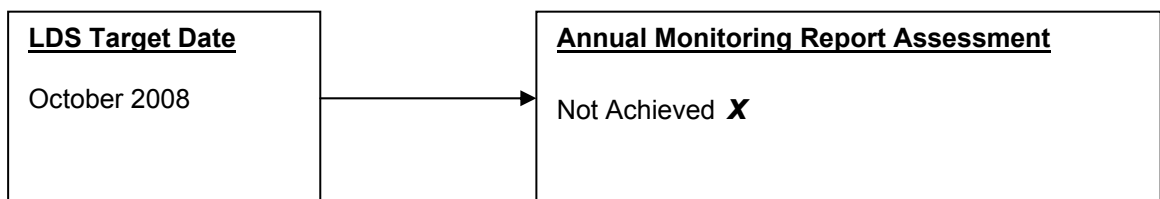
Site Specific Allocations Preferred Options

- 2.37 It is important that the Council prepare a development plan that meets the needs of the Borough. Following the results of responses received for the Site Specific Allocations together with new sites submitted, there will be a further Issues and Options (Stage 2) consultation. Therefore, the target milestone was not achieved.



Site Specific Allocations Submission

- 2.38 After analysing the responses given at the Preferred Options Stage, the Council will submit the Site Specific Allocations Submission Document to the Secretary of State to test its soundness at the Examination at Public. However, due to the knock on effect at the Issues and Options Stage (i.e. the requirement for a Stage 2 consultation), this target milestone was not met.

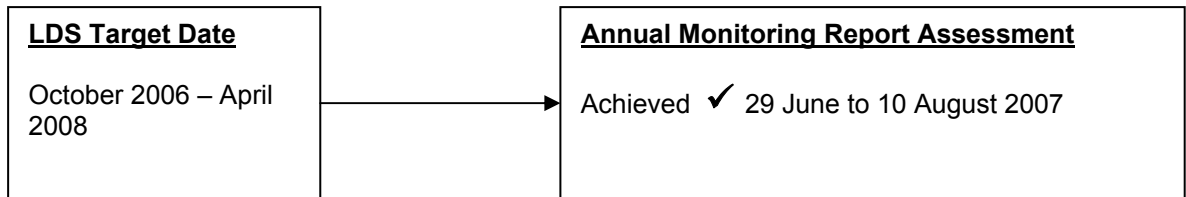


Development Control Policies Development Plan Document Milestones

- 2.39 The Local Development Framework should contain a limited suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the Core Strategy and will form the Development Control Development Plan Document.

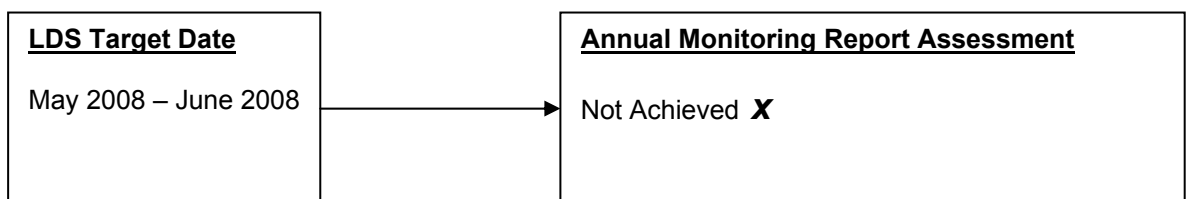
Development Control Policies Issues and Options

- 2.40 The 2007 LDS timetable states that the Development Control Development Plan Document was timetabled for on-going Issues and Options consultation between October 2006 and April 2008.
- 2.41 initial work on the Development Control Polices DPD was undertaken in June 2007. The main objective of the Stage 1 consultation was to inform the community and stakeholders of the various criteria based development control policy options for assessing planning applications.
- 2.42 It is important that the Council prepares a development plan that meets the needs of the Borough and the Community of Great Yarmouth. Following receipt of responses, the Council are proposing to undertake further on-going issues and options work (Stage 2) by August 2009.



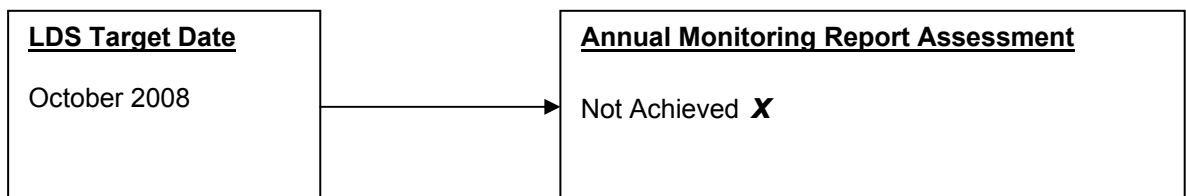
Development Control Policies Preferred Options

2.43 When all representations made at the Issue and Options Stage were analysed, the Council set out to publish the Development Control Policies Preferred Options. However, due to the timetable slippage at the Issues and Options stage, this target milestone was not met.



Development Control Policies Submission

2.44 After analysing the responses given at the Preferred Options Stage, the Council will submit the Development Control Policies Submission Document to the Secretary of State to test its soundness at the Examination in Public. However, due to the knock on effect at the Issues and Options Stage (i.e. the requirement for a Stage 2 consultation), this target milestone was not met.



Urban Regeneration Company (1stEast) Area Action Plan Milestones

2.45 Area Action Plans provide the planning framework for areas of significant change or conservation and focus on implementation.

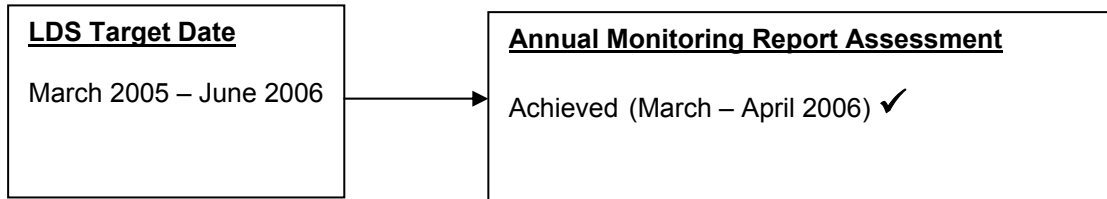
2.46 An Urban Regeneration Company (URC) was established for the two towns of Lowestoft and Great Yarmouth in March 2005. The geographical focus in Great Yarmouth is in the wards of: Nelson, Central & Northgate and Southtown & Cobholm. A requirement of designation is the preparation of a masterplan which consists of three elements:

- a strategic overview (of the two geographical areas)
- a spatial masterplan(s)
- an implementation strategy

2.47 The spatial masterplan will form the Great Yarmouth URC Area Action Plan which will be part of the LDF. The Council is the lead authority in the preparation of the AAP working in partnership with 1st East, Waveney District Council, Norfolk and Suffolk County Councils.

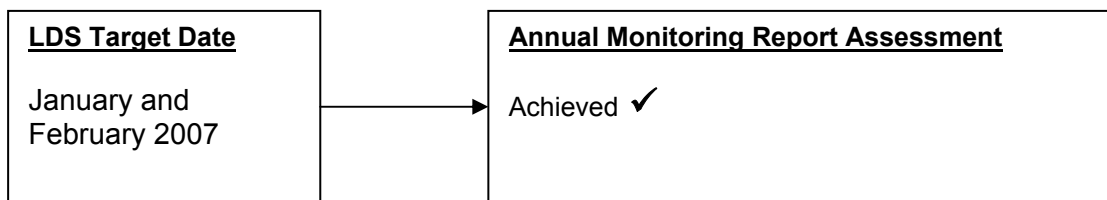
Urban Regeneration Company Area Action Plan Issues and Options

2.48 The 2007 LDS timetable states that the Urban Regeneration Company Area Action Plan was timetabled for Issues and Options consultation between March 2005 and June 2006.



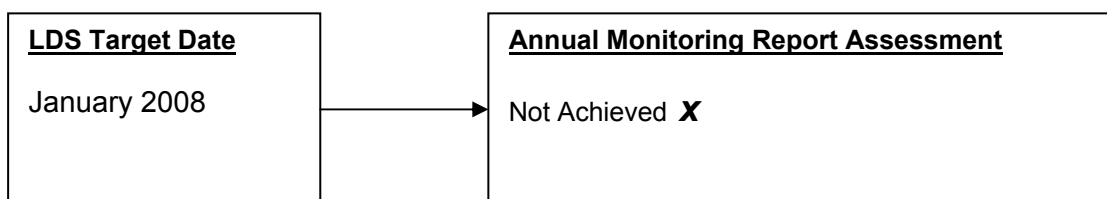
Urban Regeneration Company Area Action Plan Preferred Options

2.49 The 2007 LDS timetable states that the Urban Regeneration Company Area Action Plan was timetabled for Preferred Options consultation between January and February 2007



Urban Regeneration Company Area Action Plan Submission

2.50 The 2007 LDS timetable states that the Urban Regeneration Company Area Action Plan was timetabled for submission in October 2008 which was not achieved.



Reason for not achieving the Milestone

2.51 The initial work on the LDF has progressed in line with target milestones as set out in the Local Development Scheme (LDS). Work has been completed on the Core Strategy (Issues and Options Stage 1 & 2 and Preferred Options Stage 1); the Urban Regeneration Company (URC) Area Action Plan (AAP) Issues and Options and Preferred Options milestones; Site Specific Allocations Issues and Options (Stage 1); and, Development Control Policies Issues and Options (Stage 1).

2.52 However, this 2007/08 AMR proposes revisions to the Local Development Scheme (LDS) 2008 timetable, for the reasons given below.

- Awaited evidence base (Strategic Flood Risk Assessment update, Water Cycle Study Scoping Report, Housing Market Assessment and Strategic Housing Land Availability Assessment) and supporting documents to inform the Core Strategy, Site Specific Allocations, Development Control Development Plan Documents (DPD's) and the URC AAP.
- Preparation of the Core Strategy Preferred Options (Stage 2) at the advice of the Government Office for the East of England (Go-East).
- Preparation of Site Specific Allocations Issues and Options (Stage 2) and Development Control Policies Issues and Options (Stage 2). Following the high number of site specific expressions of interest that have been received for development consideration and comments from Government Office for the East of England (Go-East).
- The Senior Planner (Policy) left the Council, leaving the team under resourced, further delaying progress on the LDF documents.
- The LDS now includes 'The Conge Mixed Use Development Brief Supplementary Planning Document (SPD) in the LDS timetable.
- The Government Office for the East of England (Go-East) have also commented on the Core Strategy (Preferred Options), and the Site Specific Allocations and Development Control (Issues and Options) Development Plan Documents, which has resulted in further detailed work to be undertaken prior to submission to the Secretary of State.

The above has resulted in a reassessment of the Council's originally ambitious plan making LDS timetable.

Evidence Base Performance

- 2.53 There is no explicit requirement in the monitoring guidance for reporting on progress in preparing the evidence base that underpins the LDF. However, the list below details this progress:

Evidence Base Completed

- Strategic Flood Risk Assessment (2006, Capita Symonds)
(Please note that this study is currently being updated and will be available early 2009)
- Urban Housing Potential Study (2004, Baker Associates)
- Strategic Housing Land Availability Assessment **(in progress)**
- Employment Land Study (2006, Bone Wells)
- Landscape Character Assessment (2008, LandUse Consultants)
- Housing Market Assessment (2007, GYBC)
- Retail and Leisure Study (2006, DTZ)
- Water Cycle Study Scoping Report **(in progress)**

Evidence Base to be Completed

- PPG17 Open Space Assessment (**Due before Open and Green Spaces SPD is started; consultants tbc.**)
- Strategic Housing Land Availability Assessment (2009, GYBC)
- Water Cycle Study Scoping Report (2009, Scott Wilson)

3 Proposed changes to the 2008 Local Development Scheme timetable.

- 3.1 The proposed timetable for the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) will be set out in a revised Local Development Scheme. The previous 2007 LDS should have been updated in April 2008. However, on the advice of Go-East, the update was delayed until the publication of the revised Planning Policy Statement 12: Local Spatial Planning, in June 2008.
- 3.2 The primary reason for the proposed changes to the LDS were as a result of the high number of complex representations received on the DPDs and the awaited evidence base in the form of a Housing Market Assessment, Landscape Character Assessment, PPG17 Open Space Assessment, Strategic Housing Land Availability Assessment and reviewed Strategic Flood Risk Assessment. In addition, a high number of site specific expressions of interest were received for development consideration, which all needed to be appraised prior to the Issues and Options consultation.
- 3.3 There are also staff and financial implications that have affected the overall deliverability of the LDS timetable. The Planning Policy Team is at present under staffed and the Council are currently in the process of recruiting a team member (vacancy) to solely concentrate on the LDF production. Furthermore, a key member of the Planning Policy Team left the Council which has resulted in a reduction in capacity and a loss of experience which has delayed production of the LDF.
- 3.4 The revised LDS for 2008 includes a Development Brief for the Conge Mixed Use site.
- 3.5 An updated timetable for the production of documents is published on pages (check timetable) LDS.

Table 2: Great Yarmouth Local Development Scheme 2008

Document Title	Issues/Options Consultation	Preferred Options Consultation	Submission Consultation	Submission to Secretary of State	Adoption
Core Strategy Development Plan Document	Stage 1: October – December 2005 Stage 2: March – April 2006	Stage 1: August – September 2006 Stage 2: January - February 2009	June - July 2009	<u>Submission</u> November 2009 <u>Pre Examination Meeting</u> January - February 2010 <u>Examination</u> March 2010 <u>Inspectors Binding report</u> June 2010	July 2010
Urban Regeneration Company (URC) Area Action Plan	March – April 2006	Stage 1: Jan - Feb 2007	September 2009	<u>Submission</u> January 2010 <u>Pre Examination Meeting</u> March 2010 <u>Examination</u> May 2010 <u>Inspectors Binding report</u> September 2010	October 2010
Site Specifics and Proposals Map Development Plan Document	Stage 1: June – August 2007 Stage 2: August - September 2009	March - April 2010	September - October 2010	<u>Submission</u> February 2011 <u>Pre Examination Meeting</u> May – June 2011 <u>Examination</u> June 2011 <u>Inspectors Binding report</u> October 2011	November 2011
Development Control Policies Development Plan Document	Stage 1: June – August 2007 Stage 2: August - September 2009	March - April 2010	September - October 2010	<u>Submission</u> February 2011 <u>Pre Examination Meeting</u> May – June 2011 <u>Examination</u> June 2011 <u>Inspectors Binding report</u> October 2011	November 2011

Table 2 Continued: Great Yarmouth Local Development Scheme (Schedule of Supplementary Planning Documents)

Document Title	Consultation	Adoption
Planning Obligations (Urban Regeneration Company Area)	January 2010	July 2010
Planning Obligations (outside Urban Regeneration Company Area)	January 2010	July 2010
Green Space Strategy	February 2011	August 2011
The Conge Development Brief	January 2012	July 2012

4 Resources

- 4.1 Government acknowledges that the production of LDFs to agreed timescales represents an enormous challenge. It is essential that through the LDS, the Council identify the realistic level of resources that will be available to manage the LDF process.
- 4.2 The Planning Policy Team sits within the Council's Planning and Development Department. Six members (including one vacancy) of the Planning Policy Team contribute to the production of the LDF. The Council are in the process of recruiting a Planning Policy Assistant (vacancy).
- 4.3 One member of staff has been appointed to work on the LDF on a temporary contract supported by the Housing and Planning Delivery Grant. An extension to this contract is dependant on future Housing and Planning Delivery Grant availability.
- 4.4 It should be noted that an experienced member of staff left the Council in March 2008 and that following an internal promotion, a vacancy is currently being advertised at the Planning Assistant level. Added to this, the Planning Policy Manager's time is split between Planning Policy and Land Charges, as well as a more corporately facing management role following a corporate re-structure. As such, less time is available for LDF matters.
- 4.5 The amount of officer time that each officer will give to the preparation of the LDF is as follows:
- **Planning Policy Manager** **25%**
 - **Senior Planning Policy Assistant** **60%**
 - **Planning Policy Assistant** **40%**
 - **Planning Policy Assistant (to be appointed)** **90%**
 - **Temporary Planning Policy Assistant** **80%**
 - **Senior Technician** **20%**
- 4.6 The strain on resources will be alleviated to a certain degree through the use of consultants. 1st East and the Council have recruited consultants to prepare the URC Area Action Plan to date.
- 4.7 It should be noted that the process of appointing and managing consultants for the evidence base is resource intensive. However, it is anticipated that this can be achieved using the existing staff above.
- 4.8 Table 3 below demonstrates the extent of the LDF preparation by the Planning Policy Team.

Table 3: Extent of Local Development Framework Preparation

Document	Planning Policy Team	External Consultancy
Core Strategy Development Plan Document	✓	
Site Specifics Allocations Development Plan Document	✓	
Development Control Policies Development Plan Document	✓	

1st East Urban Regeneration Company Area Action Plan		✓
Proposals Map Development Plan Document	✓	
Green Space Strategy Supplementary Planning Document	✓	
Code of Practice on Planning Obligations (URC Area) Supplementary Planning Document	✓	
Code of Practice on Planning Obligations (Outside of the URC Area) Supplementary Planning Document	✓	
The Conge Mixed Use Development Brief	✓	
Sustainability Appraisals	✓	
Appropriate Assessments		✓
Equality Impact Assessments	✓	

- 4.9 The LDF Working Party is made up of elected members (politically balanced) and includes a Local Strategic Partnership representative. They consider changes, not only to existing policy, but in the formulation and development of new policies for inclusion in the LDF. The role of the LDF Working Party is critical if future policies are to be robust and flexible enough to meet practical and political aspirations.
- 4.10 The Local Strategic Partnership (LSP) will be of great assistance to the Council's Planning Policy Team in preparing the LDF in terms of alleviating potential resource difficulties. The LSP represents a focussed form of participation, through which the wider views of its members can be sought. The Planning Policy Manager has a seat at the LSP Executive.

5 Great Yarmouth Borough – Wide Local Plan (2001)

- 5.1 Regulation 48 of the Local Development Framework Regulations 2004 (HM Government, 2004) requires local authorities to identify which of their policies are not being implemented and the reasons why. Such policies may need to be amended or replaced in the preparation of the new LDF documents, for example if they no longer reflect national guidance or are no longer relevant to the local area.
- 5.2 Under the Planning and Compulsory Purchase Act 2004 which brought in the system of Local Development Frameworks (LDFs), the policies in the adopted Great Yarmouth Borough – Wide Local Plan (2001) were saved for a transitional period of three years from the commencement date of the Act. This period expired on 27 September 2007. The Act does, however, allow the Secretary of State to extend the saving of policies beyond that date. Requests to save policies beyond that date had to be made to the Secretary of State by 1 April 2007. The Borough Council made an application to the Secretary of State via the Government Office for the East of England (Go-East) to 'save' a number of policies in the adopted Local Plan beyond the 27 September 2007 following a formal agreement at the Council's Local Development Framework Working Party on 19 March 2007, Corporate Management Board on 20 March 2007, Cabinet on 21 March 2007 and Council on 5 April 2007.

- 5.3 In September 2007, the Council received 'Direction' letters from the Department for Communities and Local Government (DCLG) c/o Go-East to confirm which policies in the adopted Great Yarmouth Borough – Wide Local Plan (2001) have been 'saved' and remain our adopted planning policies from 28 September 2007. See Appendix 1 for a list of 'saved policies'. Essentially, this means that the number of policies which constitute the Great Yarmouth Borough – Wide Local Plan (2001) have been reduced and more reliance is now placed on national Planning Policy Statements and Regional Spatial Strategy for the East of England to help determine planning applications until such time as the replacement suite of documents that constitute the Local Development Framework (LDF) are adopted. For a list of deleted policies, see Appendix 2.
- 5.4 This AMR is not able to state the number of times each policy was implemented in a planning application decision during 2007/08. However, this is likely to improve as a result of the implementation of the CDP Smart monitoring system outlined in Section 2.
- 5.5 The Great Yarmouth Borough Wide-Local Plan (BWLP) was adopted on 23 February 2001. The performance of various policies within the Great Yarmouth Borough-Wide Local Plan is set out under sub-headings in Section 7 'Output Indicators'. For example, the saved Local Plan policy for affordable housing relates to the monitoring of the completion of affordable dwellings, and policies regarding housing development are linked to the housing trajectory.
- 5.6 The Council's planning application database (Ocella) does not contain details of which BWLP policies were used to evaluate each application. Therefore, data identifying which policies were implemented to determine planning applications is not readily available. This data can only be compiled by manually checking each planning application, a task which is too resource intensive to undertake. The CDP Smart system has the capabilities of recording the implementation of each policy (delegated or non-delegated) for each individual application and is likely to improve our performance for the 2008/2009 AMR.

Assessment of unimplemented and implemented policies 2005/06

- 5.7 Whilst it is not possible in this 2007 AMR to record the unimplemented policies until the CDP Smart system is in place, it must be noted that the primary reason for the non-implementation of policy is the fact that no relevant applications were received during the monitoring period. The majority still need to be retained (Appendix 2) to deal with the eventuality of any relevant proposals materialising until the relevant Development Plan Document is adopted. However, some are related to the out of date Local Transport Plan (2000, Norfolk County Council) and others have been implemented and are therefore no longer required. Policies relating to specific sites no longer need to be retained once the land has been developed. The deleted policies (as of 27 September 2007) are listed in Appendix 3, which also details the policies which have been superseded until replaced by the relevant DPD or SPD.

6 Housing and Planning Delivery Grant (HPDG)

- 6.1 Following the rollout of the Planning Delivery Grant in 2002/03, a Housing and Planning Delivery Grant was established in 2007 which sets targets for the improved delivery of housing and other planning outcomes as part of the strategic, place shaping role and to provide more support to communities.
- 6.2 The composition of the award grant is proportionally split between the delivery of housing completions over targets (40%) and plan making (60%). The plan making element of the delivery grant is split further between planning sufficient land for housing over 5 and 15 year periods (50%); Core Strategies, and other Development Plan Documents allocating over 2,000 dwellings (50%); joint working on the production of Development Plan Documents (6%); and, the publication of a Strategic Housing Market Assessment (4%). A self assessment of these matters is shown in Table 4.

Table 4: Housing and Planning Delivery Grant

Data on which payments will be calculated for 2008/09. (Submitted to Communities & Local Government in June 2008)

Name of LPA	Great Yarmouth BC
Region	East of England Region

Progress on Development Plan Data (for period 1st April 2007 to 31st March 2008)

Information on Local Development Scheme (Current position)	Brought into effect on 20/04/2007
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DPD Title	Date DPD Commenced	LDS Date for Submission to Secretary of State	Actual Date of Submission to Secretary of State	LDS Date for Adoption	Actual Date of Adoption
Core Strategy	25/10/2005	30/11/2007	Not yet submitted*	31/01/2009	Not yet adopted*
Site Specific Policies	29/06/2007	31/10/2008	Not yet submitted*	31/01/2010	Not yet adopted*
1st East Urban Regeneration Company Area Action Plan	31/10/2005	31/01/2008	Not yet submitted*	31/03/2009	Not yet adopted*

*The 2007 LDS is currently being revised to reflect the changes to the timetable as outlined in the AMR 2007.

Housing Completion Data (for period 1st April 2004 – 31st March 2007) Net Additional Dwellings as reported by Regional Assemblies

Local Authority	2004/05	2005/06	2006/07	Average
Great Yarmouth	361	340	340	347

Lands Supply/PPS3 Data (for period 1st April 2007 to 31st March 2008)

Five year land supply (in line with National Indicator 159 formula)	For which period does five year supply cover	Progress on publication of a Strategic Housing Land Availability Assessment (SHLAAs)		Progress on publication of a Strategic Housing Market Assessment (SHMAs)	
		Urban Housing Potential Study completed	Published April 2004	Completed	Published September 2007
$(x/y) * 100$ where, X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings) Y = the planned housing provision required for the 5 year period (net additional dwellings)	1 st April 2007 – 31 st March 2012 1581/1500*100=105.4%	Urban Housing Potential Study completed	Published April 2004	Completed	Published September 2007

7 Core Output Indicators

- 7.1 Authorities are required to monitor a set of LDF core output indicators and publish the results in their AMRs. The main purpose of core output indicators is to measure physical activities that are affected by the implementation of planning policies. The selection of core output indicators should be guided by the key spatial and sustainability objectives of the LDF.
- 7.2 The findings from these indicators are also used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their own Annual Monitoring Reports.
- 7.3 There are 29 core output indicators which need to be measured. The results for Great Yarmouth which follow are by key policy theme for physical activities taking place in the year 2007/08 only. Future AMRs will enable trends to be identified and assessments to be made as to whether planning policies are working or not. It will also be some time before new LDF planning policies start having an impact. For the year 2007/08 physical activity was very much a reflection of the existing Great Yarmouth Borough – Wide Local Plan.
- 7.4 It is essential that the LDF core output indicators provide information that can feed into the monitoring of the regional indicators. Indicators are therefore collected using a consistent timeframe with a clearly identified set of definitions to allow meaningful analysis. To facilitate this, detailed definitions for each Local Development Framework core output indicator are included with the indicator results. Every effort has been made to ensure that indicator results are based as closely as possible to the definitions given. This is the first time that information for core indicators has been collected, and not all of this was readily accessible or in the ideal format. For some indicators, information was simply not available at the time.
- 7.5 The final section of the 207/08 AMR proposes initiatives to help develop evidence bases and monitoring systems to further assist completion of future core output indicators.

Economy

Indicator 1	Amount of floorspace developed for employment by type.
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Objective

- 7.6 To provide sufficient employment land for sustainable growth and encourage diversity to maximise job opportunities for the local workforce.

Target

- 7.7 National policy highlights the importance of promoting a strong and productive economy that aims to bring jobs and prosperity for all. Sustainable development is encouraged to promote social inclusion and accessibility (both in location and physical terms) to job opportunities. Sufficient land in suitable locations should be made available for industrial and commercial development.

- 7.8 The East of England Plan emphasises the need to allocate employment land to provide a range of sites and premises to meet the needs of business and the local workforce.

Data analysis

Table 5: Employment Land Developed 2007/08

Location	Type of development	Site area (Ha)	Gross area of floorspace by Use Class (Sq m)				
			B1	B2	B8	Other	Total
Southtown	Business development centre	0.4036	450				450
Beacon Park, Gorleston	2 storey hotel	0.5366				1968	1968
Beacon Park, Gorleston	Restaurant and public house	0.5057				783	783
Gapton Hall Ind. Estate	Light industrial building	0.3817	1066				1066
Lefevre Way, Gapton Hall Ind. Estate	Warehouse	0.4538			1110		1110
Gapton Hall Ind. Estate	Light industrial building (extension)	0.0300	248				248
Gapton Hall Ind. Estate	Storage building on existing site	0.0104		104			104
Totals		2.2918	1754	104	1110	2751	5729

(Great Yarmouth Borough Council, 2008)

Commentary

- 7.9 The amount of employment floorspace developed in 2007-08 is detailed above. At the end of the monitoring period there were 87.1 hectares of employment land available within the district. No employment land was lost to residential development during the year.

Borough-Wide Local Plan (2001)

- 7.10 The following policies are relevant to this indicator: EMP8, EMP14 and EMP15.

Housing

Indicator 2a	<p>Housing trajectory</p> <p>i) net additional dwellings completed over the previous 5 year period or since the start of the relevant DPD period, whichever is the longer.</p> <p>ii) net additional dwellings completed for the current year.</p> <p>iii) projected net additional dwellings up to the end of the relevant DPD period or over a 10 year period from its adoption, whichever is the longer.</p> <p>iv) annual net additional dwelling requirement (annual rate of housing provision required).</p> <p>v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.</p>
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Objective

- 7.11 To plan, monitor and manage the delivery of new housing in accordance with the development plan requirement.

Target

- 7.12 Nationally, an objective of the ODPM is to “Achieve a better balance between housing availability and the demand for housing, including improving affordability, in all English regions while protecting valuable countryside around our towns, cities and in the green belt and the sustainability of towns and cities.”
- 7.13 The final East of England Plan was published in May 2008 and sets a strategic target for Great Yarmouth of 6,000 dwellings to be provided between 2001-2021.
- 7.14 However, the Council needs to demonstrate a 15 year supply of dwellings from the adoption of the Core Strategy which is expected to be in 2010. With a completion rate of 300 dwellings per annum (300 x 4 = 1200 from 2021 to 2025) there is an overall requirement for land to develop 7,200 dwellings up to the year 2025.

Data analysis

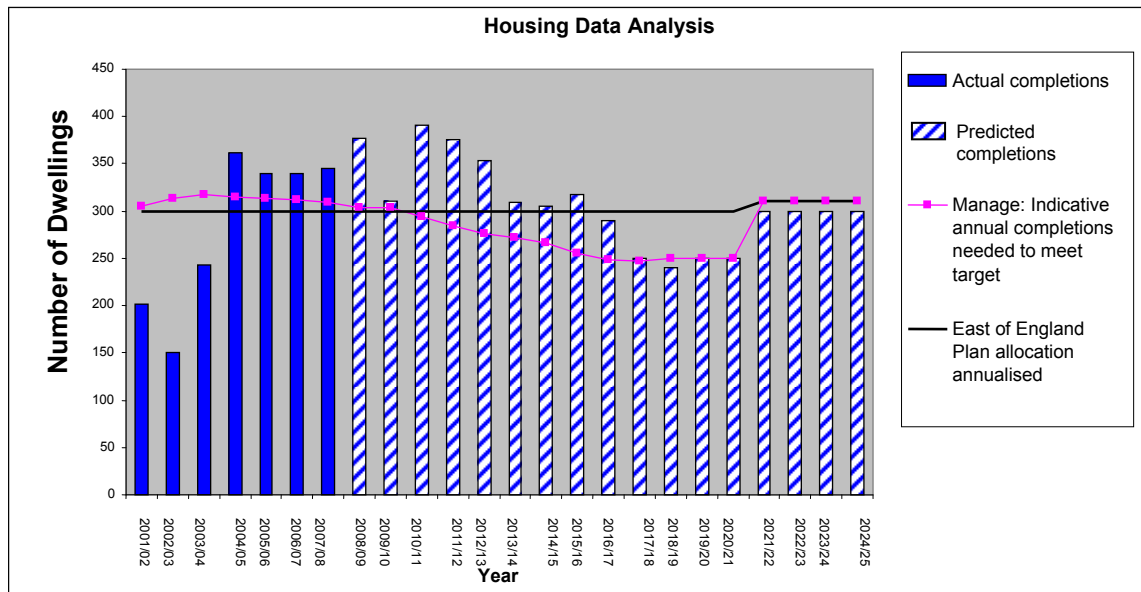


Figure 1: The past and anticipated supply of housing during the plan period 2001-2025 (Great Yarmouth Borough Council)

- 7.15 See Appendix 1 for a comprehensive data table of housing trajectory figures.

Commentary

- 7.16 Over the past seven years, the current housing completion rate in Great Yarmouth has increased from a low of 151 in 2002/03 dwellings to the current 345 dwellings in 2007/08, averaging 283 dwellings per annum over the seven year period against the East of England requirement of 300 dwellings per annum. It should be noted however, that the past 4 years of housing delivery have exceeded the requirement, peaking in 2004/05 at 361 dwellings.

Borough-Wide Local Plan (2001)

7.17 The following policies are relevant to this indicator: HOU4, HOU7 and HOU8.

Indicator 2b	Percentage of new and converted dwellings built on previously developed land
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Objective

7.18 To maximise the re-use of previously developed land (PDL) in order to promote regeneration and minimise the amount of non-previously developed land being used for development.

Target

7.19 Nationally, the target is for 60% of development to be on previously developed land. This figure has been adopted as the local target.

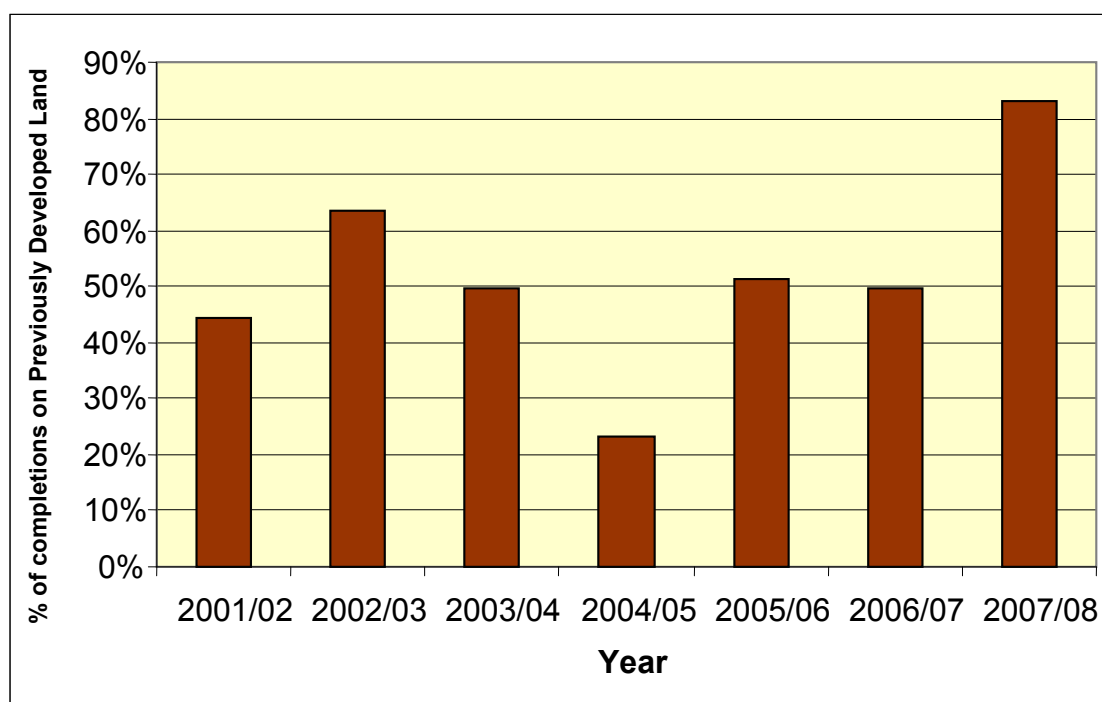
Data analysis

Table 6: Previously Developed Land 2001 – 2008 (net figures)

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Brownfield	44.3%	63.6%	49.8%	23.3%	51.5%	49.7%	82.9%
Greenfield	55.7%	36.4%	50.2%	76.7%	48.5%	50.3%	17.1%

(Great Yarmouth Borough Council, 2008)

Figure 2: Percentage of new and converted dwellings built on previously developed land in 2007/08 compared to previous years



(Great Yarmouth Borough Council, 2008)

Commentary

- 7.20 The Borough of Great Yarmouth is comprised predominantly of the urban areas of Great Yarmouth and Gorleston, Bradwell and Caister-on-Sea with a further 19 parishes with populations of between 85 and 4,080 located in open countryside. The rural nature of the Great Yarmouth Borough and its coastal location has, in the past, led to housing allocations being located on the edge of the urban area and larger villages, usually on greenfield sites. Over the last few years these allocations were responsible for the high percentage of completions in the area, causing the percentage of brownfield completions to fall dramatically. This led to the Borough falling short of the national target of 60% in most of the previous 6 years, although the rate steadied at about 50% in 2005/06 and 2006/07. The average rate over the 7 year period since April 2001 is 51.5%.
- 7.21 The percentage of completions on brownfield sites has increased dramatically in the current monitoring year (2007/08) as construction on the greenfield allocations at Martham, Hopton-on-Sea and South Gorleston were mainly completed in early 2007. This exceptionally high rate is not expected to continue in 2008/09 as construction on three of the remaining greenfield allocations at Bradwell, Hemsby and Martham have now started to generate completions. That said, the continued development of brownfield allocation in Bradwell (a former holiday camp) and the development of numerous small sites throughout the Borough should keep the figure comfortably above 60%. Development of a further greenfield site of 150 units at West Road in Caister is expected to start in the 2008/09 monitoring year.
- 7.22 The creation of the Lowestoft and Great Yarmouth Urban Regeneration Company should, by developing brownfield riverside within Great Yarmouth, also help maintain a figure above the national target when completions commence in a few years time.

Borough-Wide Local Plan (2001)

- 7.23 The following policies are relevant to this indicator: HOU7, HOU8 and HOU10.

Indicator 2c	Housing densities Percentage of new (gross) dwellings completed at: i) less than 30 dwellings per hectare (dph) ii) between 30 and 50 dph iii) above 50 dph.
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Objective

- 7.24 To ensure an efficient and appropriate use of land.

Target

- 7.25 PPS3 encourages housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare), seeking higher densities in areas with good public transport accessibility.

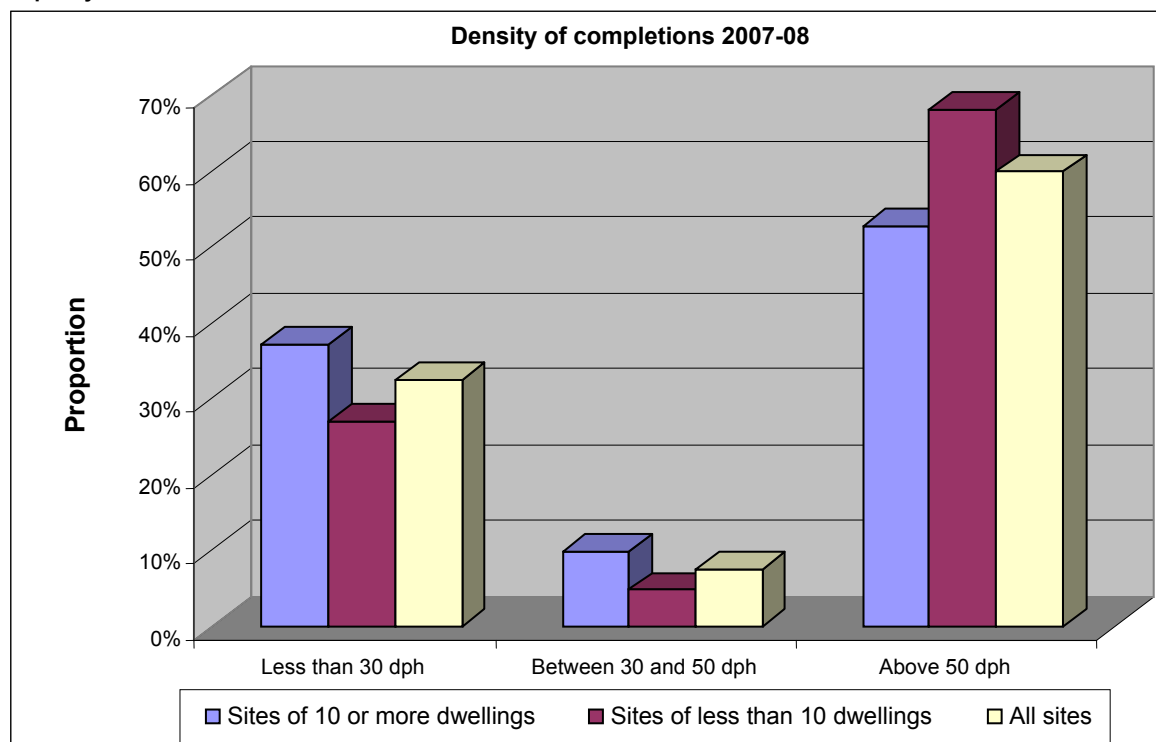
Data analysis

Table 7: Density of completions 2007/2008

Density (PPS target)	Sites of 10 or more dwellings	Sites of less than 10 dwellings
Less than 30 dph	37.17%	27.11%
Between 30 and 50 dph	9.95%	4.82%
Above 50 dph	52.88%	68.07%

(Great Yarmouth Borough Council, 2008)

Figure 3: Density of dwellings completed during 2007/08 split by site capacity.



(Great Yarmouth Borough Council, 2008)

Commentary

7.26 In the Borough of Great Yarmouth there is a high need for housing, especially affordable housing, but there is only a limited amount of land available for development without extending into the open countryside. The Council therefore expects land to be developed efficiently. Most areas in the urban part of the Borough have excellent public transport links but in the rural parishes this is not always the case. PPS3 recognises that density may not always be a useful measure on small sites of less than 10 dwellings, so the data has been split to show densities of both large and small sites separately.

7.27 The results show that on large sites, 62.83% of completions during 2007/08 have been at the PPS3 target of 30-50 dph or above with only 37.17% below 30 dph. Small sites have also been achieving a higher proportion at higher densities, although this is likely to reflect the large number of developments of 1 or 2 dwellings where access roads and landscaping may not be required, together with conversions/changes of use to flats. Over 45% of completions in 2007/08 were on small sites, so it is considered worthwhile monitoring the density of small sites. The threshold for affordable housing provision is 25 dwellings or sites of 1 hectare or more which allows the Council to check that contributions to

(commuted sums) or provision of affordable housing are not being lost as a result of under development.

- 7.28 This current level of development density is expected to be maintained in the near future due to recent approvals and forthcoming proposals being at a much higher density than current lower density developments which are nearing completion. The Urban Regeneration Company is also expected to contribute to improving the current density figure.

Borough-Wide Local Plan (2001)

- 7.29 The following policies are relevant to this indicator: None.

Indicator 2d	Number of affordable house completions delivered via Section 106 Legal Agreements (planning obligations) on residential sites.
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Objective

- 7.30 To secure a proportion of affordable housing to help meet housing needs.

Target

- 7.31 The Great Yarmouth Borough-Wide Local Plan required 15% of dwellings to be affordable on residential sites with a capacity of 25 or more dwellings or on a residential site of 1 hectare or more. This has been superseded by Planning Policy Statement 3 which requires all housing developments of 15 dwellings and above to seek to deliver 35% affordable housing.

PPS3 states that local authorities should use surveys to demonstrate local need for affordable housing. These surveys would then form the basis for Development Plan policies for the delivery of affordable housing. The Regional Spatial Strategy for the East of England sets a target provision of 6,000 new dwellings in the Borough of Great Yarmouth for the period 2001-2021. In order to achieve an overall regional target of at least 35% of all new housing being affordable, some authority's targets, which are lower than this, will be balanced against authorities with higher targets.

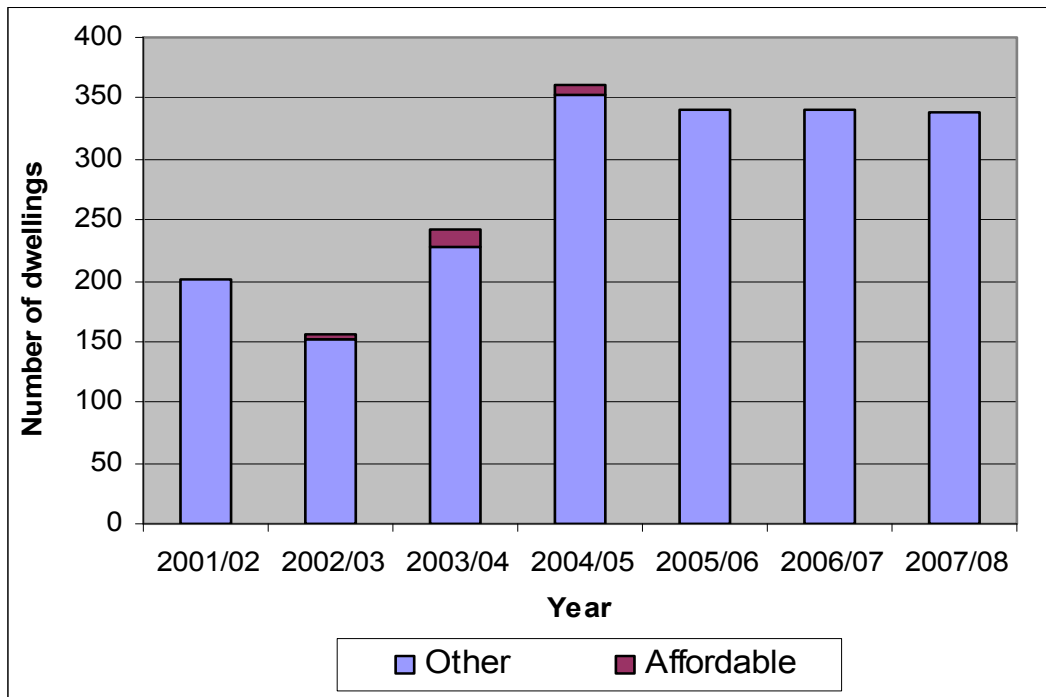
Data analysis

Table 8: Number of Affordable Housing Completions Delivered Through Planning Policy

Year	Net total dwelling completions	Net affordable dwelling completions	Proportion of total dwellings that are affordable
2001/02	201	0	0.0%
2002/03	151	5	3.3%
2003/04	243	16	6.6%
2004/05	361	9	2.5%
2005/06	340	0	0.0%
2006/07	340	0	0.0%
2007/08	345	0	0.0%

(Great Yarmouth Borough Council, 2008)

Figure 4: Net total dwelling completions compared with net affordable dwelling completions delivered through planning policies.



(Great Yarmouth Borough Council, 2008)

Commentary

- 7.32 There were no affordable housing completions delivered through Local Plan policies for the 2007/08 period. Most of the sites which have been developed since the Plans' adoption gained planning consent before this date and were not therefore subject to the affordable housing policies contained within it. This is reflected in the low number of affordable housing completions delivered through Local Plan policies to date. New sites which have gained planning consent since the Local Plans' adoption, that are now under construction, will provide 88 affordable dwellings, although it is known that at least 52 of these will be by way of a financial contribution in lieu of on-site provision. These sites will continue to contribute to the affordable housing supply during 2008/09. A further 28 affordable dwellings will be provided from sites that are not yet under construction or are still at the outline planning consent stage. The proportion of affordable housing permissions against completions is analysed at Indicator 2e.
- 7.33 The need for affordable housing in the Borough still remains high and is ever increasing. As of 1 April 2008, 5328 households were registered on the Housing Register, 43% of these have been assessed as being in housing need. The assessment of housing needs carried out in June 2006 (repeated in the Housing Market Assessment, 2007) indicates that the Borough will have an annual shortfall of 484 affordable homes over the next five years. It is clear that to deliver this amount of affordable housing, dwellings negotiated through planning obligations alone will not satisfy this level of need.

Borough-Wide Local Plan (2001)

- 7.34 The following policies are relevant to this indicator: None.

Indicator 2e	Number of affordable house permissions against completions delivered via Section106 Legal Agreements.
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Objective

7.35 To enable the delivery of affordable housing to help meet housing needs.

Target

7.36 To ensure that every affordable dwelling that is permitted is completed and occupied, within a reasonable and acceptable timeframe.

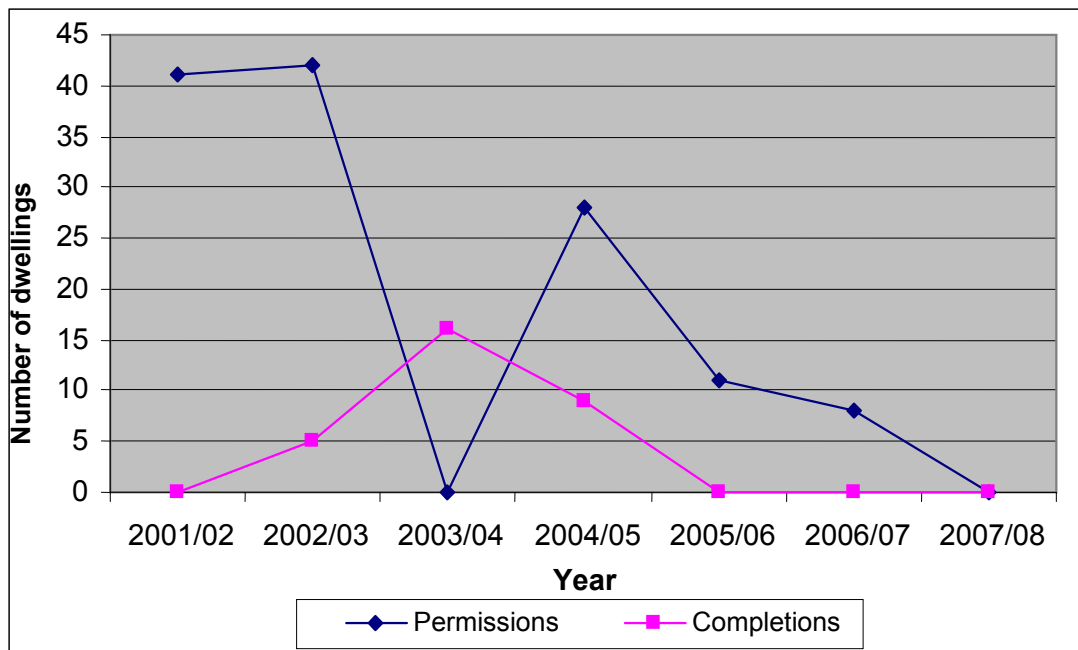
Data analysis

Table 9: Number of affordable house permissions against completions delivered through planning policies.

Year	Affordable housing permissions	Affordable housing completions
2001/02	41	0
2002/03	42	5
2003/04	0	16
2004/05	28	9
2005/06	11	0
2006/07	8	0
2007/08	0	0

(Great Yarmouth Borough Council, 2008)

Figure 5: Pattern of affordable housing permissions and completions over the past 6 years



(Great Yarmouth Borough Council, 2008)

Commentary

- 7.37 Indicator 2e compares the number of affordable housing permissions with the number of affordable housing completions delivered through planning policies. Although house completions are at their highest level for several years, on the sites under construction developers are opting to pay a commuted sum in lieu of providing the affordable housing units on site. This is detailed under Indicator 2d.
- 7.38 There were no planning permissions granted during the monitoring year for developments of the required size to meet the criteria for the imposition of a legal agreement requiring the provision of affordable housing.

Borough-Wide Local Plan (2001)

- 7.39 The following policies are relevant to this indicator: None.

Indicator 2f	Cash contribution received during the monitoring period towards affordable housing
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Objective

- 7.40 To secure financial contributions towards affordable housing from residential development (instead of on-site provision) in exceptional circumstances.

Target

- 7.41 PPS3 states "Local Planning Authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics" and that "there is a presumption that such housing should be provided as part of the proposed development of the site".
- 7.42 The consultation document "Planning for Mixed Communities" also emphasises that the presumption is that affordable housing should be appropriate to the development and on-site.

Commentary

- 7.43 During the monitoring period, no financial contributions have been made to Great Yarmouth Borough Council in lieu of on-site provision of affordable housing, although contributions are expected to be received in 2008/09. Developers of some of the remaining sites under construction and unimplemented permissions still have the option of negotiating a financial contribution in lieu of on site provision. Contributions are not currently required from commercial developments.

Borough-Wide Local Plan (2001)

- 7.44 The following policies are relevant to this indicator: HOU14.

Indicator 2g	Number of house completions by Registered Social Landlords (RSL's)
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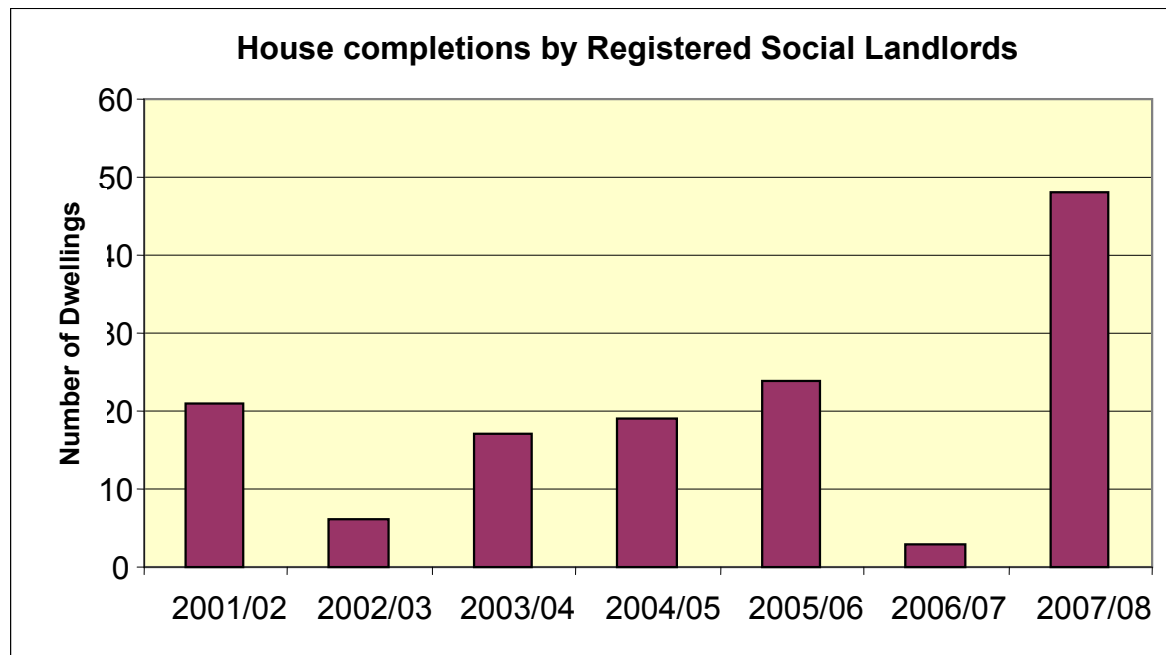
Objective

7.45 To secure a proportion of housing for rent to help meet housing needs.

Target

7.46 PPS 3 states that Local Planning Authorities should plan for a mix of housing on the basis of the different types of households that are likely to be required over the plan period.

Figure 6: House completions by Registered Social Landlords: 2001/02 to 2007/08



(Great Yarmouth Borough Council, 2008)

Commentary

7.47 Indicator 2d set out the number of affordable dwellings completed on sites where there is a policy requirement for affordable housing provision as a proportion of all dwellings. Indicator 2g, however, specifically looks at the total number of dwellings completed by RSL's on all housing sites.

7.48 During the last 7 years there have been a total of 138 RSL owned dwellings that have been completed, varying from between 3 and 48 per annum, averaging about 20 per annum.

Borough-Wide Local Plan (2001)

7.49 The following policies are relevant to this indicator: None.

Indicator 2h	Mix of housing completed by dwelling size in respect of: i) all dwellings ii) market dwellings iii) RSL dwellings.
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Objective

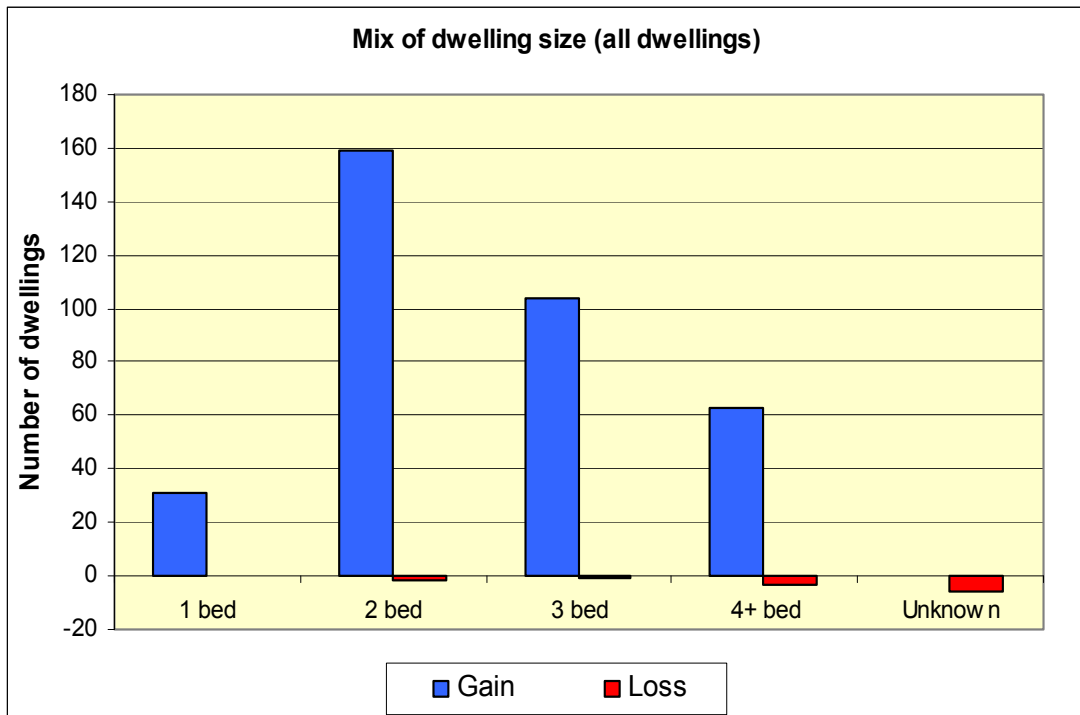
7.50 To ensure a mix of dwelling sizes is achieved in order to maintain and create sustainable communities.

Target

7.51 An objective of PPS3 is that it should ensure that “everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live”.

7.52 The Regional Spatial Strategy for the East of England states that “Local Development Documents should require provision of a range of dwelling types and sizes to meet the assessed need of all sectors of the community based on up-to-date local housing needs studies”.

Figure 7: Mix of dwelling size completed during 2007/08 (all dwellings)



(Great Yarmouth Borough Council, 2008)

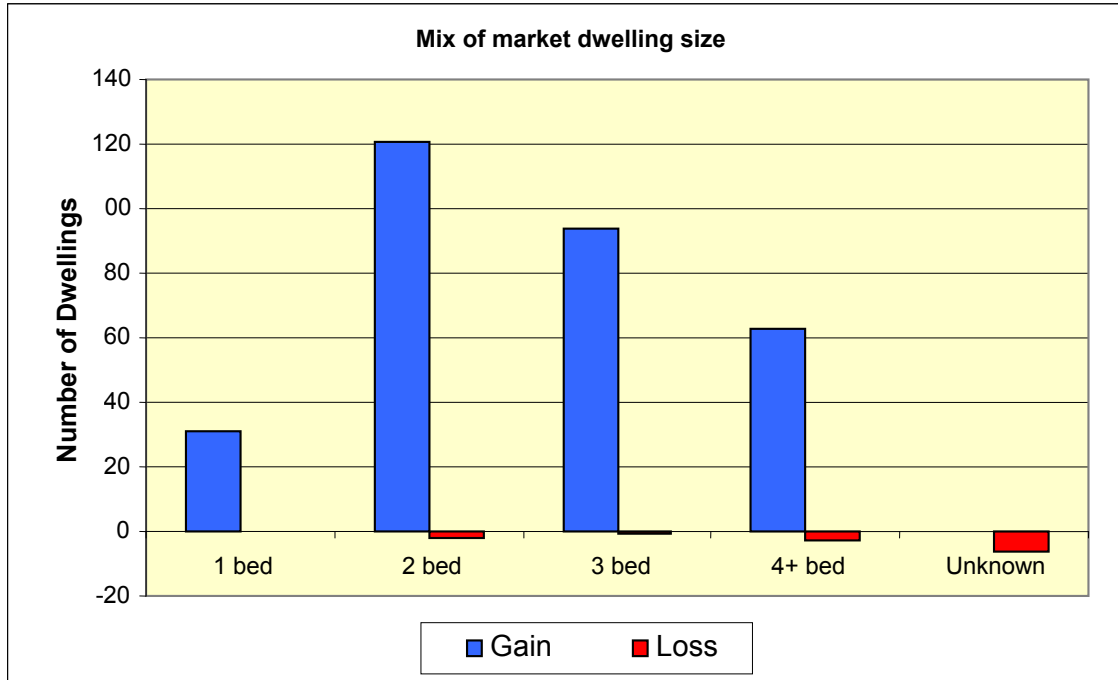
Commentary

7.53 Figure 7 shows that 46% of all dwellings completed during 2007/2008 were 3 or 4 bedroomed. This shows a decrease from 2006/07 (60%) and is significantly below the 2004/05 figure of 75%. Of the 1 and 2 bed properties about 79% were

located in the urban area, and of these about one third were realised from changes of use and conversions.

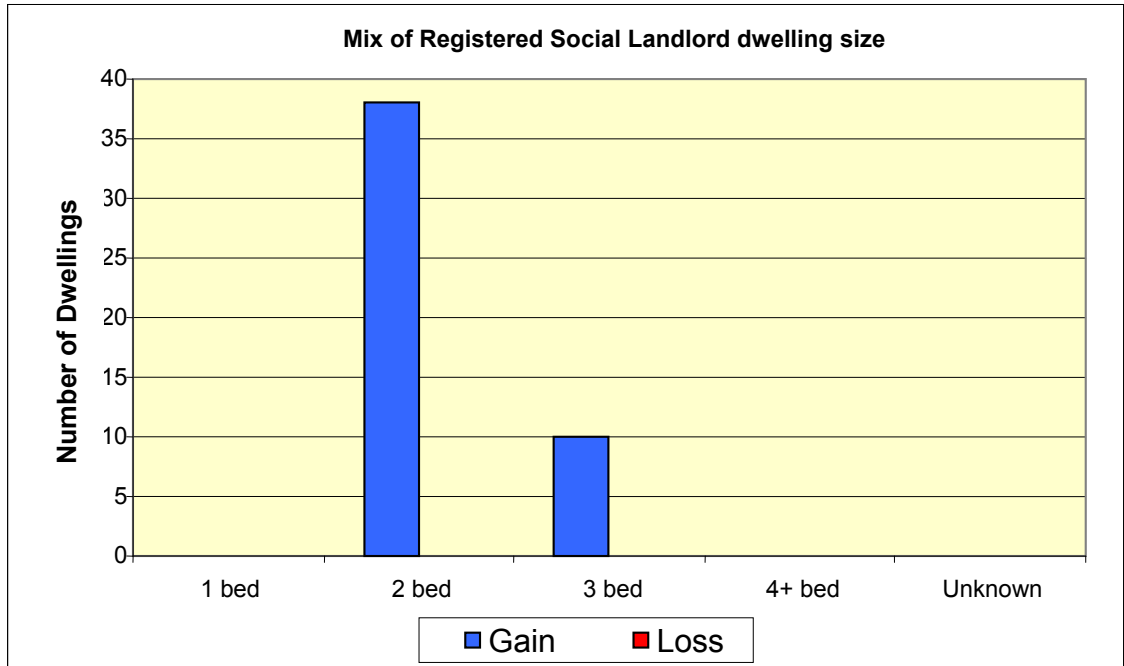
7.54 Figure 8 shows the mix of market dwellings only. Figure 9 shows that all of the Registered Social Landlord dwellings completed were either 2 bedrooled (38 units) or 3 bedrooled (10 units).

Figure 8: Mix of dwelling size completed during 2007/08 (market dwellings)



(Great Yarmouth Borough Council, 2008)

Figure 9: Mix of dwelling size completed during 2007/08 (Registered Social Landlord dwellings)



(Great Yarmouth Borough Council, 2008)

Borough-Wide Local Plan (2001)

7.55 The following policies are relevant to this indicator: None.

Indicator 2i	Demonstrating a 5 year supply of deliverable sites for housing.
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Objective

7.56 Local authorities are required to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5 year supply of deliverable land for housing.

Target

7.57 To ensure that there is at least a 5 year supply of deliverable land for housing in the Borough.

Data Analysis

7.58 As at 31 March 2008, the known residual target was 309 units per annum, taking into account previous completions and completions expected in the current year.

7.59 The level of housing expected to be delivered over the next 5 years (1 April 2009 to 31 March 2014) is 1740 units.

7.60 Therefore, the indicator of the degree to which a supply of ready to develop housing sites is being maintained is calculated as being:

$$(1740 \div (309.15 \times 5)) \times 100 = 112.5\%$$

Transport

Indicator 3a	Amount of completed non-residential development complying with car parking standards set out in the Local Development Framework.
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Commentary

7.61 Completions of non-residential developments was not monitored against their compliance with car parking standards during 2007/08. It will be necessary to develop a system to monitor this in future years.

7.62 The CDP Smart monitoring package will build a comprehensive database of planning permissions and completions data suitable for generating monitoring reports for housing, employment, retail and leisure. Monitoring fields for these indicators will be built into the CDP Smart package to substantially improve the quality and availability of data in future AMR returns.

Borough-Wide Local Plan (2001)

7.63 The following policies are relevant to this indicator: TCM17, TCM18 and TCM19.

Indicator 3b	Amount of new residential development within 30 minutes of a GP, hospital, major food store, primary school, secondary school, further education and workplace by public transport.
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Objective

7.64 To promote public transport as a chosen means of travel; to promote accessibility to jobs and services; and, to reduce the need to travel by private car.

Target

7.65 To provide new housing in proximity to local facilities.

Data analysis

7.66 The following table shows the proportion of residential completions within 30 minutes of public transport time (i.e. average bus and walk time) to the nearest key services shown below.

Table 10: Amount of new residential development within 30 minutes of a GP, hospital, major food store, primary school, secondary school, further education and workplace by public transport.

Key service	Percentage of dwellings in accessible locations 2007/08
GP	95%
Hospital	77%
Major Food Store	94%
Primary School	95%
Secondary School	94%
Further Education	79%
Workplace	94%

(Great Yarmouth Borough Council, 2008)

Commentary

7.67 Most new development has been concentrated around the urban areas of Great Yarmouth, Gorleston and Bradwell (77%) where accessibility to public transport is good. The relatively high percentage of development within 30 minutes of the services listed is expected to continue in the coming years with the regeneration of brownfield water frontage sites within the town.

Borough-Wide Local Plan (2001)

7.68 The following policies are relevant to this indicator: HOU4 and HOU7.

Indicator 3c	Overall change in traffic levels at the Great Yarmouth Town Centre cordon
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Objective

7.69 Limit traffic growth in Great Yarmouth.

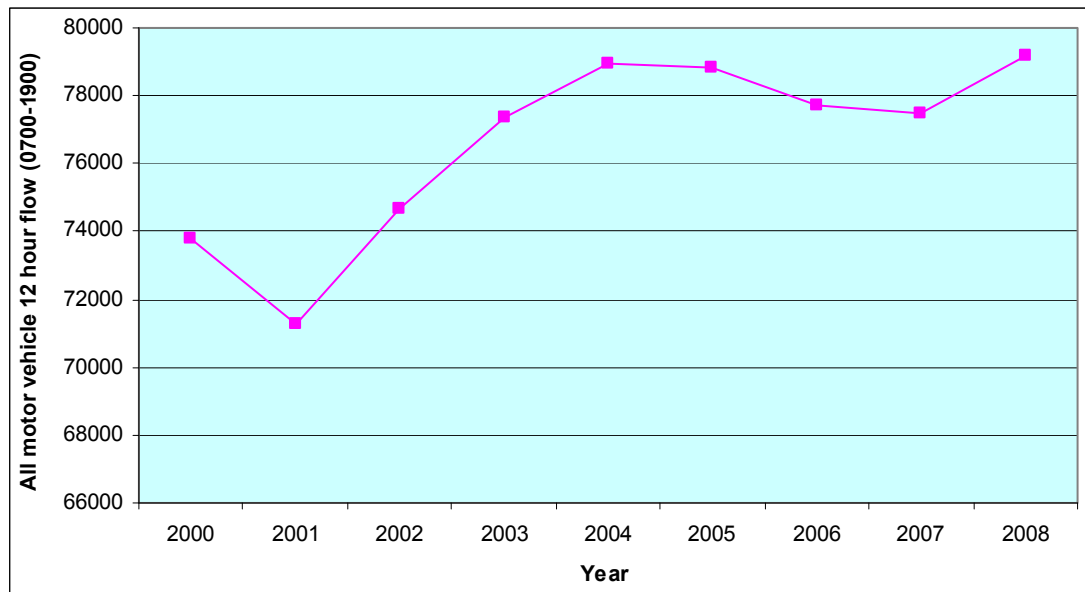
Target

7.70 No growth in annual average daily 12 hour traffic flows across the Great Yarmouth Town Centre Cordon (the built up area around Great Yarmouth, Southtown and Gorleston)

Data analysis

7.71 The chart below is based on Norfolk County Council monitoring of traffic flows across the Great Yarmouth Town Centre Cordon, and shows the trend in traffic growth in Great Yarmouth over the last 8 years.

Figure 10: Traffic growth in Great Yarmouth 1999 to 2008



Source: Great Yarmouth Area Transportation Strategy 2008 – Norfolk County Council.

Commentary

7.72 Figures for the Great Yarmouth Town Centre cordon show an average growth rate of 0.9% per annum since 2000. Total growth since 2000 is 7.3%. These rates have changed significantly because of the large increases between 2001 and 2004. Following three years of a slight reduction in traffic, 2008 shows a 2.3% rise. The volatility may be due to the small number of sites in the cordon.

Borough-Wide Local Plan (2001)

7.73 The following policies are relevant to this indicator: TCM18 and TCM20.

Local Services

Indicator 4a	Amount of completed retail, office and leisure development.
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- 7.74 No major retail, office or leisure developments were completed in 2007/08.
- 7.75 The CDP Smart monitoring package will build a comprehensive database of planning permissions and completions data suitable for generating monitoring reports for housing, employment, retail and leisure. Monitoring fields for this indicator will be built into the CDP Smart package to substantially improve the quality and availability of data in the future AMR returns.

Borough-Wide Local Plan (2001)

- 7.76 The following policies are relevant to this indicator: REC1, TR10 and SHP6.

Indicator 4b	Percentage of completed retail, office and leisure development in town centres.
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- 7.77 No major retail, office or leisure developments were completed in town centres during 2007/08. However, planning consent was granted for an extension to the Market Gates Shopping Centre in 2006/07 which will provide an additional 7,925 square metres (gross) of additional floorspace. This development is expected to be completed in December 2008.
- 7.78 The CDP Smart monitoring package will build a comprehensive database of planning permissions and completions data suitable for generating monitoring reports for housing, employment, retail and leisure. Monitoring fields for this indicator will be built into the CDP Smart package to substantially improve the quality and availability of data in the future AMR returns.

Borough-Wide Local Plan (2001)

- 7.79 The following policies are relevant to this indicator: None.

Indicator 4c	Amount of eligible open spaces managed to Green Flag Award standard.
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- 7.80 No open spaces are currently managed to Green Flag Award Standard.
- 7.81 St. George's Park in the centre of Great Yarmouth has been selected as a bid for a Green Flag award. Work to revamp the area, which begun in July 2007 was nearing completion towards the end of the current monitoring period and should help the park achieve Green Flag status at the end of 2008.

Borough-Wide Local Plan (2001)

- 7.82 The following policies are relevant to this indicator: REC1

Flood Protection and Water Quality

Indicator 5	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
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Objective

- 7.83 To take the Environment Agency's advice into account when determining planning applications which have a potential impact on the water environment.
- 7.84 To prevent further development in the undeveloped flood plain; prevent development which will lead to additional flooding problems; and, to prevent development which would adversely affect water quality.

Target

- 7.85 To ensure that all planning applications granted planning permission will not have an adverse impact on flooding or water quality. To support schemes which would improve water quality and reduce the risk of flooding.

Data analysis

- 7.86 There were two applications to which the Environment Agency objected on flood defence grounds during the monitoring period which were approved. Both were applications for the renewal of planning permission for the retention of buildings at the Alpha Centre in Southtown, which are seen by the Council as providing a useful community function. Their removal, after having been on the site for over 20 years, would have had a detrimental effect on the children with special needs who use them.
- 7.87 There were no applications during the monitoring period to which the Environment Agency objected on water quality grounds.

Commentary

- 7.88 The data currently available indicates that during the monitoring period the Borough Council has not approved any major schemes which are likely to have significant implications for flood risk or water quality. The Great Yarmouth Borough-Wide Local Plan contains a set of policies on flooding which seek to protect the undeveloped flood plain from built development. Also to ensure that development within existing built up areas with a risk of flooding are only permitted where the appropriate standard of flood defence is provided, and the development will not lead to an increased risk of flooding elsewhere. The Local Plan also contains a policy on water quality. Provided these policies are applied, new development should not have an adverse impact on water quality or accentuate flooding in Great Yarmouth.

Borough-Wide Local Plan (2001)

- 7.89 The following policies are relevant to this indicator: INF8, INF10 and INF12.

Protecting the Natural Environment

Indicator 6	<p>Change in areas and populations of biodiversity importance, including:</p> <p>i. change in priority habitats and species (by type)</p> <p>ii. change in areas designated for their intrinsic environmental value including sites of international, national, sub-regional or local significance.</p>
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Objective

- 7.90 To conserve and enhance Great Yarmouth's biodiversity, particularly in relation to priority habitats and species.

Target

- 7.91 The loss of biodiversity and the subsequent negative environmental impact runs contrary to the aims and objectives of sustainable development. In principle, sustainable development should not lead to the loss of biodiversity. Much of the pressure on biodiversity is related to development and land use. Historically, and in recent years, there has been a general trend of habitat/biodiversity reduction in the east of England, although additional monitoring at the local level is required to quantify the scale of the problem.
- 7.92 Local policy on biodiversity is set out in the Great Yarmouth Borough-Wide Local Plan which states that the Borough Council will seek to conserve statutory and non-statutory sites of important landscape and wildlife habitats and will avoid development (or land management) which adversely affects priority species and habitats.

Data analysis

- 7.93 Within the Borough of Great Yarmouth there are 9 Sites of Special Scientific Interest (SSSI), 4 of which are only partly within the Borough area, of which 73.84% meet the Public Service Agreement target* (in favourable or unfavourable recovering condition). This compares with 75.29% in 2007, 76.64% in 2006 and 80.24% in 2005. This figure is slightly below the national figure of 83.21%, the east of England (78.00%), and the Norfolk figure of 88.07%.

* The Government's Public Service Agreement (PSA) target to have 95% of the SSSI area in favourable or recovering condition by 2010.

Table: 11. The SSSI's which are partly or wholly within the Borough of Great Yarmouth are:

SSSI sites	% Area Favourable Condition	% Area Unfavourable Recovering Condition	% Area Unfavourable no change	% Area Unfavourable declining	% Area Destroyed/ Part Destroyed
Breydon Water (part)	100%	0.00%	0.00%	0.00%	0.00%
Burgh Common & Muckfleet Marshes	21.91%	11.88%	66.21%	0.00%	0.00%
Hall Farm Fen, Hemsby	0.00%	0.00%	100%	0.00%	0.00%
Halvergate Marshes (part)	100%	0.00%	0.00%	0.00%	0.00%
Great Yarmouth North Denes	100%	0.00%	0.00%	0.00%	0.00%
Shallam Dyke Marshes, Thurne	1.22%	3.12%	78.87%	16.79%	0.00%
Trinity Broads	8.68%	33.48%	56.72%	1.12%	0.00%
Upper Thurne Broads & Marshes (part)	38.91%	0.00%	0.00%	61.09%	0.00%
Winterton-Horsey Dunes (part)	43.73%	47.50%	8.77%	0.00%	0.00%

Source: Natural England (Compiled 1 July 2008)

Great Yarmouth has the following areas that are designated as Special Protection Areas (SPA) & Wetland of International Importance (SPA & Ramsar):

- Breydon Water Ramsar & SPA
- Broadland Ramsar & SPA including the following SSSIs:
 - Hall Farm Fen, Hemsby
 - Shallam Dyke Marshes, Thurne
- Great Yarmouth North Denes SPA includes the following SSSIs:
 - Winterton-Horsey Dunes
 - Great Yarmouth North Denes

7.94 The Borough of Great Yarmouth also includes two National Nature Reserves (NNR) at Winterton Dunes and Martham Broad, one Local Nature Reserve (LNR) at Breydon Water, two Special Area's of Conservation (SAC) at the Broads and Winterton-Horsey Dunes and one European Marine Site at Breydon Water. Additionally, the Borough also contains areas within the Norfolk Biodiversity Action Plan (2004) priority habitats and species that need to be protected and encouraged.

7.95 Following a county-wide survey by the Norfolk Naturalists Trust, some areas have been identified as County Wildlife Sites (CWS) in the Borough. These are the best semi-natural habitats, other than SSSI's, and cover a total area of 231.77 hectares. The Dunham Carr and Lacons Covert CWS sites were designated in the 2007/08 monitoring year. Additionally some sites such as ponds, woodlands,

common land, church yards, hedges and roadside verges may have no designation but could provide valuable local habitats for wildlife.

7.96 The County Wildlife Sites in the Borough of Great Yarmouth are:

- **Fritton Warren South (55.1hectares)**
This relatively large area is located adjacent to Fritton Warren near Herringfleet Marshes. It comprises an area of low-lying grazing marsh with fen vegetation and carr (Scale Marshes) which grades to scrub and secondary woodland with some mixed and coniferous plantation on the sandier soils of Fritton Warren and Fritton Poorland.
- **Waveney Forest (4.2hectares)**
Situated adjacent to the River Waveney flood plain, this site is one of a complex number of heathland CWS's that presumably once formed a larger, continuous stretch of heathland. On this site, dry ericaceous heath is now limited principally to unwooded paths, along the course of a dismantled railway and underneath overhead pylons. The vegetation is generally vigorous and structurally diverse.
- **Belton Common (5.7hectares)**
Belton Common is a relatively small site situated on the outskirts of the village of Belton. It is one of a complex of heathland CWSs, and remnant heathland communities still cover the majority of the site. These communities vary from acidic and neutral grassland to continuous stands of dense gorse (*Ulex europaeus*) or open sand.
- **Howard's Common and Wild Duck Caravan Park (18.2hectares)**
This site is located immediately adjacent to the village of Belton and forms a remnant area of a once tract of heathland. The site is divided north-south by Marsh Lane, to the north of which lies the Wild Duck Caravan Park. To the south the site is managed by the Norfolk Wildlife Trust as a nature reserve.
- **Brick Kiln Coverts (3.7hectares)**
The site is a small area of derelict coppice with standards woodland which is of interest in a largely arable context. The wood is fairly even aged with limited structural diversity, although the topography is quite varied.
- **Winterton PCC Land (9.2hectares)**
This site is one of a number of County Wildlife Sites along the east coast that form an important buffer chain to Winterton Dunes National Nature Reserve. The site consists of dense scrub and woodland with a mosaic of grassland communities.
- **West Coverts and Home Broad (21.1hectares)**
The majority of this site comprises semi-natural broadleaved coppice with standards woodland, with areas of marshy neutral grassland, reed swamp and tall fen vegetation.
- **Decoy Wood and South Wood (53.5hectares)**
This site forms part of an important chain of County Wildlife Sites buffering Winterton Dunes National Nature Reserve. It comprises a complex mosaic of habitats including acidic and neutral marshy grassland, tall fen, dry acidic grassland and scrub and broadleaved semi-natural woodland.

- **North Wood (8.6hectares)**
North Wood forms part of an important chain of County Wildlife Sites which border the Winterton Dunes National Nature Reserve complex, and is located immediately north of Decoy Wood and South Wood (County Wildlife Site 1438). The site comprises an enclosed area of wet heathland and unimproved acidic grassland grazed by both sheep and rabbits, to the north of a block of young broadleaved woodland.
- **California Coastal Strip (6.4hectares)**
The site is an area of dense bracken and scrub with patches of shorter, more species-rich fixed dune grassland. The site appears to receive a high degree of visitor pressure.
- **Kitchener Road Cemetery (7.8hectares)**
This site is an urban cemetery divided by Kitchener Road, surrounded by housing and used, in part, as informal amenity space. The site largely consists of semi-improved basic grassland on well-drained sandy soils.
- **Dunham Carr (18.47hectares)**
This site is a large level site of broadleaved natural woodland east of Ormesby Broad situated on very wet peaty soil. Apart from the south-eastern part of the site, it lies within the Broads Authority boundaries.
- **Lacon Covert (19.8hectares)**
This is a long, thin triangular area of largely semi-natural woodland, with Mautby Decoy, a large Victorian shooting lake, in the base of the triangle. The whole site, apart from the northern reaches, is within the boundary of the Broads Authority. Essentially, the wood divides into two: slightly higher ground around the southern, eastern and north-eastern edges which is more free-draining; and then the land slopes gradually down to the lake or one of the many drains, becoming increasingly wet.

Commentary

- 7.97 The data presented above indicates that Great Yarmouth contains a significant resource for biodiversity. Government guidance on this topic has recently been strengthened by the publication of Planning Policy Statement 9 on 'Biodiversity and Geological Conservation'. This document states that a key principle of plan policies and planning decisions should be to maintain, and enhance, restore or add to biodiversity and geological conservation interests. It also encourages local planning authorities to use Local Development Frameworks to identify areas or sites for the restoration or creation of new priority habitats, which will contribute to regional targets. The statement also points out that development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. In the years ahead the Borough Council will need to take advantage of these opportunities in order to ensure that Great Yarmouth's biodiversity resource is maintained and enhanced and that it continues to perform well against these indicators.

Borough-Wide Local Plan (2001)

- 7.98 The following policies are relevant to this indicator: NNV13.

Renewable Energy

Indicator 7	Renewable energy capacity (in mega watts) installed by type
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Objective

- 7.99 To maximise the amount of energy produced from renewable energy schemes in order to reduce the amount of energy derived from fossil fuels and thereby seek to minimise greenhouse gas emissions and create a low carbon economy.

Target

- 7.100 The Government's target is that by 2010, 10% of electricity should be generated from renewable sources, with the aspiration that this increases to 20% by 2020. Current national estimates of production for 2006 are around 4.62%*.
- 7.101 To ensure that all new developments are designed to optimise energy efficiency.

Analysis

- 7.102 The Government indicator requires the Borough Council to provide details of completed renewable energy schemes, including bio fuels, onshore wind, water, solar energy, and geothermal energy.
- 7.103 The first renewable energy scheme to be installed in the Borough of Great Yarmouth was at Somerton which consists of 10 wind turbines and produces 2.25 mega watts of energy. This was followed by a single wind turbine in close proximity with a capacity to produce a further 1.5 mega watts.
- 7.104 An additional renewable energy scheme became operational during the monitoring period 2004/05. The wind farm consists of 30 turbines off the east coast of Great Yarmouth at Scroby Sands and is capable of producing 60 mega watts, enough to serve the needs of 33,549** homes. No further renewable energy schemes have become operational since then.
- 7.105 The Borough Council has no information on other types of renewable energy generation, such as solar power, which do not in the main require planning consent.

Commentary

- 7.106 The Borough currently has enough wind turbines, both onshore and offshore, to generate 63.75 mega watts of power. This provides enough energy to support 35,646** households or 90% of the households in the Borough. It is important that the amount of renewable energy produced nationally is increased in the next few years in order to reduce reliance on fossil fuels and emissions of greenhouse gasses, which contribute to global warming.

* Department for Business – UK Energy in Brief (July 2007)

** British Wind Energy Association

7.107 Electricity generating projects in the east of England region using renewable energy sources (both onshore and offshore) are estimated to total 458 mega watts (December, 2007), 8.0% of the region's estimated electricity consumption.^{***}

Borough-Wide Local Plan (2001)

7.108 The following policies are relevant to this indicator: None.

Gypsies and Travellers

Indicator 8	Gypsies and Travellers
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7.109 Under the Caravan Sites Act (1968) Norfolk County Council is obliged to provide a site for gypsies. A transit site was provided in the mid 1980's at Gapton Hall, Great Yarmouth. It currently provides 19 pitches.

7.110 The site is owned by Great Yarmouth Borough Council and managed by Norfolk Property Services.

7.111 The region and Great Yarmouth have a need for further pitches to accommodate the needs of gypsies and travellers. A single issue review of the East of England Plan is being undertaken to address this issue and suggests that Great Yarmouth needs to provide 15 additional pitches. The Council will seek to provide appropriate sites to meet the needs of the gypsies and travellers in the Borough. These sites need to provide gypsy and traveller communities with good access to community facilities, education, employment and shopping.

7.112 At the end of the 2007/08 monitoring period a planning application was being prepared for the provision of an additional 6 transit pitches and associated facilities at the existing Gapton Hall site.

Borough-Wide Local Plan (2001)

7.113 The following policies are relevant to this indicator: None.

8 Local Output Indicators

Indicator 9	Percentage of development in urban areas within 400 metres or 5 minutes walk of a half hourly bus service
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Objective

8.1 To ensure that future residents have easy access to local transport opportunities and reduce the need to travel by private car.

^{***} Renewables East

Target

- 8.2 To provide new housing in proximity to sustainable modes of transport.

Analysis

- 8.3 During the monitoring period 2007/08, 85.7% of all dwellings built in the urban area were within 400 metres or 5 minutes walk of a half hourly bus service. Most of the remaining units were only a short distance above this target.

Commentary

- 8.4 This is an improvement on the previous monitoring period when only 61% of new dwellings were within 400 metres of a half hourly bus service.

Borough-Wide Local Plan (2001)

- 8.5 The following policies are relevant to this indicator: HOU7.

Indicator 10	Percentage of development in urban areas within 800 metres or 13 minutes walk of an hourly bus service
---------------------	---

Objective

- 8.6 To ensure that future residents have easy access to local transport opportunities and reduce the need to travel by private car.

Target

- 8.7 To provide new housing in proximity to sustainable modes of transport.

Analysis

- 8.8 During the monitoring period 2007/08, 100% of all dwellings built in the urban area were within 800 metres or 13 minutes walk of an hourly bus service.

Commentary

- 8.9 This repeats the 2006/07 monitoring period success. Previous years figures, although not monitored, are likely to have been similar as very few parts of the urban area are over 800m from a bus route/stop.

Borough-Wide Local Plan (2001)

- 8.10 The following policies are relevant to this indicator: HOU7.

Indicator 11	Air quality: number/percentage of planning applications dealt with where air quality was a material consideration and the number/percentage of planning permissions granted where air quality was a material consideration
---------------------	---

Commentary

8.11 No planning applications decided during 2007/08 where air quality was a material consideration.

Borough-Wide Local Plan (2001)

8.12 The following policies are relevant to this indicator: EMP20.

Indicator 12	Gypsies and travellers' housing and land use requirements: those living on public and private sites (both with or without planning permission) and those encamping on roadsides, open land etc
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Commentary

8.13 At present, there is no data available. The CDP Smart monitoring package will build a comprehensive database of planning permissions and completions data suitable for generating monitoring reports for housing, employment, retail and leisure. Monitoring fields for this indicator will be built into the CDP Smart package to substantially improve the quality and availability of data in the future AMR returns.

Borough-Wide Local Plan (2001)

8.14 The following policies are relevant to this indicator: None.

Reducing Waste and Encouraging Recycling

Indicator 13	Waste and Recycling
---------------------	----------------------------

Objective

8.15 To encourage an increase in the amount of waste that is recycled and reduce the amount of waste sent to landfill sites.

Target

8.16 To increase the percentage of recycled waste collected by encouraging householders to continue to reduce, re-use and recycle.

Analysis

Commercial Waste

- 8.17 The Borough Council does not collect commercial or industrial waste; this is the responsibility of Norfolk County Council.

Domestic Waste

- 8.18 The amount of domestic waste collected has averaged 36,802.15 tonnes over the last 7 years. However, the average amount per dwelling has fallen from 0.855 tonnes in 2001/02 to 0.79 tonnes in 2007/08.

Table 12: Amount of Domestic Waste Collected 2001/08

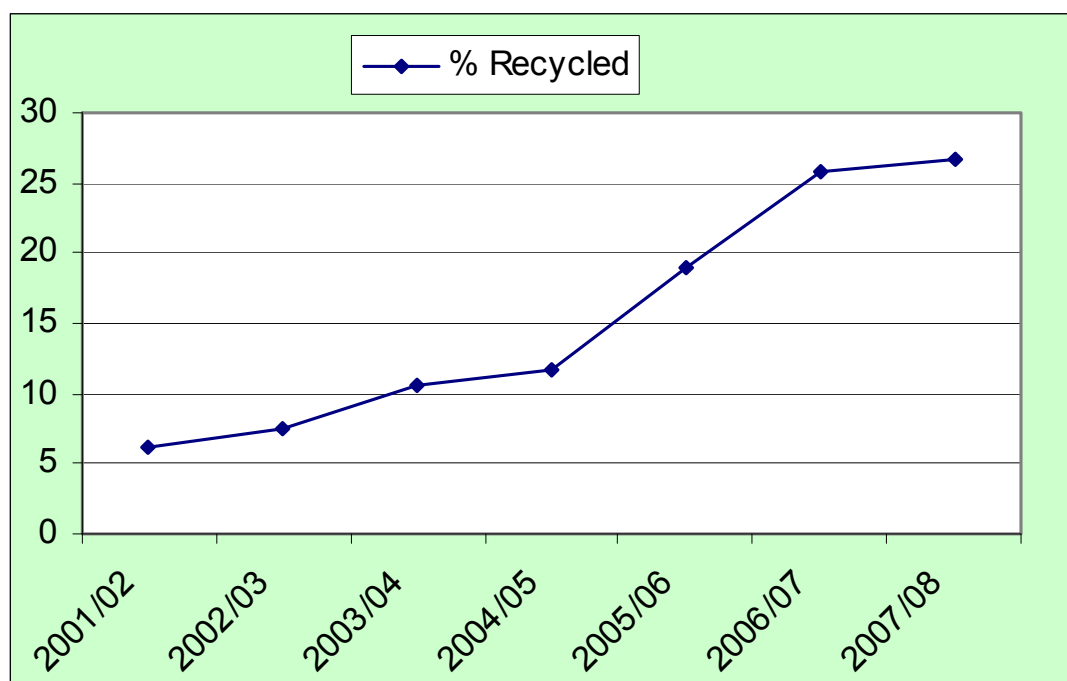
Year	Total Tonnes collected	Year	Total Tonnes collected
2001/02	37,135.56	2005/06	37,134.74
2002/03	36,456.79	2006/07	34,253.00
2003/04	35,512.23	2007/08	35,802.99
2004/05	41,319.72		

(Great Yarmouth Borough Council, 2008)

Recycling

- 8.19 Over the last 7 years the amount of recycled waste has risen from 6.16% to 26.79%. This is mainly attributed to the introduction of wheeled bins for recycled and ordinary waste from 2004/05 which resulted in a sharp increase in the amount of recycled waste collected.

Figure 11: Percentage of domestic waste recycled 2001 to 2008



(Great Yarmouth Borough Council, 2008)

Borough-Wide Local Plan (2001)

- 8.20 The following policies are relevant to this indicator: None.

Indicator 14	Percentage of land in a protected area (e.g. National Park, AONB and Heritage Coast) which has been developed.
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Commentary

8.21 No land in a protected area was developed during the monitoring year.

Borough-Wide Local Plan (2001)

8.22 The following policies are relevant to this indicator: NNV13.

Indicator 15	Percentage of residents that are satisfied with the quantity and quality of open space in their local area. Authorities are required to conduct customer satisfaction surveys as part of BV119(e) on a three-yearly basis. They are also required to conduct open space audits and local needs assessments in accordance with PPG17 and set locally determined standards for open space provision (e.g. quantity, quality and access). Resident satisfaction in terms of whether their needs are being met should be measured against this evidence base.
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Commentary

8.23 A residents survey was carried out in 2006/07 as part of BV119 (e) resulting in the following:

8.24 56% of residents were satisfied with the 'parks and open spaces' provided or supported by Great Yarmouth Borough Council. In the 2003/04 survey the turnout figure was 57% and in 2000/01 it was 52%.

8.25 A further survey was carried out in the summer of 2005 when 53% of residents were satisfied and 20% were dissatisfied with parks and open spaces'. However, when analysing the service by the park and open space users, 68% were satisfied and only 16% were dissatisfied.

Borough-Wide Local Plan (2001)

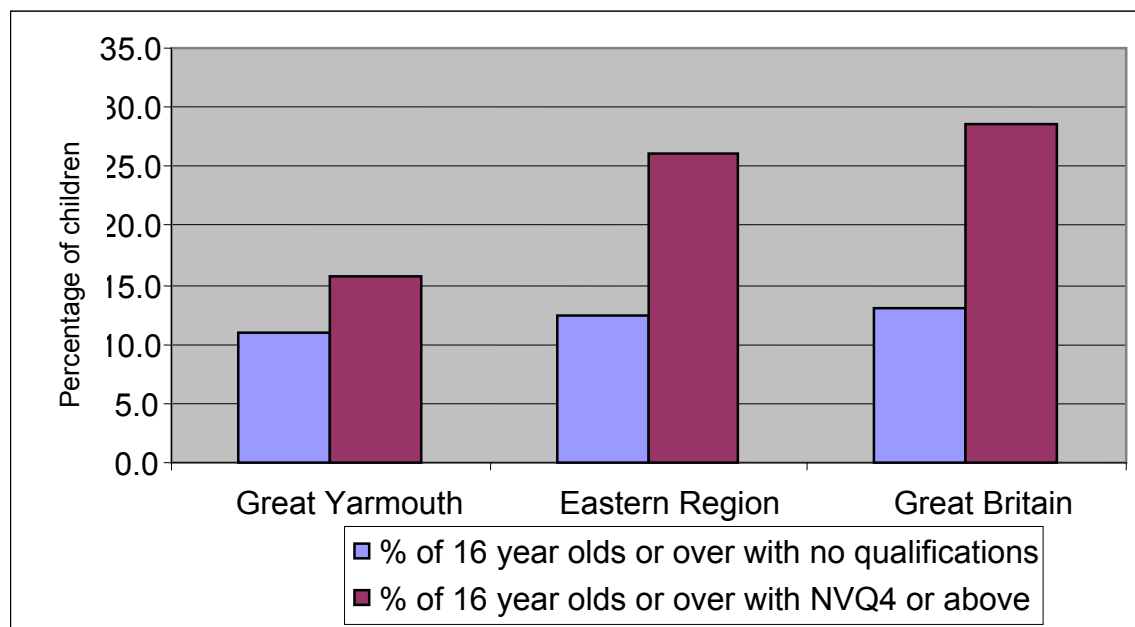
8.26 The following policies are relevant to this indicator: REC6, REC7, REC8, REC9, REC11 and REC12.

Indicator 16	Education and Training Percentage of people with/without qualifications
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8.27 The provision of a suitably qualified workforce will be essential to ensure the continued growth of the local economy. The percentage of the resident population aged 16 years or older with no qualifications was higher in Great Yarmouth than both the Eastern Region and Great Britain in 2006. However, in 2007 Great Yarmouth had a lower percentage than both the region and Great Britain.

8.28 A highly skilled workforce is also essential to support a growing economy. Compared to the Eastern Region and Great Britain, Great Yarmouth had the lowest percentage of people aged 16 years or over qualified to NVQ4 or above at 15.8% in 2007. However, this figure shows a sharp increase from the 9.8% level in 2006.

Figure 12: Percentage of people with/without qualifications 2007



Source: ONS Annual Population Survey 2007 (www.nomisweb.co.uk)

Borough-Wide Local Plan (2001)

8.29 The following policies are relevant to this indicator: None

Indicator 17	Enterprise
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8.30 Value Added Tax (VAT) registrations provide a proxy measure for the level of enterprise through measuring business start-ups over the VAT thresholds (£58,000 annual turnover in 2005).

Table 13: VAT Registrations per 10,000 population

	2003	2004	2005	2006	change
Great Yarmouth	23.76	22.02	21.46	21.41	-2.35
Eastern Region	34.22	32.33	32.28	31.20	-3.02
Great Britain	32.39	30.89	30.30	30.21	-2.18

Source: Small Business Survey (www.nomisweb.co.uk)

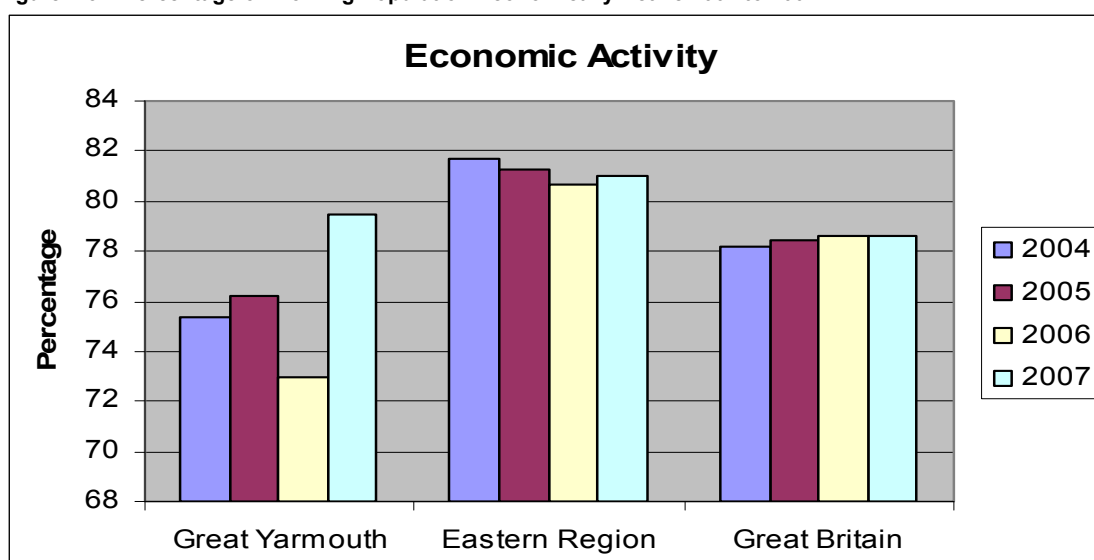
Borough-Wide Local Plan (2001)

8.31 The following policies are relevant to this indicator: None

Indicator 18	Economic Activity Percentage of working age population economically active
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8.32 The Great Yarmouth population of working age (i.e. those aged 16 to 64 for men or 16 to 59 for women) the employment rate was 79.5% during 2007 compared with an average for the Eastern Region of 81.0% and Great Britain of 78.6%. Economic activity levels have significantly increased from being below the regional and Great British average, to being slightly above the British average and only 1.5% below that of the Eastern Region.

Figure: 13 – Percentage of Working Population Economically Active 2004 to 2007



Source: ONS Annual Population Survey (www.nomisweb.co.uk)

Borough-Wide Local Plan (2001)

8.33 The following policies are relevant to this indicator: None

Indicator 19	Floor Space by Land Use Type
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Table 14: Floor Space by Land Use Type (1000 m sq)

		Retail	Offices	Factories	Warehouses
Great Yarmouth	2007	296	79	287	276
	2006	297	79	289	278
	2005	291	78	296	269
East of England	2007	10,171	8,589	18,919	16,785
	2006	10,009	8,467	19,291	16,174
	2005	9,860	8,271	19,581	15,742
England	2007	99,376	96,700	196,669	151,273
	2006	98,385	95,809	201,729	147,085
	2005	97,273	94,216	204,237	142,853

Source: ONS Commercial and Industrial Floorspace with Rateable Value 2007

8.34 The areas of Great Yarmouth, the east of England and England have all seen an increase in retail, office and warehouse floorspace between 2005 and 2007. However, the increase has been slower in Great Yarmouth than both the East of England and England. Conversely, all three areas have seen a decline in factory floor space: Great Yarmouth (-3.04%), East of England (-3.38%) and England (-3.70%).

Table 15: Number of Commercial and Industrial Units

		Retail	Offices	Factories	Warehouses
Great Yarmouth	2007	1,223	413	514	565
	2006	1,232	416	516	569
	2005	1,229	394	523	568
East of England	2007	46,854	32,073	27,637	22,913
	2006	46,734	31,154	27,697	22,493
	2005	46,543	29,827	27,594	21,947
England	2007	515,961	328,761	247,273	194,588
	2006	516,556	320,918	247,792	192,281
	2005	516,864	310,707	246,470	189,631

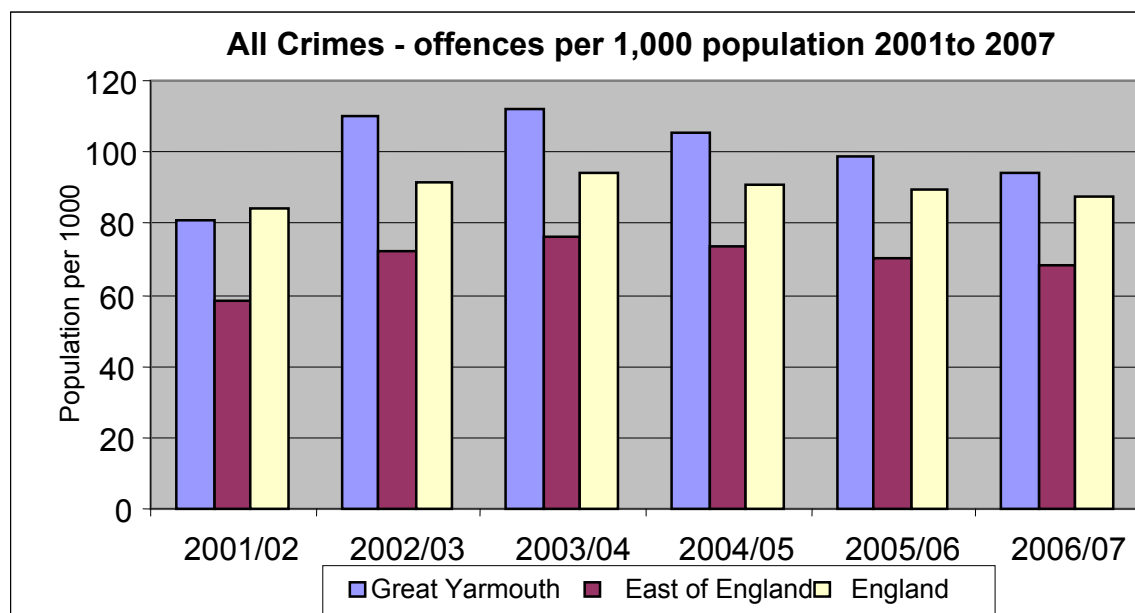
Source: ONS Commercial and Industrial Floorspace with Rateable Value 2007

Borough-Wide Local Plan (2001)

8.35 The following policies are relevant to this indicator: None

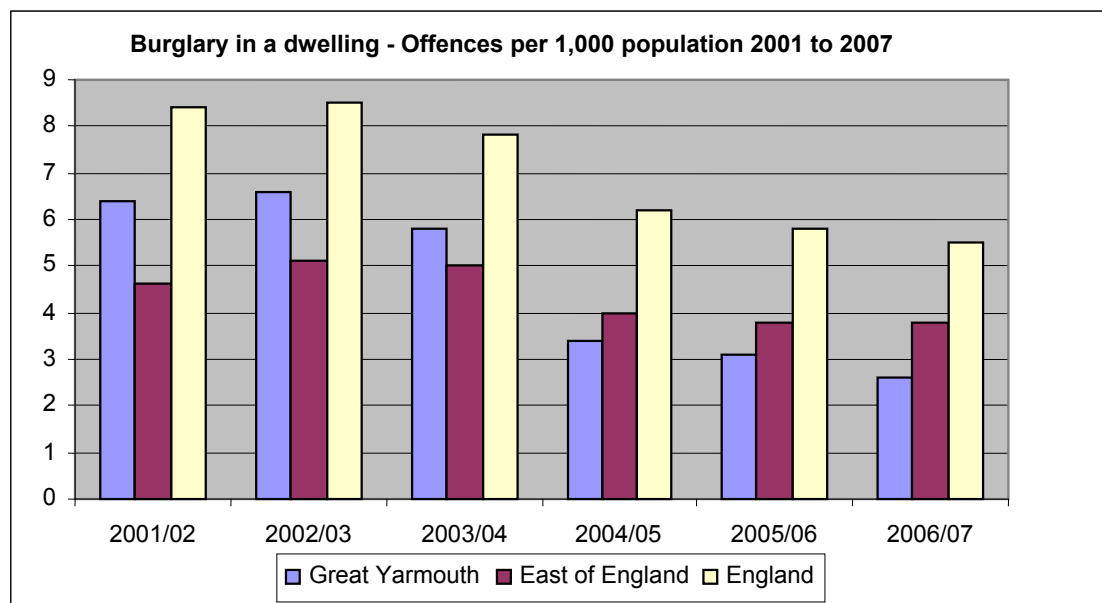
Indicator 20	Crime Statistics
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Figure 14: All Crimes – Offences per 1,000 population 2001 to 2007



Source: ONS Notifiable Offences Recorded by the Police 2007

Figure 15: Burglary in a dwelling – Offences per 1,000 population 2001 to 2007



Source: ONS Notifiable Offences Recorded by the Police 2007

Town Centre

- 8.36 Great Yarmouth's town centre, area the number of recorded incidents has fallen from 3,744 in 2005/06, 3,464 in 2006/07 to 3,111 in 2007/08. This can be attributed to the use of CCTV in the town centre, which is managed by the Town Centre Partnership, the use of Street Wardens and the ShopSafe business crime reduction scheme.
- 8.37 It is, however, interesting to note that although the number of incidents has decreased the number of arrests has increased from 598 in 2006/07 to 687 this year.

Borough-Wide Local Plan (2001)

- 8.38 The following policies are relevant to this indicator: BNV15.

9 Contextual Indicators

9.1 Contextual indicators are set out below to show some social, economic and environmental characteristics of the locality. They provide a context against which to consider the effects of policies and the implications of developing new policies. However, it is envisaged that the CDP Smart monitoring package will substantially improve the quality of data to be returned on an annual basis. Cross referencing with the quality of life indicators and the indicators monitored in this document will need to be managed to enable a robust CDP Smart monitoring framework.

9.2 Table 16 shows the contextual indicators for Great Yarmouth, with comparable information for Norfolk, the Eastern Region and England (where available).

Table 16: Key Contextual Indicators for Great Yarmouth

Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Population (Office National Statistics Mid-Year Estimates 2007)				
Population Size	93,900	840,700	5,601,000	51,092,000
Population Density (people per hectare)	5.40	1.57	2.96	3.92
% of population under 16 years of age	17.78%	16.99%	19.08%	18.90%
% of population: Females 60+ years, Males 65+years	24.28%	24.19%	19.91%	18.88%
Ethnic Composition (2005)				
White	97.00%	96.91%	92.81%	89.11%
Mixed Ethnicity	0.86%	0.85%	1.38%	1.57%
Black or Black British	0.64%	0.58%	1.60%	2.69%
Asian or Asian British	1.07%	0.96%	3.11%	5.30%
Chinese or Other	0.54%	0.70%	1.10%	1.33%
Employment				
Percentage unemployment (Nomis, Oct, 2008, JSA Claimants)	4.20%	2.30%	2.00%	2.60% Great Britain
Percentage economically active (Nomis April, 2007 to March, 2008.)	75.80%	79.30%	81.40%	78.70% Great Britain
Percentage persons of pensionable age (Census 2001)	22.49%	22.94%	18.96%	18.37%
Employees by sector (Total) Census 2001	37,584	359,000	2,579,378	23,627,754
Agriculture, Hunting, Forestry & Fishing	649 1.73%	13,866 3.86%	49,646 1.92%	361,012 1.53%
Health & Social Work	4,662 12.40%	40,429 11.26%	249,776 9.68%	2,400,698 10.70%
Hotels & Catering	3,380 8.99%	19,891 5.54%	107,418 4.16%	1,125,429 4.76%
Manufacturing & Construction	7,797 20.75%	82,928 23.10%	569,616 22.08%	5,134,205 21.73%
Public Admin, Defence and Social Security	1,630 4.34%	19,792 5.51%	133,066 5.16%	1,351,471 5.72%

Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Real Estate; Renting & Business Activities	3,345 8.90%	35,018 9.75%	343,264 13.31%	2,964,468 13.21%
Transport & Communications	2,570 6.84%	19,500 5.43%	191,252 7.41%	1,655,384 7.01%
Wholesale & Retail Trade Repair of Motor Vehicles	7,282 19.38%	64,721 18.03%	445,887 17.29%	3,782,043 16.85%
Housing (2007)				
Number of households	42,245	371,697	2,393,510	21,809,700
Average household size	2.21	2.24	2.34	2.33
Average house prices – Second Quarter, 2007	£152,495	£182,886	£220,703	£215,997
Transport/Accessibility (Census 2001)				
Percentage of households with no car	29.61%	20.73%	19.80%	26.84%
Percentage who travel to work by car	62.98%	68.72%	64.72%	61.02%
Percentage who travel to work by public transport	7.47%	5.62%	10.88%	14.90%
Environment				
Area (hectares)	17,398	537,070	1,910,920	13,027,872
Percentage of area within a National Park	37.6%			
Percentage of area within an AONB	3.86%			
Number of conservation areas	17			
Number of Scheduled Ancient Monuments	13	426	1706	18300

10 Quality of Life Indicators

- 10.1 As indicated in the Audit Commission's 'Service Inspection Report' on the Council's Environmental Services, the collection of performance information has improved but is not yet comprehensive enough or robustly analysed to challenge the effectiveness of policy delivery. The report states that the 2005 AMR demonstrated a good baseline against core issues but lacked an adequate range of quality of life indicators. According to the report, performance was not related enough to data on public need and satisfaction. Whilst there are several overlaps between the local indicators and the quality of life indicators, it is envisaged that the CDP Smart monitoring package will substantially improve the quality of data to be returned on an annual basis. Cross referencing with the quality of life indicators and the indicators monitored in this document will need to be managed to enable a robust CDP Smart monitoring framework.

11 Developing the Evidence Base and Monitoring Systems

- 11.1 This 2008 AMR has made every effort to meet the requirements. It is realised that a lot of work still needs to be done on developing the authority's evidence base and monitoring systems, especially for the contextual and quality of life indicators, to support Local Development Framework preparation. A small number of core indicators are not covered by existing data collection requirements and could not be reported on this year. Monitoring systems need to be put in place to provide data for these indicators in future years. Most of the data will come from the CDP Smart monitoring system in partnership with Norfolk County Council.

Evidence Base

- 11.2 The first aim of the LDF's evidence base is to develop a baseline of the existing social, environmental, and economic conditions within Great Yarmouth. Following adoption by the Council it will be necessary to review:
- the principal physical, economic, social and environmental characteristics of the area
 - the principal purposes for which land is used in the area
 - the size, composition and distribution of the population of the area
 - the communications, transport system and traffic of the area (including accessibility by transport)
 - national and regional planning policy and other local strategies and initiatives; and
 - any other considerations which may be expected to affect the matters above.
- 11.3 The Council has produced a Sustainability Appraisal Scoping Report. Its role is to identify and highlight the sustainability issues within the borough and to use these to produce a sustainability framework against which the emerging Core Strategy options can be assessed.
- 11.4 A number of sources were used to highlight the sustainability issues within the borough. These included looking at the issues arising from higher level plans, programmes and objectives relevant to the Local Development Framework, issues identified from baseline information and those highlighted through public consultation as well as recent evidence base studies undertaken by the Council.

- 11.5 Representations on the Sustainability Appraisal Scoping Report have been received from statutory consultees. As a result, the Great Yarmouth Borough Council Sustainability Scoping Report has been amended and used to inform the preparation of the Core Strategy Preferred Options and the Urban Regeneration Company Area Action Plan and other Development Plan Documents. The Scoping Report will be reviewed and revised where necessary and will greatly improve the level of data available to inform future AMR's.
- 11.6 Good practice guidance also recommends the following as potential components of the evidence base:
- possible proposals, particularly residential and commercial uses which could be implemented during the plan period;
 - land use issues including development densities, location of underused land/buildings, contamination, flood risk and instability;
 - accessibility, including the location and types of facilities, availability and quality of public transport services;
 - open space audits, sport/recreation and walking/cycling provision;
 - housing requirements and potential housing supply, including local housing assessments, urban capacity studies and the availability of brownfield land in adjoining areas;
 - economic issues, including the availability and use of buildings, the requirement of existing businesses and inward investors, rates of new business formation, enquiries about sites and accommodation, sectoral analysis and skills audits;
 - the establishment of baseline information and the sustainability appraisal framework;
 - town centre uses such as shopping and leisure, the availability and use of existing centres, the accessibility of centres, retail expenditure patterns and proposals in adjacent areas;
 - minerals and waste issues, including minerals resources, constraints and waste arising;
 - public service uses such as health centres, hospitals, education etc. This should consider associated delivery programmes;
 - social factors such as educational achievement, skills levels, crime and anti social behaviour and deprivation levels;
 - the aspirations of local communities and stakeholder groups in terms of the location of future growth and development; and;
 - The balance between uses in particular locations, including local access issues and opportunities for change.
- 11.7 The Council's land availability surveys are updated on an annual basis and an Urban Housing Potential Study was completed in April 2004. Annual 'National Land Use Database' (NLUD) returns for brownfield sites have been completed annually and inform this years' AMR. It is paramount that this level of data is regularly reviewed to inform the AMR process.

Monitoring Systems

- 11.8 A number of initiatives are being implemented to improve the monitoring side of Great Yarmouth's LDF preparation. These involve improvements to the computer applications system; establishing partnerships with relevant organisations; and developing future indicators. Importantly, the Council has signed a Service Level Agreement (SLA) in partnership with Norfolk County Council to set up a CDP

Smart monitoring package, which will greatly improve the speed and quality of data made available to the Council. The CDP Smart monitoring package will build a web browser based tool dedicated to the task of building a comprehensive database of planning permissions and completions data suitable for generating monitoring reports for housing, employment, retail and leisure across the County. These are required by the districts as part of Local Development Framework monitoring, by the Regional Assembly as part of their Regional Spatial Strategy returns, for the Department for Communities and Local Government Core Indicator data supply and by Norfolk County Council for school pupil forecasting (Education) as well as the Planning and Transportation Department. To help improve and monitor the system, a working group of representatives from each district will have formed a project team.

- 11.9 In addition to the CDP Smart project team, it is also proposed that the ambitions of the previous AMRs are carried forward to this 2008 version. The Council itself holds a vast store of information among its various services, each having their own evidence bases and monitoring systems.
- 11.10 This fourth AMR has endeavoured to deliver greater a level of detail of information than the previous AMR returns. As work progresses on the LDF it will be necessary to develop new indicators to help monitor the effectiveness of LDF planning policies and report results in subsequent AMRs. Work on the Core Strategy is at the Preferred Options stage. As policies develop in all Development Plan Documents, consideration will need to be given as to how they will be monitored and the sorts of indicators that will be needed. It is recognised that clear aims will need to be established for each of the Core Strategy's policies and policy targets and that indicators should be easy to measure. There are three types of target: process targets which monitor progress such as work on the LDF; policy targets e.g. for measuring housing completions; and, sustainability appraisal targets. In developing targets, the community will be involved so it can be given a sense of ownership. The CDP Smart package is to contain all of the proposed indicators for monitoring the suitability of policies in each Development Plan Document.

Section Summary

- 11.11 Although the Council has a comprehensive evidence base in place and operational monitoring systems, these need to be developed further to assist work on the Local Development Framework. The CDP Smart system will substantially improve the speed and quality of data to be collated on an annual basis, which will be supported by the data captured in 1APP (new nationally standardised planning application forms). This will also assist in informing the contextual and quality of life indicators

Appendices

Appendix 1: Housing Trajectory and Supporting Data

Residential Completions & Trajectory to 2025

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Actual completions	201	151	243	361	340	340	345						
Projected completions								377	311	391	375	354	209
Projected cumulative completions	201	352	595	956	1296	1636	1981	2358	2669	3060	3435	3789	4098
East of England Plan allocation annualised	300	300	300	300	300	300	300	300	300	300	300	300	300
East of England Plan cumulative requirement	300	600	900	1200	1500	1800	2100	2400	2700	3000	3300	3600	3900
Monitor: How many dwellings ahead or behind	-99	-248	-305	-244	-204	-164	-119	-42	-31	60	135	189	198
Manage: Indicative annual completions needed to meet target	305	314	318	315	314	312	309	304	303	294	285	276	272
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		
Projected completions	305	317	290	250	240	250	250	300	300	300	300		
Projected cumulative completions	4403	4720	5010	5260	5500	5750	6000	6300	6600	6900	7200		
Draft East of England Plan allocation annualised	300	300	300	300	300	300	300	310	310	310	310		
East of England Plan cumulative requirement	4200	4500	4800	5100	5400	5700	6000	6310	6620	6930	7240		
Monitor: How many dwellings ahead or behind	203	220	210	160	100	50	0	-10	-20	-30	-40		
Manage: Indicative annual completions needed to meet target	266	256	248	247	250	250	250	310	310	310	310		

(Figures for actual completions include net gains from changes of use/conversions)

HOUSING TRAJECTORY DATA: GREAT YARMOUTH BOROUGH COUNCIL (as at 31 October 2008)

1. The tabulated data is for known sites (allocated in the adopted plan) in the following order:

1. under construction	5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
2. with planning permission (full or reserved matters covering whole site)	6. with planning application submitted
3. with outline planning permission with part(s) covered by reserved matters	7. with pre- planning application discussions occurring
4. with outline planning permission only	8. allocation only

2. The data for small sites is entered separately in the last row of the table.

Site Name/ Address	Site Area (hectares)	Estimate d Total Units to be Built (No. of units)	Compl- etions as at 31/3/08 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)								FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected no.s/ timing of completions, Greenfield or Brownfield
				08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
Under Construction												
188/189 High Street, Gorleston	0.1278	11	4	7								Former garage site
Marsh Rd, Cobholm, Great Yarmouth	2.5897	149	95	54								1.8723 Ha. Greenfield 0.7174 Ha. Brownfield
Boundary Road, Great Yarmouth	0.6277	38	24	14								Brownfield
Lucas Road, Cobholm, Great Yarmouth	0.1728	10	0	0	10							Brownfield, Detail Application 06/08/0225/D Approved 18/06/08
Garibaldi, St Nicholas Road, Great Yarmouth	0.1603	24	0	24								Brownfield
Boultons, 55-57 North Quay, Great Yarmouth	0.1158	19	0	19								Brownfield conversion 06/06/0589/F Approved 11/12/06
165/165a High Street, Gorleston	0.0950	15	0	11	4							Brownfield, 06/06/0309/F and 06/07/0838/F
114 Nelson Road Central, Great Yarmouth	0.1516	10	0	10								Brownfield. 06/05/0991/F Approved 21/03/06
School Road, Runham Vauxhall, Great Yarmouth	0.2167	21	0	0	12	9						Brownfield, 06/05/0327/D Approved 30/06/05
Blue Sky, Market Road, Bradwell	6.4700	175	30	20	25	25	25	25	25			Brownfield
Blue Sky, Market Road, Bradwell	1.2075	40	34	6								Brownfield

Site Name/ Address	Site Area (hectares)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/08 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)								FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected no's/ timing of completions + Greenfield or Brownfield
				08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
Beccles Road, Bradwell	3.5702	92	6	12	12	12	12	12	12	10	4	Greenfield/ 06/03/0752/D App. 20/12/06
Covent Garden Road, Caister	1.5449	36	4	1	5	5	5	5	5	6		Brownfield
Martin de Rye Way, Caister	2.2908	24	6	4	4	4	4	2				Greenfield
Waters Lane, Hemsby	3.7681	112	34	20	20	13						Greenfield
Elmside, White Street, Martham	1.5910	40	0	25	15							06/06/0875/F Approved 24/07/08
Bygone Village, Fleggburgh	7.5846	16	0	5	5	6						Brownfield/ 06/07/0263/D App. 20/06/07
Mulberry Tree H'se, Main Road, Filby	0.6837	11	0	5	4	2						11 with outline, 9 of which have full consent.
Oaklands Drive, Butt Lane, Burgh Castle	0.7954	10	1	6	3							Greenfield
North Market Road, Winterton	0.2144	11	0	4	7							Brownfield, 06/06/0694/F Approved 3/11/06
Full/Reserved Matter Approvals												
Art College, Great Yarmouth	0.1583	14	0	0	14							Brownfield New owners, total number of units may be increased to 18.
26 Southtown Road, Great Yarmouth	0.1928	16	0	0	0	16						Brownfield, 06/05/0069/F Approved 18/03/05
64 Wellesley Road, Great Yarmouth	0.0581	13	0	0	13							06/07/0637/F, Approved 14/11/07 Hotel Conversion

Site Name/ Address	Site Area (hectares)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/08 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)								FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected no's/ timing of completions + Greenfield or Brownfield	
				08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16		
26/30 Marine Parade, Great Yarmouth	0.0861	14	0	0	0	14							46 bedsit HMO to 15 apartments. 06/06/0691/F Approved 23/11/06
126 Southtown Road, Great Yarmouth	0.1928	10	0	0	0	5	5						Brownfield, 06/05/0393/F Approved 27/7/05
Riverside Road, Gorleston	0.1280	24	0	0	0	24							Brownfield, 06/03/0242/F, Approved 20/5/05
West Road, Caister	5.6897	150	0	0	30	30	30	30	30				Greenfield/ 06/05/0940/D App. 27/07/07
Yarmouth Road, Caister	0.2074	10	0	0	10								Brownfield, 06/07/0687/D Approved 31/10/07
Royal Oak P H, The Green, Ormesby	0.2592	16	0	0	6	10							Conversion of pub to 6 units and 10 new houses
Outline Approvals													
Read's Land, Burgh Road, Gorleston	0.9921	24	0	0	0	12	12						Greenfield, 06/06/0998/O Approved 02/09/08
Martham Road, Hemsby	1.6196	50	0	0	0	0	20	30					Greenfield 06/05/0869/O Approved 21/09/06
Awaiting S106 Agreement													
Runham Road/ North River Road, Runham Vauxhall	1.1867	96	0	0	24	24	24	24					Brownfield/Awaiting S106 – 06/05/0866/F

Site Name/ Address	Site Area (hectares)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/08 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)								FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected no's/ timing of completions + Greenfield or Brownfield	
				08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16		
Application Submitted													
South Gorleston Phase 2	5.7800	204	0	0	0	25	50	50	40	39			Greenfield/Outline application submitted
Claydon Sch, Gork.	3.2080	110	0	0	0	0	25	30	24	15	16		2.286 Ha. Brownfield/0.922 Ha Greenfield. Outline application submitted.
Allocations													
East Anglian Way, Gorleston	3.8395	95	0	0	0	30	30	35					Greenfield Allocation only Access constraint
Hall Road, Martham	0.7800	20	0	0									Greenfield Allocation only Split ownership constraint
URC Sites													
Cobholm, Bure Harbour	3.8400	210	0			30	40	32	50	50	47		
North Quay, Breydon Reach	5.0000	440	0						50	100	100		
Ice House Quay, Southtown	12.1000	1200	0								100		
Runham Broad, Runham Vauxhall	3.0000	85	0										
Other URC Areas		65	0										
Small sites				130	83	88	80	79	73	85	50		
Grand Total				377	311	391	375	354	309	305	317		

**Appendix 2: Schedule of Saved Great Yarmouth Borough-Wide Local
Plan Policies (27 September 2007)**

Policy	Subject
SO2	Strategic Objective
EMP2	Employment Land (Supply and Demand)
EMP3	Employment (Location Strategy)
EMP4	Employment (Land Allocation)
EMP5	Employment (Land Allocation)
EMP6	Employment (Land Allocation)
EMP7	Employment (Land Allocation)
EMP8	Employment (Existing Employment Area)
EMP10	Employment (Existing Employment Area)
EMP14	Employment (Conflicting Uses)
EMP15	Employment (Temporary Industrial Uses)
EMP16	Employment (Other employment sites)
EMP17	Employment (Other employment sites)
EMP18	Employment (Other employment sites)
EMP19	Employment (Working from Home)
EMP20	Employment (Hazardous Developments and Materials, Waste Disposal)
EMP23	Guiding principles (Existing port)
EMP24	Guiding principles (Existing port)
EMP25	Guiding principles (Existing port)
EMP26	Guiding principles (Existing port)
EMP27	Employment (Outer Harbour)
EMP28	Employment (Outer Harbour)
EMP29	Employment (Southtown)
EMP30	Employment (Southtown)
EMP31	Employment (Southtown)
EMP32	Employment (Bollard Quay)
EMP33	Employment (Malthouse Lane)
HOU4	Housing (Location of Future Housing Sites)
HOU5	Housing (Location of Future Housing Sites)
HOU6	Housing (Location of Future Housing Sites)
HOU7	Housing (Location of Future Housing Sites)
HOU8	Housing (Location of Future Housing Sites)
HOU9	Housing (Location of Future Housing Sites)
HOU10	Housing (Dwellings in the Countryside)
HOU11	Housing (Conversion of existing buildings)
HOU12	Housing (Static Residential Caravans and Residential Mobile Homes)
HOU15	Housing (Site requirements for new build and existing dwellings)
HOU16	Housing (Site requirements for new build and existing dwellings)
HOU17	Housing (Site requirements for new build and existing dwellings)
HOU18	Housing (Existing dwellings - Extensions and Alterations)
HOU19	Housing (Existing dwellings - Extensions and Alterations)
HOU20	Housing (replacement dwellings in the Countryside)
HOU21	Housing (for the elderly and Care in the Community)
HOU22	Housing (Conversion of Buildings to Residential Flats - Residential flats in Holiday Areas)
HOU23	Housing (Conversion of Buildings to Bedsits and Houses of Multiple Occupation - Residential Conversions)

Policy	Subject
HOU24	Housing (Conversion to Hostels and Common Lodgings Homes)
TCM1	Transport and Communications (A47, Acle Straight Improvement)
TCM2	Transport and Communications (A47, Acle Straight Improvement)
TCM3	Transport and Communications (New Trunk and Main Road Service Facilities)
TCM4	Transport and Communications (Existing Service Station/Roadside Facilities)
TCM7	Transport and Communications (Traffic Management and Pedestrianisation - Gorleston High Street)
TCM9	Transport and Communications (Traffic Management and Pedestrianisation - Cobholm)
TCM10	Transport and Communications (Traffic Management and Pedestrianisation - The Port)
TCM11	Transport and Communications (Corridors of Movement)
TCM12	Transport and Communications (Corridors of Movement)
TCM13	Transport and Communications (Corridors of Movement)
TCM15	Transport and Communications (Lorry Route)
TCM16	Transport and Communications (Traffic Calming)
TCM17	Transport and Communications (Car Parking Provision)
TCM18	Transport and Communications (Car Parking Provision)
TCM19	Transport and Communications (Car Parking Provision)
TCM20	Transport and Communications (Car Parking Provision)
TCM21	Transport and Communications (Air/Helicopter Services)
TCM22	Transport and Communications (Rail Services)
TCM23	Transport and Communications (Bus Services)
TCM24	Transport and Communications (Bus Services)
TCM25	Transport and Communications (Bus Services)
TCM27	Transport and Communications (Broads Passenger/Visitor Vessel mooring Facilities)
TCM28	Transport and Communications (Seagoing pleasure craft mooring facilities)
TCM31	Transport and Communications (Cycling)
SHP4	Shopping (Non-retail uses)
SHP5	Shopping (Covered Areas)
SHP6	Shopping (Neighbourhood and Village Shopping)
SHP7	Shopping (Neighbourhood and Village Shopping)
SHP8	Shopping (Extensions to shops)
SHP9	Shopping (Living over the shop)
SHP10	Shopping (Retailing in the countryside)
SHP11	Shopping (Retailing in the countryside)
SHP12	Shopping (Petrol Filling Stations)
SHP13	Shopping (Market/Car Boot Sales)
SHP14	Shopping (Seafront Shopping)
SHP15	Shopping (Hot Food)
SHP16	Shopping (Kiosks/Stalls)
TR1	Tourism (Strategic Objective)
TR2	Tourism (Strategic Objective)
TR3	Tourism (Strategic Objective)
TR4	Tourism Conservation of Tourist Resources)
TR5	Tourism (Conservation of Tourist Resources)
TR6	Tourism (Conservation of Tourist Resources)
TR7	Tourism (Visitor facilities and attractions)
TR8	Tourism (Visitor facilities and attractions)
TR9	Tourism (Visitor facilities and attractions)
TR10	Tourism (Visitor facilities and attractions)
TR11	Tourism (Holiday Accommodation provision)

Policy	Subject
TR12	Tourism (Holiday Accommodation provision)
TR13	Tourism (Improvements to existing hotels and guest houses)
TR14	Tourism (Improvements to existing holiday chalets and caravan parks)
TR15	Tourism (Improvements to existing hotels and guest houses)
TR16	Tourism (Improvements to existing hotels and guest houses)
TR17	Tourism (Improvements to existing hotels and guest houses)
TR18	Tourism (Redevelopment of tourist sites to other purposes)
TR19	Tourism (Redevelopment of tourist sites to other purposes)
TR20	Tourism (Development in traditional holiday areas)
TR21	Tourism (Tourism policies relating specifically to Great Yarmouth seafront)
TR22	Tourism (Great Yarmouth Seafront - (Shopping and Commercial Used)
TR23	Tourism (Racecourse)
TR24	Tourism (Gorleston)
TR25	Tourism (Hemsby)
TR26	Tourism (Hemsby Marrams)
TR27	Tourism (Hemsby Marrams)
EDC1	Education and Community services (New Schools Sites)
EDC2	Education and Community services (New Schools Sites - Caister)
EDC3	Education and Community services (New Schools Sites - Redundant School Sites)
EDC4	Education and Community services (New Schools Sites - Dual use of Educational Facilities)
EDC5	Education and Community services (Community Facilities)
EDC6	Education and Community services (Arts and Cultural Facilities)
INF4	Infrastructure Provision and Public utility Services – Power Stations)
INF6	Infrastructure Provision and Public utility Services - Telecommunications, masts and aerials)
INF7	Infrastructure Provision and Public utility Services - masts and aerials)
INF8	Infrastructure Provision and Public utility Services - Water Resources and Supply
INF10	Infrastructure Provision and Public utility Services - Water Resources and Supply
INF11	Infrastructure Provision and Public utility Services - Sewage treatment and disposal
INF12	Infrastructure Provision and Public utility Services - general requirements incumbent on developers
INF16	Infrastructure Provision and Public utility Services - development in areas susceptible to coastal erosion or land instability
INF17	Infrastructure Provision and Public utility Services - development in areas susceptible to coastal erosion or land instability - unstable land
INF18	Infrastructure Provision and Public utility Services - development in areas susceptible to coastal erosion or land instability - Hazardous developments
INF19	Infrastructure Provision and Public utility Services - development in areas susceptible to coastal erosion or land instability - Hazardous developments
NNV2	Natural Environment (Broads Authority Area)
NNV3	Natural Environment (Coastal landscapes)
NNV4	Natural Environment (Historic Parks and Gardens)
NNV5	Natural Environment (Landscape important to the setting of settlements)
NNV6	Natural Environment (Areas of important landscape characters)
NNV7	Natural Environment (Remainder of the Countryside)
NNV9	Natural Environment (Landscape Enhancement Areas)
NNV10	Natural Environment (Enhancement through development)
NNV11	Natural Environment (Enhancement through development)
NNV13	Natural Environment (protection of non-statutory)
NNV15	Natural Environment (Access and interpretation))
NNV16	Natural Environment (Protection of good quality agricultural land)

Policy	Subject
NNV17	Natural Environment (Diversification)
NNV18	Natural Environment (new agricultural and forestry buildings)
NNV19	Natural Environment (development involving horses)
NNV20	Natural Environment (development involving horses)
NNV21	Natural Environment (Common land)
BNV1	Built Environment (Archaeology and Ancient Monuments)
BNV2	Built Environment (Archaeology and Ancient Monuments)
BNV3	Built Environment (Archaeology and Ancient Monuments)
BNV5	Built Environment (Listed buildings)
BNV6	Built Environment (Listed buildings)
BNV7	Built Environment (Listed buildings)
BNV8	Built Environment (Listed buildings)
BNV9	Built Environment (Conservation Areas)
BNV10	Built Environment (Conservation Areas)
BNV11	Built Environment (Conservation Areas)
BNV12	Built Environment (Conservation Areas)
BNV13	Built Environment (Urban and Rural Design)
BNV14	Built Environment (Urban and Rural Design)
BNV15	Built Environment (Urban and Rural Design)
BNV16	Built Environment (Urban Design)
BNV17	Built Environment (Urban Design)
BNV18	Built Environment (Urban Design)
BNV19	Built Environment (Urban Design)
BNV20	Built Environment (Rural Design)
BNV21	Built Environment (Rural Design)
BNV22	Built Environment (Advertisement and Signs)
BNV23	Built Environment (Advertisement and Signs)
BNV24	Built Environment (Advertisement and Signs)
BNV25	Built Environment (Advertisement and Signs)
BNV26	Built Environment (Advertisement and Signs)
BNV27	Built Environment (Advertisement and Signs)
BNV28	Built Environment (Advertisement and Signs)
BNV29	Built Environment (Advertisement and Signs)
BNV33	Built Environment (Access and facilities for people with mobility difficulties)
BNV39	Built Environment (Access and facilities for people with mobility difficulties - buildings and places of architectural or historic interest)
REC1	Sport and Recreation (General)
REC5	Sport and Recreation (Local Facilities)
REC6	Sport and Recreation (Public Open Space and Children's Playspace)
REC7	Sport and Recreation (Public Open Space and Children's Playspace)
REC8	Sport and Recreation (Public Open Space and Children's Playspace)
REC9	Sport and Recreation (Public Open Space and Children's Playspace)
REC10	Sport and Recreation (Dual Use)
REC11	Sport and Recreation (Amenity space in rural areas)
REC12	Sport and Recreation (Countryside and coastal recreation)
REC13	Sport and Recreation (Countryside and coastal recreation)
REC15	Sport and Recreation (Countryside and coastal recreation)
BL1	Bure Loop Development Area
BL2	Bure Loop Development Area
BL3	Bure Loop Development Area
BL4	Bure Loop Development Area
BL5	Bure Loop Development Area

Policy	Subject
BL6	Bure Loop Development Area
BL7	Bure Loop Development Area
BL8	Bure Loop Development Area
BL9	Bure Loop Development Area
BL10	Bure Loop Development Area
BL11	Bure Loop Development Area
BL12	Bure Loop Development Area
BL13	Bure Loop Development Area
BL14	Bure Loop Development Area
BL15	Bure Loop Development Area
SG1	South Gorleston Development Area
SG2	South Gorleston Development Area
SG3	South Gorleston Development Area
SG4	South Gorleston Development Area
SG5	South Gorleston Development Area
SG6	South Gorleston Development Area
SG7	South Gorleston Development Area
SG8	South Gorleston Development Area
SG9	South Gorleston Development Area
SG10	South Gorleston Development Area
SG11	South Gorleston Development Area
SG12	South Gorleston Development Area
SG13	South Gorleston Development Area
SG14	South Gorleston Development Area
SG15	South Gorleston Development Area
SG16	South Gorleston Development Area
SG17	South Gorleston Development Area
SG18	South Gorleston Development Area
SG19	South Gorleston Development Area
SG20	South Gorleston Development Area

Appendix 3: Schedule of Deleted Great Yarmouth Borough-Wide Local Plan Policies (27 September 2007)

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>SO1</i>	Strategic Objective	Policy is covered by the Community Strategy and Planning Policy Statement 1.	Refer to the Community Strategy and Planning Policy Statement 1. Consult with Planning Policy for comments
<i>EMP1</i>	Employment	Policy is covered by other criteria based development policies to be saved in the Plan. It is a repetition.	The policy is covered by other criteria based policy specific to a particular site.
<i>EMP9</i>	Employment (Existing Employment Area)	Repeating the Use Classes Order (2005 Amended) where change of use from B8 to B1 is permitted. Refer to Use Classes Order in event of a planning Application	Refer to the Use Classes Order (2005 Amended).
<i>EMP11</i>	Employment (Existing Employment Area)	This is a statement of intent policy, which is not linked to the allocation of sites.	No need to refer to an alternative policy.
<i>EMP12</i>	Employment (Improving existing sites)	Repeating the Use Classes Order (2005 Amended) and other criteria based policies.	Refer to the Use Classes Order (2005 Amended).

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>EMP13</i>	Employment (Conflicting Uses)	Statement of intent policy.	No need to refer to an alternative policy.
<i>EMP21</i>	Employment (Derelict Land, Land Reclamation and Regeneration)	Statement of intent policy.	No need to refer to an alternative policy.
<i>EMP22</i>	Employment (Derelict Land, Land Reclamation and Regeneration)	Policy considered out of date and a repetition of PPS6 and the sequential test.	Refer to Planning Policy Statement 6
<i>EMP34</i>	Employment (Malthouse Lane)	Explanatory Text.	No need to refer to an alternative policy.
<i>EMP35</i>	Employment (Development in proximity to Explosives Handling Areas)	Policy is covered by National Guidance under the Health and Safety Executive (H.S.E) and, therefore, forms explanatory text.	Refer to the Health and Safety Executive and comments from Environmental Health

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>HOU1</i>	Housing (requirement)	Policy is out of date, as new housing targets have been set by the Regional Spatial Strategy for 6000 dwellings (2001-2021) and superseded by PPS3.	Refer to Planning Policy Statement 3: 'Housing', the Regional Spatial Strategy and the results of the Great Yarmouth Housing Market Assessment for overall housing requirement.
<i>HOU2</i>	Housing (requirement)	Explanatory text. Undertaken anyway.	Refer to all remaining housing policies.
<i>HOU3</i>	Housing (Land Supply Monitoring)	Policy covered by PPS3 and a statement of intent.	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy. However, this policy is a statement of intent and will not be used in the event of a planning application
<i>HOU13</i>	Housing (Affordable Housing)	Policy (currently 15% - 25 dwellings or more) falls below the minimum requirements of PPS3 (30% and 15 Dwellings). The policy is, therefore, not in conformity with PPS3 for the delivery of affordable housing. The Housing Market Assessment will review the situation and policy further.	Refer to Planning Policy Statement 3 (Paragraph 30, page 11), which sets out the minimum requirements for affordable housing. Until the LDF is adopted, all housing developments of 15 dwellings and above will seek to deliver 35% affordable housing on site. Further reference is contained in the Regional Spatial Strategy, the Core Strategy and the Housing Market Assessment. PPS3 also covers design issues

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>HOU14</i>	Housing (Affordable Housing)	Policy (currently 15% - 25 dwellings or more) falls below the minimum requirements of PPS3 The policy is, therefore, not in conformity with PPS3 for the delivery of affordable housing.	Refer to Planning Policy Statement 3 (Paragraph 30, page 11), which sets out the minimum requirements for affordable housing. Until the LDF is adopted, all housing developments of 15 dwellings and above will seek to deliver 35% affordable housing. Further reference is contained in the Regional Spatial Strategy, the Core Strategy and the Housing Market Assessment.
<i>HOU25</i>	Housing (Special Needs Housing)	Policy is area specific and a statement of intent.	Refer to the Urban Regeneration Company Area Action Plan as a material consideration and consult with 1stEast.
<i>HOU26</i>	Housing (Gypsies)	Policy covered by PPS3 and Regional Spatial Strategy (RSS).	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy and consult with Planning Policy for comments.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>HOU27</i>	Housing (New Age Travellers)	Policy covered by PPS3 and Regional Spatial Strategy (RSS).	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy and consult with Planning Policy for comments.
<i>HOU28</i>	Housing (Travelling Showmen)	Policy covered by PPS3 and Regional Spatial Strategy (RSS).	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy and consult with Planning Policy for comments.
<i>TCM5</i>	Transport and Communications (Local highway Improvement Schemes)	Fully Implemented. Policy ensured highway improvements were carried out. No need to refer to alternative policy in the event of a planning application.	No need to refer to an alternative policy.
<i>TCM6</i>	Transport and Communications (Gorleston Town Centre)	Aspirational Policy and not required. Proposals for such a use will be dealt with at the time.	No need to refer to an alternative policy.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>TCM8</i>	Transport and Communications (Great Yarmouth seafront)	Fully Implemented. Policy ensured improvement to the shopping environment by minimising vehicle/pedestrian conflict. No need to refer to alternative policy in the event of a planning application.	No need to refer to an alternative policy.
<i>TCM14</i>	Transport and Communications (Lorry Route)	This policy is done anyway on the advice of Norfolk County Council Highways.	No need to refer to an alternative policy. However, seek comments from Norfolk County Council.
<i>TCM26</i>	Transport and Communications	The policy is not required	No need to refer to an alternative policy.
<i>TCM29</i>	Transport and Communications (Gorleston Ferry)	This policy has not been implemented, but no longer required.	Refer to the Urban Regeneration Company Area Action Plan as a material consideration and consult with 1stEast.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>TCM30</i>	Transport and Communications (Pedestrians)	Supports regional transport strategy by encouraging walking and providing alternatives to car. Compatible with national and regional policies and provides greater detail and means of implementing them. Accessibility policies required by PPS1. The policy looks to improve the environment for pedestrians and improve safety. However, policy is covered by the DDA and will be implemented in any case.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>SHP1</i>	Shopping (Strategy)	Policy considered out of date and a repetition of PPS6	Refer to Planning Policy Statement 6
<i>SHP2</i>	Shopping (Great Yarmouth Town Centre)	Policy is locally site specific, but considered out of date.	Refer to Planning Policy Statement 6. Consult with NCC and Planning Policy for comments.
<i>SHP3</i>	Shopping (Gorleston Town centre)	Policy considered out of date and a repetition of PPS6	Refer to Planning Policy Statement 6. Consult with NCC and Planning Policy for comments.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>INF1</i>	Infrastructure Provision and Public utility Services - Renewable Energy)	Policy repeats national policy on renewable energy set down in PPS22 and draft RSS14.	Refer to Planning Policy Statement 22 and the Regional Spatial Strategy. Consult with Planning Policy for comments.
<i>INF2</i>	Infrastructure Provision and Public utility Services - Wind energy)	Policy repeats national policy on renewable energy set down in PPS22 and draft RSS14.	Refer to Planning Policy Statement 22 and the Regional Spatial Strategy. Consult with Planning Policy for comments.
<i>INF3</i>	Infrastructure Provision and Public utility Services - Wind energy)	Policy repeats national policy on renewable energy set down in PPS22 and draft RSS14.	Refer to Planning Policy Statement 22 and the Regional Spatial Strategy. Consult with Planning Policy for comments.
<i>INF5</i>	Infrastructure Provision and Public utility Services -Low voltage electricity lies)	This policy was specific to Great Yarmouth, but has now been fully implemented and, therefore, no longer required. PPS9 also protects wildlife areas	No alternative policy required. However, refer to Planning policy Statement 9 for statutory and non-statutory designated wildlife areas. Consult with Planning Policy for comments.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>INF9</i>	Infrastructure Provision and Public utility Services - Surface and Foul Water Disposal)	Site specific policy which is out of date and longer required.	No alternative policy required.
<i>INF13</i>	Infrastructure Provision and Public utility Services - development in flood risk areas	Policy repeats national policy on flood risk set down in PPS25.	Refer to Planning Policy Statement 25. Consult with the EA and Planning Policy for comments.
<i>INF14</i>	Infrastructure Provision and Public utility Services - development in flood risk areas	Policy repeats national policy on flood risk set down in PPS25.	Refer to Planning Policy Statement 25. Consult with the EA and Planning Policy for comments.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>INF15</i>	Infrastructure Provision and Public utility Services - development in flood risk areas	Policy repeats national policy on flood risk set down in PPS25. The policy ensures that new development is not subject to flood inundation and to safeguard flood defences. However, covered by PPS25.	Refer to Planning Policy Statement 25. Consult with the EA and Planning Policy for comments.
<i>NNV1</i>	Natural Environment (AONB)	Policy is covered by national policy as set out in PPS9.	Refer to Planning Policy Statement 9. Consult with Natural England and Planning Policy for comments
<i>NNV8</i>	Natural Environment (Open space in settlements)	Policy merely repeats what is set out in the Education and Community Chapter of the plan. Therefore, can be deleted.	Refer to Education and Community Chapter of the BWLP.
<i>NNV12</i>	Natural Environment (Protection of statutory designated sites)	Policy is covered by national policy as set out in PPS9.	Refer to Planning Policy Statement 9. Consult with Natural England and Planning Policy for comments

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>NNV14</i>	Natural Environment (Management of sites of nature and landscape interest)	Policy is rarely used and is merely explanatory text and not required. The policy intended to encourage land management practices beneficial to landscape and nature interests.	No alternative policy required.
<i>NNV22</i>	Natural Environment (Protecting Trees and Hedgerows)	Policy is repetitive and not considered necessary to determine planning applications, as features are already protected by national guidance.	Policy covered by national guidance. Liaise with the Tree Preservation Order Officer.
<i>NNV23</i>	Natural Environment (Protecting Trees and Hedgerows)	Policy is repetitive and not considered necessary to determine planning applications, as features are already protected by national guidance.	Policy covered by national guidance. Liaise with the Tree Preservation Order Officer.
<i>NNV24</i>	Natural Environment (Protecting Trees and Hedgerows)	Policy is repetitive and not considered necessary to determine planning applications, as features are already protected by national guidance.	Policy covered by national guidance. Liaise with the Tree Preservation Order Officer.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>NNV25</i>	Natural Environment (landscaping new development)	Repeats other policies set out in the plan.	Refer to other criteria based policies dependent of development proposal.
<i>NNV26</i>	Natural Environment (Forestry and Woodlands)	Covered by Regional Spatial Strategy	Refer to national guidance and Regional Spatial Strategy. Liaise with the Tree Preservation Order Officer.
<i>BNV4</i>	Built Environment (Listed buildings)	This is required anyway and a notion of intent. Therefore, delete.	No alternative policy required.
<i>BNV30</i>	Built Environment (Access and facilities for people with mobility difficulties)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>BNV31</i>	Built Environment (Access and facilities for people with mobility difficulties)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>BNV32</i>	Built Environment (Access and facilities for people with mobility difficulties)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>BNV34</i>	Built Environment (Access and facilities for people with mobility difficulties - Car Parking)	Policy repeats the requirements of the DDA and County Parking Standards. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
BNV35	Built Environment (Access and facilities for people with mobility difficulties - public transport)	Policy repeats the requirements of the DDA and LTP requirements. Therefore, not required.	Refer to the Disability Discrimination Act 1995, Local Transport Plan and comments from Access Officer and NCC.
BNV36	Built Environment (Access and facilities for people with mobility difficulties - shopping)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>BNV37</i>	Built Environment (Access and facilities for people with mobility difficulties - Indoor recreation and leisure)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>BNV38</i>	Built Environment (Access and facilities for people with mobility difficulties - open space)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>BNV40</i>	Built Environment (Access and facilities for people with mobility difficulties - HMOs)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>BNV41</i>	Built Environment (Access and facilities for people with mobility difficulties - special needs housing)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>REC2</i>	Sport and Recreation (Sports Halls)	Policy is out of date and fully implemented.	No alternative policy required.
<i>REC3</i>	Sport and Recreation (Synthetic Playing Pitches)	Policy has been implemented. Therefore, delete.	No alternative policy required.

<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>REC4</i>	Sport and Recreation (Local indoor facilities)	Not specific or criteria based. Policy of intent, therefore, delete	No alternative policy required.
<i>REC14</i>	Sport and Recreation (Countryside and coastal recreation)	Repetition of national guidance under the Public Rights of Way	Refer to national guidance and liaise with the Public Rights of Way Officer at NCC and GYBC

Appendix 4: Glossary of Terms

List of acronyms and technical terms used in this report. Items in italics each have a definition.

Acronym	Subject	Definition
	Accessibility	The ability of everybody to move around freely where they want.
	Adoption	The final confirmation of a <i>Local Development document</i> as having statutory status by a Local Planning Authority
	Affordable Housing	Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.
AAP	Area Action Plan	A <i>Development Plan document</i> that may be used by the local planning authority to provide a planning framework for areas of significant change or conservation. Intended to deal with specific areas and specific requirements such as the redevelopment of an area of derelict land and buildings
AMR	Annual Monitoring Report	A required report undertaken by a Local Planning Authority that reports on the implementation of the <i>Local Development Framework</i> and to what extent and effectiveness policies are being achieved.
BAP	Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving biological diversity in Norfolk.
BWLP	Great Yarmouth Borough-Wide Local Plan (2001)	A plan produced by borough councils under the former planning system. The Great Yarmouth Borough-Wide Local Plan (and the Norfolk Structure Plan) was replaced by the <i>Regional Spatial Strategy</i> and <i>Local Development Framework</i> .
	Brownfield Land	Brownfield land (also known as Previously Developed Land) is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Planning Policy Statement 3 "Housing" has a detailed definition. Opposite to <i>greenfield</i> land.
	Conservation Area	Areas of special architectural or historical interest, where the character, appearance or setting is desirable to preserve or enhance.

	Core Strategy	A <i>Development Plan document</i> which sets the long-term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision.
DCLG	Department for Communities and Local Government	Formally known as the Office of the Deputy Prime Minister (ODPM) the department was renamed in 2006. The department sets policy in local government, planning, housing, urban regeneration and fire services. The department is responsible for racial equality and community cohesion.
	Development Control/ Development Management	The process by where a local planning authority receives and considers the merits of a planning application and in due course, whether it should be given permission having given regard to the Development Plan and all other material considerations
	Development Limits	Identifies the area within which development proposals would be acceptable, subject to complying with other policies contained in the <i>Development Plan</i> . They seek to prevent development from gradually extending into the surrounding countryside.
DPD	Development Plan Documents	A collection of <i>Local Development documents</i> that has been subject to independent testing and has weight of development plan status. Consists of the <i>Core Strategy</i> , <i>Site Specific Allocation</i> and <i>Proposals Map</i> . Replaces the Local Plan.
EERA	East of England Regional Assembly	The <i>Regional Planning Body</i> for the East of England.
EqIA	Equality Impact Assessment	A report produced by the local planning authority that focuses on assessing and recording the likely equalities impact of a local planning authority's strategy, policy or project on certain groups of people known equality target groups.
EiP	Examination in Public	<i>Development Plan documents</i> and the <i>Statement of Community Involvement</i> will be subjected to independent scrutiny by way of an Examination in Public.
	Front Loading	Strong emphasis placed upon consultation on the early stages of the plan making process so that the latter stages run smoother. Often in regard towards early community involvement in the production of <i>Local Development documents</i> to gain public input and consensus at the earliest opportunity.

	General Conformity (assessing)	The process by which the East of England Assembly (as Regional (assessing) Planning Body) considers whether a <i>Development Plan document</i> is in "general conformity" with the <i>Regional Spatial Strategy</i> . All other <i>Development Plan documents</i> must conform to a <i>Core Strategy DPD</i>
GO-EAST	Government Office East Anglia	Eastern Regional Government Office that works with local authorities and their partners to improve the quality of the services delivered to the people of East Anglia region.
	Green Infrastructure	Defined as the physical environment within and between cities, towns, villages; specifically the networks of open space, waterways, green corridors and open countryside
	Greenfield Land	Land (or a defined site) which has not been built on or where the remains of any structure has blended into the landscape over time (opposite of <i>Brownfield</i> land). Applies to most land outside the built up area boundaries. Not to be misinterpreted as greenbelt.
	Housing Needs Assessment	A study which assesses the future housing needs of the Borough, in terms of size, tenure, and affordability of dwellings.
	Issues and Options	Document(s) produced during the pre-submission stage of preparing <i>Development Plan documents</i> for the purpose of gaining public consensus on proposals before submission to the government for independent examination.
	Key Diagram	A Diagram which illustrates the main strategic principles of the spatial strategy of the <i>Local Development Framework</i> . It is not site Specific, unlike the <i>Proposals map</i> .
LDD	Local Development Documents	Sat within the <i>Local Development Framework</i> portfolio and comprise <i>Development Plan documents</i> that have been subject to independent testing and have the weight of development plan status, and <i>Supplementary Planning documents</i> which are not subject to independent testing and do not have development plan status. The Local Development documents collectively deliver the spatial planning strategy for the local planning authority's area.

LDF	Local Development Framework	The Local Development Framework represents one half of the statutory development plan system introduced in 2004 under the new two tier plan system. It is a term used to describe a folder of <i>Local Development documents</i> that provides the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of the area where this effects development and the use of land.
LDS	Local Development Scheme	A public project plan identifying which <i>Local Development documents</i> will be produced within the <i>Local Development Framework</i> , in what order and when, over a three year period.
LSP	Local Strategic Partnership	The Great Yarmouth LSP is a partnership of public and private organisations and community groups. One of its main tasks is to use Neighbourhood Renewal Funding to improve community services within the borough.
LTP	Local Transport Plan	The transport strategy prepared by the local transport authority, i.e. Norfolk County Council.
	Planning and Compulsory Purchase Act 2004	Places emphasis on statutory regional planning (RSS) and new system of local planning (LDF). Amends the 1990 Town and Country Planning Act.
PNS	Planning Inspectorate Agency	A Government body with multi-facing tasks including the processing of planning and enforcement appeals and holding enquiries into local development plans
PPG	Planning Policy Guidance Note	National Statements of Planning Policy providing guidance on an arrangement of different topics including housing, retail, employment, transport etc. Replaced by <i>Planning Policy Statements</i> .
PPS	Planning Policy Statement	Replaces <i>Planning Policy Guidance</i> . Designed to be more succinct, to separate policy guidance from practical implementation and to distinguish policy from advice.
	Preferred Options	Document(s) produced as part of the preparation of <i>Development Plan documents</i> , and issues for formal public participation.

	Proposals Map	The adopted Proposals Map illustrates in a base map (reproduced from an Ordnance Survey map to a registered scale) all the policies contained in <i>Development Plan documents</i> . It is site and location specific, unlike the <i>Key Diagram</i> . The proposals map is revised as each new <i>Development Plan document</i> is adopted and reflects the up to date planning strategy in the area.
RPB	Regional Planning Body	Responsible for the preparation of the <i>Regional Spatial Strategy</i> . In the case of Great Yarmouth, The Regional Planning Body is the <i>East of England Regional Assembly</i> .
RPG	Regional Planning Guidance	The strategic plan for the region prepared under the former planning system, Guidance now replaced by the <i>Regional Spatial Strategy</i> .
RSS	Regional Spatial Strategy	The broad spatial strategy for the region prepared by the <i>East of England Regional Assembly</i> , and forming the secondary part of the statutory development plan.
RTS	Regional Transport Plan	The regional framework that will ensure that the investment programme of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development.
	Site Specific Allocations	A <i>Development Plan document</i> that allocates land for mixed uses. Is separate from the <i>Core strategy</i> , allowing the local planning authority to update allocation in light of changes to <i>Local Development documents</i> .
	Soundness	Considered against a robust and credible evidence base and being the most appropriate strategy when considered against reasonable alternatives. In order to be "sound" a document must be deliverable, flexible and must have the capacity to be monitored.

	Spatial Planning	The concept of spatial planning is intended to be at the heart of the new planning system. Previously, the focus of the planning system was narrow and regulatory. The new spatial planning system of RSS and LDF is much wider and more inclusive. Spatial planning concerns itself with places, how they function and relate together – and its objectives are to manage change to secure the best achievable quality of life for all in the community, without hindering resources or damaging the environment. It will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
SCI	Statement of Community Involvement	Document setting out how and when stakeholders and other involvement interested parties will be consulted and involved in the preparation of the <i>Local Development Framework</i> and <i>Development Control</i> decisions
SEA	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme Assessment required by EU Directive 2001/42/EC. Combined with the <i>Sustainability Appraisal</i> .
SHLAA	Strategic Housing Land Availability Assessment	An assessment to inform the <i>Local Development Framework</i> on future development and the potential allocation of land on <i>brownfield</i> and greenfield sites. Replaces Urban Housing Capacity Studies.
	Structure Plans	Strategic plan produced under the former planning system by County Councils. The RSS and LDF replaced the former Norfolk Structure plan and <i>Great Yarmouth Borough-Wide Local Plan</i> respectively.
SPD	Supplementary Planning Document	<i>Local Development document</i> that has not been subject to independent testing and does not have the weight of development plan status; It is used to provide further detail of policies in the required <i>Development Plan documents</i> . Replaces <i>Supplementary Planning Guidance</i>

SPG	Supplementary Planning Guidance	Provides guidance or development briefs to supplement policies and guidance proposals in a Local Plan (replaced by <i>Supplementary Planning Documents</i>).
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
	Sustainable Community Strategy	The long term sustainable vision and action plan for Great Yarmouth articulating the aspirations, needs and priorities of the local community - prepared by Great Yarmouth Borough Council. PPS 12 "Local Spatial Planning" has a detailed definition.
URC	Urban Regeneration Company	Uniting public and private sector partners, URCs are independent companies established by the relevant local authority and Regional Development Agency, working alongside English Partnerships and other local stakeholders including employers, amenity groups and community representatives. Their principal aim is to engage the private sector in a sustainable regeneration strategy, working within the context of a wider Strategic Regeneration Framework or masterplan which takes full account of the problems and opportunities for the whole area.
