

Great Yarmouth Borough Local Development Framework Annual Monitoring Report 2009/2010



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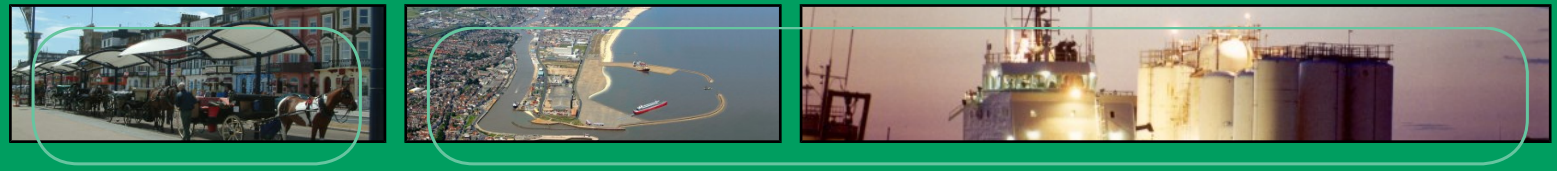
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1 Executive Summary





1 Executive Summary

1.1 Executive Summary

1.1.1 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.

1.1.2 This is the sixth Great Yarmouth Borough Council AMR which covers the period 1 April 2009 to 31 March 2010. As with previous AMR returns (2004/05 - 2008/09), the Council has provided monitoring information as close to the end of the monitoring period as possible.

1.1.3 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" (2005) and later updates.

Monitoring the Great Yarmouth Local Development Framework

1.1.4 The AMR has found that 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 Statement of Community Involvement (SCI), the Core Strategy (Issues and Options 1&2 and Preferred Options 1&2); the Great Yarmouth Waterfront Area Action Plan (AAP) (Issues and Options and Preferred Options 1&2); Site Specific Allocations Issues and Options; and, Development Control Policies Issues and Options.

1.1.5 The Council has continued to establish the CDP 'Smart' monitoring system and has successfully used the tool to gather some of the information for this AMR return's Core Output indicators. It is predicted that over 50% of the monitoring indicators will be transferred onto CDP 'Smart' in the next 12 months.

1.1.6 However, certain milestones, according to the 2007 Local Development Scheme (LDS) were missed for the following reasons:

- The Submission Draft Core Strategy document was anticipated to be during the summer of 2010, however due to the change in the Government and the revocation of the East of England Plan (RSS), additional justification was needed to underpin the projected housing and employment requirements for the borough. Added to this is the loss of staff (long term sickness) in the Planning Policy unit. Therefore the Submission draft was delayed.
- It was anticipated that the Great Yarmouth Waterfront Area Action Plan would be published for Submission in January 2008, however this was delayed. In May 2009, AECOM were appointed as masterplanning consultants to progress the Area Action Plan. A 'gap analysis' was undertaken to identify any issues before the next consultation. Following the gap analysis the Council decided to issue the AAP for a further preferred options consultation for a number of reasons, including: changing economic conditions since 2007; the volume of responses received during the previous consultation stage; changes to national, regional and local planning policy; and, the publication of new evidence base studies. As a result, it should also be noted that the AAP area has reduced in size.



Core Output Indicators

1.1.7 These are a set of national indicators which all local planning authorities are required to measure, which help to inform spatial planning at all levels. The 2004/05 AMR formed the baseline for these indicators. The AMR will enable development trends to be identified and an assessment to be made as to whether spatial planning policies are delivering their objectives.

Local Output Indicators

1.1.8 Monitoring data regarding Local Output Indicators are assessed in the 2009/10 AMR. Where data cannot be supplied, this AMR has clearly identified where improvements to the monitoring system will be made in subsequent AMRs.

Contextual Indicators

1.1.9 Monitoring data regarding Contextual Indicators are assessed in the 2009/10 AMR. Where data cannot be supplied, this AMR has clearly identified where improvements to the monitoring system will be made in subsequent AMRs. The results of the 2004/05 AMR formed the baseline for these indicators.

Saved Policies

1.1.10 The AMR will eventually assess the implementation of policies set out in the Great Yarmouth Borough-Wide Local Plan (2001). As current monitoring mechanisms are yet to be established in the CDP Smart monitoring package, it has not been possible to set out which policies have been implemented in this AMR. However, each Local Plan policy has been previously considered as to whether it should be saved, deleted, or amalgamated. The saved policies will be replaced by the LDF policies when the relevant Development Plan Document or Supplementary Planning Document is adopted.

Housing Trajectory

1.1.11 Government 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 illustrating a progress report, comparing past performance on housing supply against anticipated rates of supply for the plan period.

1.1.12 This AMR includes background information that underpins the housing trajectory, including details of the main sites and assumptions on which the housing trajectory is based.

Developing the Evidence Base

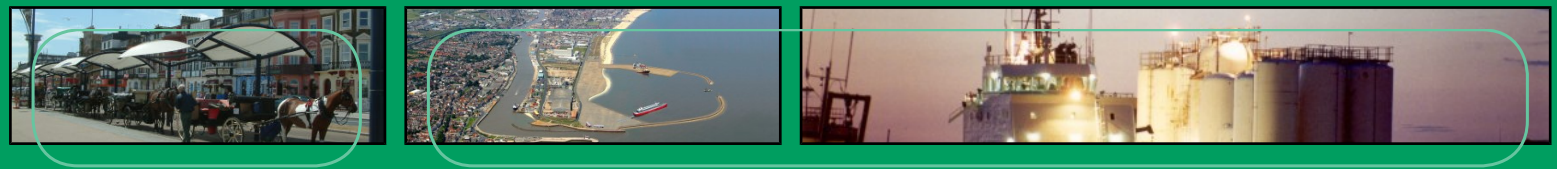
1.1.13 The Council has a comprehensive evidence base in place that has been developed further during 2009/10 by the publication of the Strategic Housing Land Availability Assessment (SHLAA), and further work on the Habitats Regulations Appropriate Assessment. A full list of LDF informing background studies has been provided below:



- Urban Housing Potential Study (2004, Baker Associates)
- Employment Land Study (2006, Bone Wells)
- Retail and Leisure Study (2006, DTZ)
- Appropriate Uses in Secondary Holiday Areas in Great Yarmouth Study (2007, Bone Wells)
- Housing Market Assessment (2007, GYBC)
- Landscape Character Assessment (2008, LandUse Consultants)
- Water Cycle Study Scoping Report (2009, Scott Wilson)
- Strategic Flood Risk Assessment (revision) (2009, Capita Symonds)
- Strategic Housing Land Availability Assessment (2010, GYBC)
- Habitats Regulation Appropriate Assessment (under preparation, Footprint Ecology)

1.1.14 The AMR monitoring data is being improved by enhancing the capabilities of the Planning and Development Department's 'Ocella' system which contains information on planning applications in the Borough. This will enable captured data on the 'Ocella' system to be transferred into CDP Smart - a County wide monitoring system. It is envisaged that monitoring through CDP Smart will substantially improve the quality, availability and range of data available in subsequent AMRs.

2 Introduction





2 Introduction

2.1 What is the Annual Monitoring Report

2.1.1 The Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Regulations require Local Planning Authorities to periodically produce Annual Monitoring Reports (AMRs) and revise them when necessary. Previously, all AMR's were completed in December and submitted to the Government Office (Go-East) before formally published by the Council, however, in June 2010 this requirement was annulled by the abolishment of all Government Offices. The AMR remains a required report and will be published, as normal, each December.

2.1.2 The role of the AMR is important to the successful delivery of the Local Development Framework (LDF). By regularly monitoring the social, environmental and economic issues affecting the area, the AMR is able to measure whether the LDF is achieving its objectives and is delivering sustainable development. In particular, the AMR should consider:

- whether the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS) 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 course 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 prioritise 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 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 and the actions needed to achieve this.



2.2 Previous Annual Monitoring Reports

2.2.1 The AMR takes a monitoring 'snapshot' of the borough, but as the monitored characteristics of the borough are constantly changing, the AMR is only ever accurate up to its publication. Preparing the AMR involves taking into account any new indicators and changes to trends and circumstances at national, regional and local levels. Since the initial 2004/05 AMR return, new indicators and performance measurements have been periodically added to Report, however this years AMR return does not include any new or amended indicators.

Future AMRs

2.2.2 In June 2010, the Government decided to amend the planning interpretation of gardens by changing its land-use classification from 'brownfield' to 'greenfield'. When gardens were previously classed as 'brownfield' land it was common place for developers to purchase houses, demolish them, and intensify the land use by building multiple houses on the cleared plot and adjoining garden land - coining the term 'garden-grabbing'. Reclassifying gardens as 'greenfield' enforces heavier planning policy restrictions which may limit the granting of planning permissions that leads to the loss of greenfield land.

2.2.3 Core Output Indicator 2b measures the percentage of new and converted dwellings built on previously developed land and is underpinned by the land-use classification of brownfield/greenfield land. The reclassification was brought into effect from the 6th June 2010 and does not affect the 2009/10 results for Indicator 2b, however any monitoring information recorded since 1st April 2010 and before 6th June 2010 will require re-calculating in lieu of it's reclassification for this indicator in the 2010/11 AMR.

2.3 Spatial Portrait of Great Yarmouth

2.3.1 Great Yarmouth Borough is the most easterly authority in Norfolk and covers 17,000 hectares with a population in the region of 96,300⁽¹⁾. The Broads Authority area extends into the borough. The largest settlements are Great Yarmouth and Gorleston with a population of 49,598 which is the third largest urban area in Norfolk. Adjoining Gorleston is Bradwell, which is the next largest settlement, with a population of 10,399 followed by Caister-on-Sea, a large village to the north of Great Yarmouth with a population of 8,692.

2.3.2 The rural areas of the borough are intermittently scattered with small and medium sized settlements, the largest being Ormesby St Margaret with a population of 4,113.

2.3.3 The regional centre of Norwich exerts a significant sphere of influence over the borough. Great Yarmouth is a principle centre for retail, services, employment, including port related activities, oil and gas and the developing renewable energy sector. Gorleston is the secondary town in the borough and contains a well functioning high street.

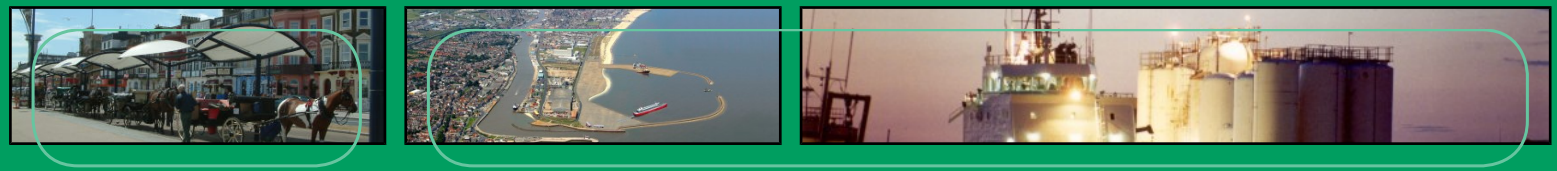
2.3.4 Tourism is very important to the borough's economy and Great Yarmouth is one of the UK's most popular tourist destinations.

1 Resident Population Estimates (2009, Neighbourhood Statistics)



2.3.5 There are two trunk roads in the borough. The A47 connects Great Yarmouth to Norwich and beyond which is partly single carriageway. The A12 links Great Yarmouth to Lowestoft and beyond. The Wherrylines railway has a regular service connecting Great Yarmouth to Norwich, and on to London, the Midlands and beyond. The bus service is focused on Great Yarmouth with routes to the surrounding villages and to Norwich and Lowestoft.

3 Monitoring Local Development Framework Preparation





3 Monitoring Local Development Framework Preparation

3.1 Methodology for Collecting the Evidence

CDPSmart

3.1.1 The Council's in-house planning database called 'Ocella' is used to store details of planning applications. However, the size and functionality of the database is limited. Consequently the majority of monitoring data is collected manually by researching paper-based planning applications and Development Control Committee agendas. Since 2007, the Council has been working in partnership with Norfolk County Council to implement a county wide web based monitoring tool through a CDP Smart package.

3.1.2 CDP Smart works by transferring monthly planning permissions from the Ocella planning application database to the web based monitoring toolkit. The toolkit is substantially larger than Ocella and offers the potential to increase the quality and availability of data used for monitoring, and, reduce the preparation time for future AMR returns.

3.1.3 Since the previous 2008/09 AMR, work has continued installing CDP 'Smart' and has led to complete backdating of housing completions to 2005/06, making 5 years worth of trend data available. Completions data previous to 2004/05 was not backdated onto the system as it was considered to provide little statistical benefit.

3.1.4 A number of customised reports have been created which are able to interrogate CDP 'Smart' quickly and efficiently, calculating housing commitments and completions, dwelling sizes, number of bedrooms, greenfield/brownfield land-use, housing tenure and affordable units. Notwithstanding this, a number of information gaps remain un-digitised and the current system relies upon a Planning Assistant to manually collect the information before it is able to be monitored in the AMR. Un-digitised information is listed below (items in **bold** are now able to be collated automatically by CDP 'Smart').

- 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



3.1.5 Norfolk County Council currently record and monitor employment land for its constituent districts. However, this role is being handed over to the district authorities so they may monitor their own employment land take up. It is envisaged that all employment land monitoring for Great Yarmouth will be transferred onto CDP 'Smart' during 2010/11.

Evidence Base

3.1.6 Since 2005, the Local Development Framework has been underpinned by a growing evidence base which includes the following:

- Urban Housing Potential Study (2004, Baker Associates)
- Employment Land Study (2006, Bone Wells)
- Retail and Leisure Study (2006, DTZ)
- Great Yarmouth and Waveney Housing Market Assessment (2007, Great Yarmouth Borough Council)
- Appropriate Land Uses in the Secondary Holiday Areas, Great Yarmouth Study (2007, Bone Wells)
- Landscape Character Assessment (2008, LandUse Consultants)
- Strategic Flood Risk Assessment (update) (2009, Capita Symonds)
- Water Cycle Scoping Report (2009, Scott Wilson)
- Strategic Housing Land Availability Assessment (2010, Great Yarmouth Borough Council)
- Habitats Regulation Appropriate Assessment (under preparation, Footprint Ecology)

3.1.7 The Strategic Housing Land Availability Assessment (SHLAA) Final Report was completed and published in March 2010. The SHLAA assesses the amount of deliverable or developable land available in the borough and is able to inform relevant housing monitoring indicators.

3.1.8 There is the potential to introduce SHLAA sites on to CDP 'Smart' in order to monitor those which receive planning permission, or are built out, and therefore reduce the overall remaining supply of deliverable/developable land.

3.2 Local Development Document (LDD) Progress

3.2.1 The Statement of Community Involvement (SCI) was adopted in 2006. Progress has been made on the Core Strategy, Great Yarmouth Waterfront Area Action Plan and, Site Specific Allocations and Development Control Policies DPDs. Progress on these documents has been assessed against the project management schedule in the 2007 Local Development Scheme.

3.2.2 Since the progress made on the Amendment to the Core Strategy in February 2009, the Core Strategy was anticipated to be published for its Submission draft during the summer of 2010. However, due to the change in Government, and revocation of the East of England Plan (RSS), additional justification was needed to underpin the projected housing and employment requirements for the borough, and has therefore delayed the document. Added to this the loss of staff (long term sickness) in the Planning Policy unit.



3.2.3 The Great Yarmouth Waterfront Area Action Plan has been progressed to an additional Regulation 25 (Preferred Options) stage after the area and scope of the AAP was formally reviewed and consolidated in April 2010.



Table 1 Local Development Framework Milestone Achievement

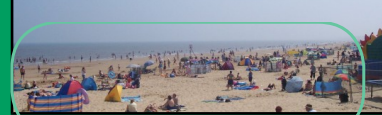
Document	Was the 2007 LDS Milestone Achieved?			
	Issues & Options	Preferred Options	Submission	Adoption
Development Plan Documents (DPD)				
Core Strategy	✓	✓	✗	Not Started
Site Specific Allocations	✓	✗	Not Started	Not Started
Development Control Policies	✓	✗	Not Started	Not Started
URC Area Action Plan	✓	✓	✗	Not Started
Supplementary Planning Documents (SPD)				
Green Space Strategy	n/a	✗	n/a	Not Started
Code of Practice on Section 106 (Urban Regeneration Company Area)	Background data preparation underway	Background data preparation underway	n/a	Not Started
Code of Practice on Section 106 (Non Urban Regeneration Company Area)	Background data preparation underway	Background data preparation underway	n/a	Not Started

3.3 Statement of Community Involvement

3.3.1 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 Councils' approach for consulting on significant planning applications.

3.3.2 The SCI was adopted by full Council on 12 January 2006 as set out in the 2007 LDS timetable.

2007 LDS Target Date	Annual Monitoring Report Assessment
January 2006	Achieved: January 2006



3.4 Core Strategy

3.4.1 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 spatial policies and a monitoring and implementation framework with clear objectives for achieving its delivery.

3.4.2 All subsequent documents produced within the LDF will build on the strategic 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 go into detail of specific land allocations nor does it include development control policies. These will be set out in separate Site Specific Allocations and Development Control Policies Development Plan Documents.

Core Strategy Issues and Options (Stages 1 & 2)

3.4.3 Initial work on the Core Strategy pre-production and Issues and Options (Stage 1) was detailed in the 2004/05 AMR. The main objective of the Stage 1 consultation was to inform the community of the main issues facing the Borough and the options drafted in responding to the issues.

3.4.4 Following the responses received for the Core Strategy (Issues and Options Stage 1), the Council felt it was necessary to carry out a second Issues and Options consultation (Stage 2), producing two papers on Developer Contributions, and the Hierarchy of Settlements.

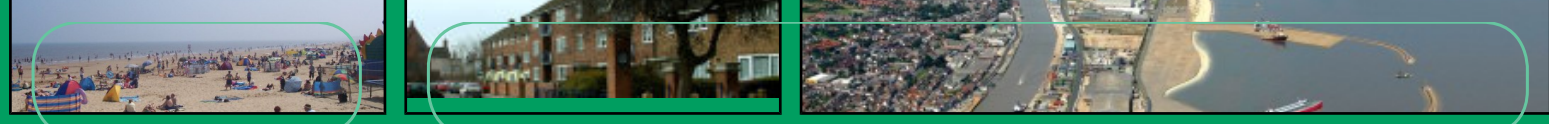
2007 LDS Target Date	Annual Monitoring Report Assessment
March 2005 - June 2006	Achieved: March - May 2006

Core Strategy Preferred Options

3.4.5 Following on from the consultation responses received on the Core Strategy Issues and Options (Stage 1) and the Hierarchy of Settlements and Developer Contributions Topic Papers Issues and Options (Stage 2), a Core Strategy Preferred Options (Stage 1) was undertaken. Representations on the Core Strategy Preferred Options were invited from 7 August 2006 to 18 September 2006 in line with the revised LDS timetable

3.4.6 A Sustainability Appraisal Report for the Preferred Options was produced.

2007 LDS Target Date	Annual Monitoring Report Assessment
July 2006 - November 2006	Achieved: August - September 2006



Amendment to the Core Strategy (Regulation 25)

3.4.7 The Amendment to the Core Strategy was published for another Regulation 25 (preferred options) consultation between 27 February and 14 April 2009. The main purpose of the additional consultation was to present options for additional housing locations in order to provide a 15 year supply of land. It was also advised by Go-East that an additional consultation should be undertaken.

2007 LDS Target Date	Annual Monitoring Report Assessment
January - February 2009	Achieved: February 2009

Core Strategy Submission (Regulation 27)

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

3.4.9 Due to the cascading effect of additional consultations, the Core Strategy was anticipated to be published for Submission during the summer of 2010. However, due to the change in Government and revocation of the East of England Plan (RSS), additional justification was needed in order to underpin the projected housing and employment requirements for the borough. Therefore, the Submission draft was delayed.

2007 LDS Target Date	Annual Monitoring Report Assessment
November 2007	Not Achieved

Core Strategy Adoption

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

2007 LDS Target Date	Annual Monitoring Report Assessment
October 2008	Not Achieved

3.5 Site Specific Allocations Development Plan Document

3.5.1 The Site Specific Allocations Development Plan Document allocates sites for specific uses. The identification of sites is based upon a robust and credible assessment of the suitability and availability of land for a particular use or mix of uses such as housing, employment, retail and community facilities.

Site Specific Allocations Issues and Options

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



3.5.3 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 of the borough and the various site options for delivering those needs.

3.5.4 Due to the number of complex responses that were received at Stage 1, a further Stage 2 consultation will be undertaken

2007 LDS Target Date	Annual Monitoring Report Assessment
October 2006 - April 2008	Stage 1 Achieved: 29 June - 10 August 2007
	Stage 2 Not Achieved

Site Specific Allocations Preferred Options (Regulation 25)

3.5.5 The Preferred Options was not achieved due to the requirement to undertake an Issues and Options Stage 2 consultation.

2007 LDS Target Date	Annual Monitoring Report Assessment
May - June 2008	Not Achieved

Site Specific Allocations Submission (Regulation 27)

3.5.6 Following the analysis of forthcoming consultations, the Site Specific Allocations Proposed Submission Document will be published for consultation and submitted to the Secretary of State prior to an Examination in Public. Due to the knock on effect of earlier delays on the DPD, this target milestone was not met.

2007 LDS Target Date	Annual Monitoring Report Assessment
October 2008	Not Achieved

3.6 Development Control Policies Development Plan Document

3.6.1 The Development Control Policies DPD will contain a limited number of policies which set out the criteria against which planning applications will be considered.

Development Control Policies Issues and Options

3.6.2 The 2007 LDS timetable states that the Development Control Policies DPD was scheduled for on-going Issues and Options consultation between October 2006 and April 2008. Initial work on the Development Control Policies DPD was undertaken in June 2007.

3.6.3 Due to the number of complex responses that were received at this consultation stage, a further consultation will be undertaken.



2007 LDS Target Date	Annual Monitoring Report Assessment
October 2006 - April 2008	Achieved Stage 1: 29 June - 10 August 2007
	Not achieved Stage 2

Development Control Policies Preferred Options

3.6.4 The Development Control Policies Preferred Options has not been achieved due to an additional Issues and Options consultation which needs to be undertaken and precludes the Preferred Options.

2007 LDS Target Date	Annual Monitoring Report Assessment
May - June 2008	Not Achieved

Development Control Policies Submission

3.6.5 Following completion of the Issues and Options and Preferred Option the Council will publish the Development Control Policies DPD Submission document for consultation and submit to the Secretary of State prior to an Examination in Public. Due to the knock on effect of earlier delays as outlined above, this target milestone was not met.

2007 LDS Target Date	Annual Monitoring Report Assessment
October 2008	Not Achieved

3.7 Great Yarmouth Waterfront Area Action Plan Milestones

3.7.1 Area Action Plans provide a focused planning framework for areas of significant change or conservation.

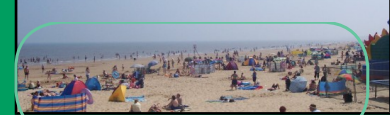
3.7.2 An Urban Regeneration Company (URC) called '1st East' was established for the two towns of Lowestoft and Great Yarmouth in March 2005. It's geographical focus in Great Yarmouth comprises the wards Nelson, Central & Northgate and Southtown & Cobholm. The preparation of the AAP consists of three elements:

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

3.7.3 A spatial masterplan will form the Great Yarmouth Waterfront 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.

Great Yarmouth Waterfront Area Action Plan Issues and Options

3.7.4 The 2007 LDS timetable states that the Great Yarmouth Waterfront Area Action Plan was scheduled for an Issues and Options consultation between March 2005 and June 2006.



2007 LDS Target Date	Annual Monitoring Report Assessment
March 2005 - June 2006	Achieved: March - April 2006

Great Yarmouth Waterfront Area Action Plan Preferred Options

3.7.5 The Great Yarmouth Waterfront Area Action Plan was timetabled for a Preferred Options consultation between January and February 2007.

2007 LDS Target Date	Annual Monitoring Report Assessment
January - February 2007	Achieved: January 2007

Great Yarmouth Waterfront Area Action Plan Preferred Options (2)

3.7.6 The Great Yarmouth Waterfront Area Action Plan was due to be published for the Submission Draft consultation in January 2008. However, due to a series of outstanding issues the preparation of the Submission draft was delayed. In May 2009, AECOM were appointed as masterplanning consultants to progress the AAP. Because of the time that had elapsed since the 2007 AAP Preferred Options, AECOM undertook a 'gap analysis' to identify further issues that may need considering before the next AAP consultation. These have been summarised below:

- Changes to planning regulations and revision to PPS12 on Local Spatial Planing that has updated the requirement process for the preparation of Development Plan Documents, as well as changes to other areas of national policy guidance relating to climate change, renewable energy and flood risk
- The adoption of the East of England Plan as the Regional Spatial Strategy and further progression of the Great Yarmouth Core Strategy
- Further detailed site masterplanning and viability work (for Ice House Quay, Bure Harbour Quay and North Quay) including Urban Initiatives Masterplan (2009), as well as further work on flood risk in the AAP area (conclusions regarding the revised Strategic Flood Risk Assessment)
- Further evidence base work in relation to housing (Strategic Housing Market Assessment), renewable energy, sustainable construction, viability and transport
- The emergence of significant potential for off-shore wind farms in close proximity to Great Yarmouth and Lowestoft
- The completion of the first phase of EastPort UK which has begun to stimulate economic activity and redevelopment in the south of the URC area.

3.7.7 Following the Gap Analysis and additional background studies undertaken by Urban Initiatives and AECOM, the area of the AAP formally reduced in size in May 2010. A Regulation 25 Great Yarmouth Waterfront AAP 'Further Preferred Options' consultation was undertaken between 5 November 2010 and 17 December 2010.



2007 LDS Target Date	Annual Monitoring Report Assessment
January - February 2007	Achieved: November - December 2010

Great Yarmouth Waterfront Area Action Plan Submission

3.7.8 Following completion of the further Regulation 25 URC AAP, the Council will publish its Submission AAP in Spring 2011 and consult with the public before submitted to the Secretary of State for an Examination in Public (EiP) later that year.

2007 LDS Target Date	Annual Monitoring Report Assessment
January 2008	Not Achieved

Great Yarmouth Waterfront Area Action Plan Adoption

3.7.9 The target for adoption was not achieved.

2007 LDS Target Date	Annual Monitoring Report Assessment
March 2009	Not Achieved

3.8 Missed Milestone Justification

3.8.1 Initial work on the LDF has progressed in line with target milestones as set out in the 2007 Local Development Scheme (LDS). Work has been completed on the Statement of Community Involvement (SCI); the Core Strategy (Issues and Options 1&2 and Preferred Options 1&2); the Great Yarmouth Waterfront Area Action Plan (AAP) (Issues and Options and Preferred Options 1&2); Site Specific Allocations Issues and Options, and; Development Control Policies Issues and Options.

3.8.2 However, the 2007 LDS timetabled the Submission Core Strategy in November 2007 and Adoption in January 2008. These milestones have been missed for the reasons given below:

- The change of Central Government leading to the revocation of the East of England Plan as the Regional Spatial Strategy resulting in additional justification and evidence needed to support the projected housing and employment requirements for the borough as set out in the Core Strategy.
- The delayed progression of the Great Yarmouth Waterfront AAP due to: the work undertaken by consultants on Gap Analysis; the review and reduced size of the AAP area; and, the link between the Core Strategy and the AAP leading to a knock on effect on the preparation of the Core Strategy.

3.8.3 Notwithstanding this, significant progress has been made on the Core Strategy via the in-house publication of the Strategic Housing Land Availability Assessment (March 2010), and drafting of the Habitats Regulations Appropriate Assessment.

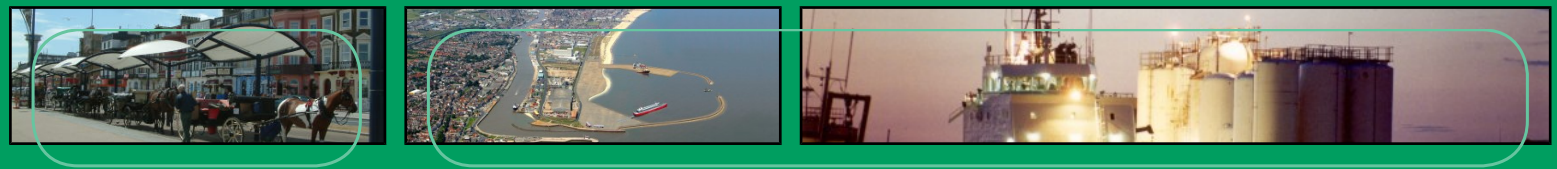


3.8.4 The Great Yarmouth Waterfront Area Action Plan has undergone further exploratory work to inform the further Regulation 25 'Preferred Options' and was published for consultation between 5 November and 17 December 2010.

3.8.5 However, as the Core Strategy is the leading document in the LDF process, and leads other Development Plan Documents (DPDs), any milestones that have been missed have cascaded down to the Site Specific Allocations and the Development Control Policies DPDs.

3.8.6 The next section highlights a significant issues for the Planning Policy unit - that of resource.

4 Resources





4 Resources

4.1 Resources

Human Resources

4.1.1 The Government acknowledges that the production of Local Development Frameworks to agreed timescales represents an enormous challenge. It is essential that through the Local Development Scheme, the Council identifies the realistic level of resources that will be available to manage the entire process.

4.1.2 The Planning Policy Team sits within the Council's Planning and Development Department where six members of staff contribute towards the production of the LDF.

4.1.3 One member of staff was seconded from the Council's Development Control Team in April 2009 to work on the preparation of the Development Control Policies DPD who is currently on long term sick leave. This is coupled with the Planning Policy Manager's managerial time being split between Planning Policy and Land Charges (including Modernisation), as well as a corporate re-structure, increasing Service Unit Managers roles and responsibilities.

4.1.4 The amount of officer time that each will give to the preparation of the LDF is as follows:

Planning Policy Manager	25%
Senior Planner (Policy)	60%
Planning Policy Assistant	90%
Planning Policy Assistant (temporary secondment)	90%
Planning Policy Assistant	40%
Senior Technician	20%

This equates to 3.25 Full Time Equivalent (FTE's) which is significantly lower than many other Local Authority LDF teams.

Consultants and External Resources

4.1.5 The strain on resources has been alleviated, in part, through the use of consultants. In May 2009 the Council recruited masterplanning consultants (AECOM) to progress the Great Yarmouth Waterfront Area Action Plan (AAP) to its conclusion and other consultants have been recruited to complete additional evidence base studies (e.g. Habitats Regulations Appropriate Assessment). It should be considered, however, that the process of appointing and managing consultants is in itself resource intensive.



4.1.6 Table 2 demonstrates the extent of the LDF preparation by the Planning Policy Team.

Table 2 Who is preparing the Local Development Framework?

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 Great Yarmouth Waterfront 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 Supplementary Planning Document	•	
Sustainability Appraisals	•	
Habitat Regulations Appropriate Assessments		•
Equality Impact Assessments	•	

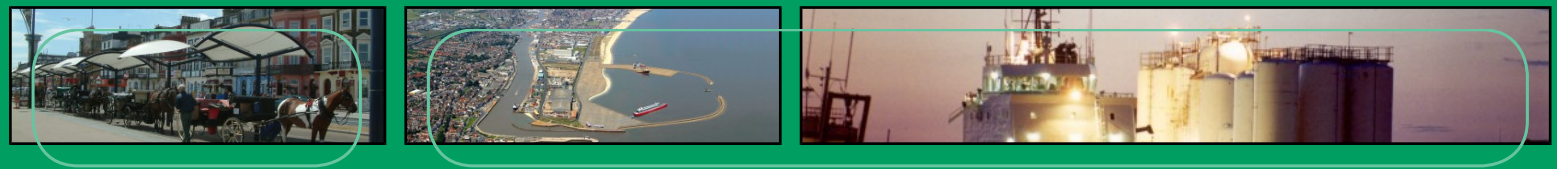
4.1.7 An LDF Working Party, consisting of elected members (politically balanced), a representative of the Local Strategic Partnership and Planning Policy Officers meet to consider LDF documents. The role of the LDF Working Party is fundamental to ensuring future policies are robust and flexible enough to meet the practical and political aspirations in the borough.

External Funding

4.1.8 In previous years the Housing and Planning Delivery Grant has helped to supplement the resources of the LDF team. However, the coalition Government has stopped the grant which has put a heavier strain on the existing finite resources (both manpower and financial). To date, there has been no detached announcement regarding the replacement. However, it should be based on housing completions known as the New Homes Bonus.



5 The Adopted Local Plan





5 The Adopted Local Plan

5.1 Great Yarmouth Borough-Wide Local Plan (2001)

5.1.1 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. Some policies may need to be amended or replaced in the preparation of the new LDF documents if they no longer reflect national guidance or are no longer relevant to the local area.

5.1.2 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. 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.

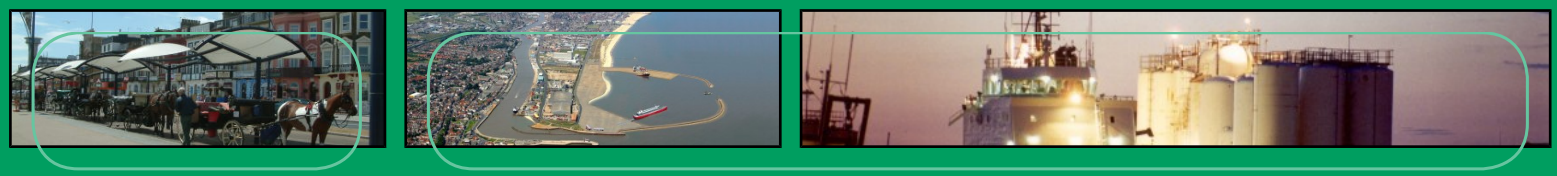
5.1.3 In September 2007, the Council received ‘Direction’ letters from the Department for Communities and Local Government (DCLG) to confirm which policies in the adopted Great Yarmouth Borough – Wide Local Plan (2001) had been ‘saved’ and remained our adopted planning policies from 28 September 2007 (See Appendix ?? for a list of ‘saved policies’).

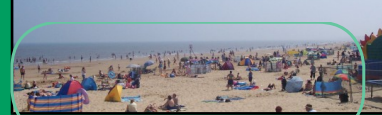
5.1.4 Essentially, this means that the number of policies which constitute the Great Yarmouth Borough – Wide Local Plan (2001) have been reduced and more reliance is now placed on national Planning Policy Statements and evidence base studies to help determine planning applications and forward planning 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 D.

5.1.5 The performance of various policies within the Great Yarmouth Borough-Wide Local Plan (2001) is set out under sub-headings in Section 6 ‘Core Output Indicators’. For example, the saved Local Plan policy for affordable housing relates to the monitoring of the completions of affordable dwellings, and policies regarding housing development are linked to the housing trajectory.

5.1.6 Presently, the Council’s planning application database (Ocella) does not contain details of Borough-Wide Local Plan policies used to evaluate each application, the capture of data is limited to manual compilation i.e. checking each planning application. CDP Smart has the capability to record each time a saved policy is implemented, however this is unlikely to be ‘rolled out’ until at least 2011/12.

6 Core Output Indicators





6 Core Output Indicators

6.1 Core Output Indicators

6.1.1 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.

6.1.2 There are 19 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 2009/10 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.

6.1.3 Indicators are collected using a consistent timeframe with a clearly identified set of definitions to allow meaningful analysis. To facilitate this, detailed definitions for each LDF 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. For some indicators, information was simply not available at the time.

6.1.4 The final section of the 2009/10 AMR proposes initiatives to help develop evidence bases and monitoring systems to further assist completion of future core output indicators.

6.2 Economy

Indicator 1	Amount of floorspace development for employment type
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Objective

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

Target

6.2.2 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 in physical terms) to job opportunities. Sufficient land in suitable locations should be made available for industrial and commercial development.

Commentary

6.2.3 At the end of the monitoring period there were 75.9 hectares of employment land available within the district, this is a reduction of 0.4 hectares since last year due to developments being completed at South Denes and Gapton Hall Industrial Estates⁽²⁾. No employment land was lost to residential development during the year.

2 Source: Norfolk County Council



Borough-Wide Local Plan

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

6.3 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 greater.</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 greater.</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

6.3.1 To plan, monitor and manage the delivery of new housing in accordance with the development plan document.

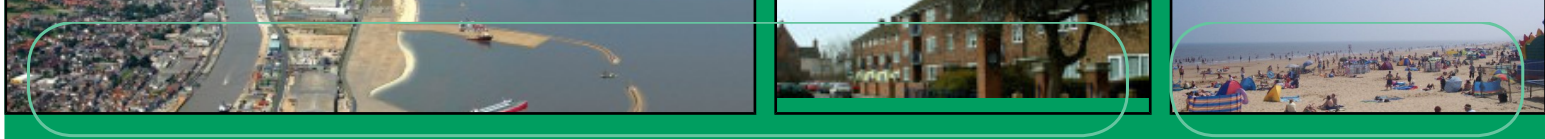
Target

6.3.2 Nationally, an objective of the DCLG is to "achieve a better balance between housing availability and the demand for housing, including improving affordability, in all English regions whilst protecting valuable countryside around our towns, cities and in the green belt and the sustainability of towns and cities."

6.3.3 The East of England Plan was published in May 2008 and set a strategic target in Great Yarmouth for 6,000 dwellings to be provided between 2001-2021 (300 per annum). On May 27 2010, the Secretary of State for Communities and Local Government wrote to all Councils to highlight the Coalition Government's intention to rapidly abolish Regional Spatial Strategies. On 6 July 2010, the formal revocation of all Regional Strategies was announced in a written parliamentary statement.

6.3.4 Following the CALA Homes judgement, Regional Spatial Strategies have been reinstated however the Secretary of State intend to abolish them through the Localism Bill.

6.3.5 The implications of the forthcoming revocation are that housing (and employment) targets, previously set by the East of England Plan, will need re-establishing. This will be the responsibility of the Local Authority. In the lead up to establishing the right level of growth,

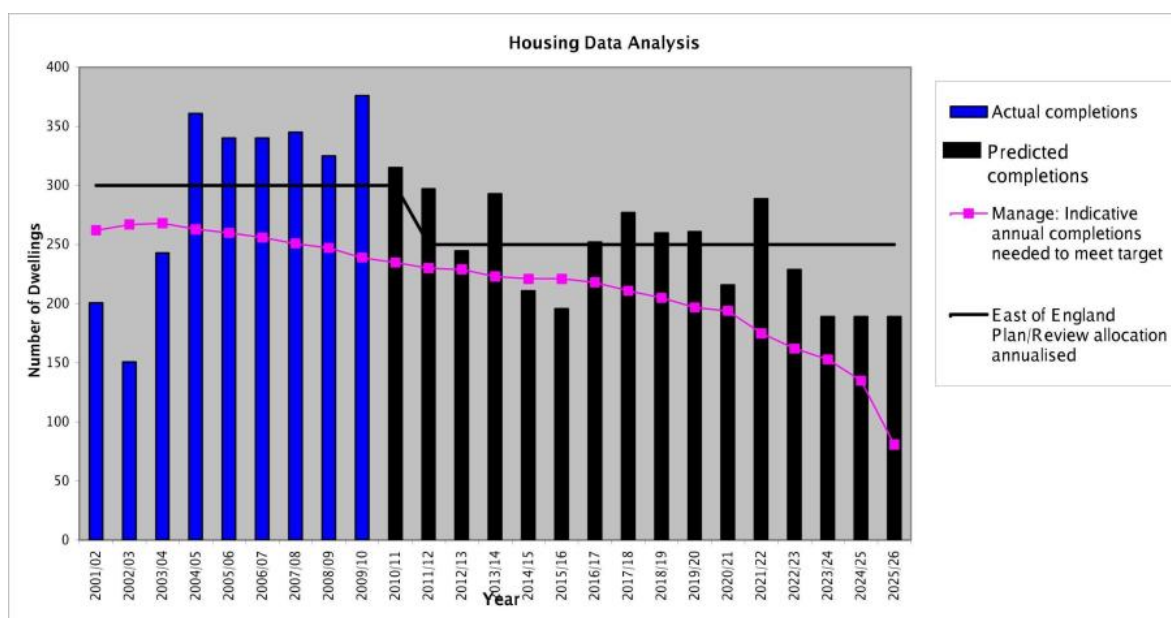


a number of different options have been presented to Local Authorities⁽³⁾. In detail, the Council has decided to revisit its housing requirements and use the East of England Plan Review targets which were published at the beginning of the year. This Review set a target of 5000 dwellings (250 per annum between 2011 and 2031) to be completed in Great Yarmouth Borough which is supported by the East of England Forecasting Model.

6.3.6 The Council needs to demonstrate a 15 year supply of dwellings from the adoption of the Core Strategy, which is expected to be in 2011. Taking into account the revised dwelling requirement per annum (250 x 15 = 3750) there is an overall requirement to develop 3,750 dwellings to the year 2026.

Data Analysis

Figure 1 The past and anticipated supply of housing during the plan period 2001-2026



(Great Yarmouth Borough Council, 2009)

Commentary

6.3.7 Over the past nine years, the housing completion rate in Great Yarmouth has increased from a low of 151 in 2002/03 dwellings and peaked at 376 during 2009/10, averaging 298 dwellings per annum between 2001 and 2010.

6.3.8 Due to existing planning permissions, housing completions are predicted to remain above the annual requirement in the short term. However, after 4 years, completions will begin to fall due to the sustained effects of the economic downturn and slowing down of the construction industry - leading to a reduction in new planning applications coming through the planning process. During the mid to long term, the Great Yarmouth Waterfront AAP sites

3 Communities and Local Government Guidance for Local Planning Authorities following the Revocation of Regional Strategies



begin to come through. However, as the overall amount of development land in the AAP area has been reduced, predicted completion rates will spike intermittently above and below the annual requirement and is expected to tail off in the latter years.

Borough-Wide Local Plan

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

6.3.9 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

6.3.10 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

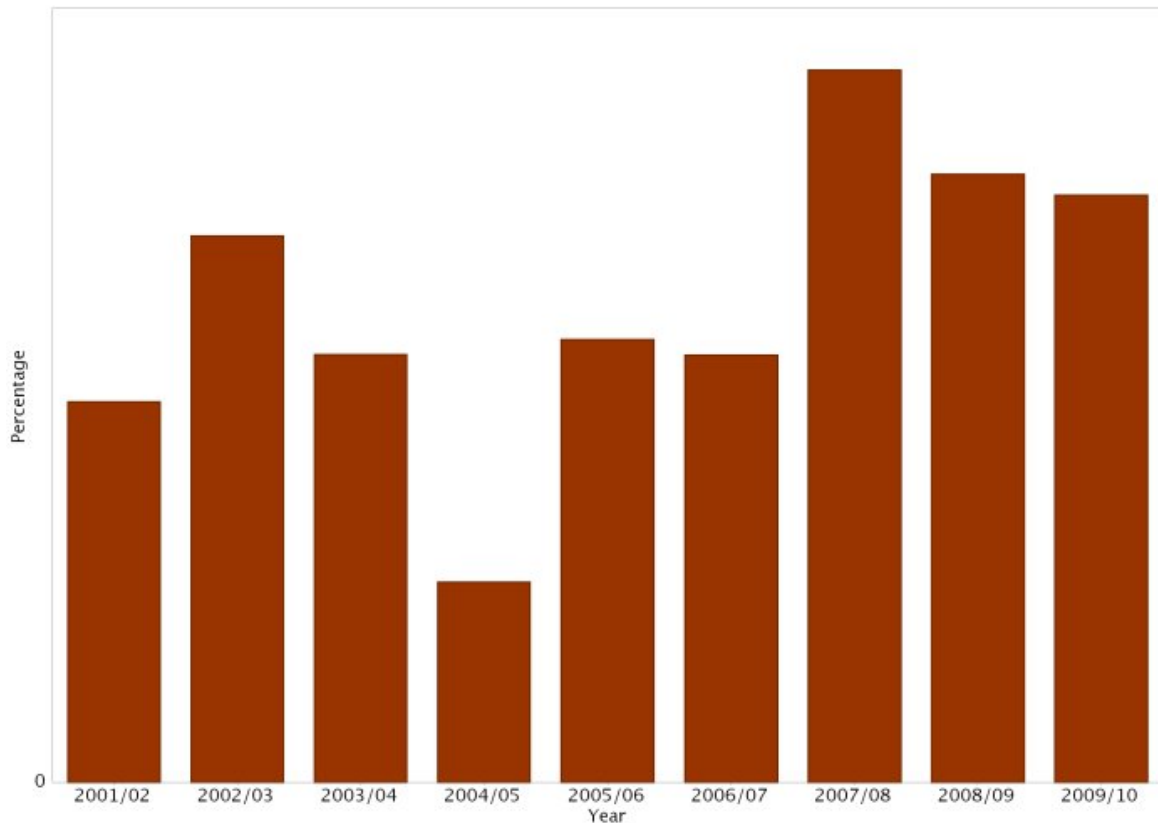
Table 3 Previously Developed Land 2001 - 2010 (net figures)

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Brownfield	44.3%	63.6%	49.8%	23.3%	51.5%	49.7%	82.9%	70.7%	68.4%
Greenfield	55.7%	36.4%	50.2%	76.7%	48.5%	50.3%	17.1%	29.2%	31.6%

(Great Yarmouth Borough Council, 2010)



Figure 2 Percentage of Completions on PDL 2001 to 2009



(Great Yarmouth Borough Council, 2009)

Commentary

6.3.11 The Borough of Great Yarmouth is comprised of the urban areas of Great Yarmouth and Gorleston, Bradwell and Caister-on-Sea with a further 19 parishes containing populations of between 63 and 4,127 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 have been responsible for the high percentage of completions in the area, meaning that the percentage of brownfield completions was relatively low. This led to the Borough falling short of the national target of 60% in most of the years between 2001/02 and 2006/07, although the rate steadied at about 50% in 2005/06 and 2006/07. The average rate over the 9 year period since April 2001 is 56.02%.

6.3.12 The percentage of completions on previously developed land peaked at 82.9% in 2007/08 and is now at 68.4%, still significantly above the national target of 60%. This reduction from the 2007/08 figure is due to construction on three of the remaining greenfield allocations at Bradwell, Hemsby and Martham. Development has also commenced on a further greenfield site in Caister-on-Sea, although this will be balanced by further brownfield sites which have now commenced construction within Great Yarmouth and Gorleston. This should help maintain the figure above 60% over the next few years.



6.3.13 The Great Yarmouth Waterfront Area Action Plan is being prepared in partnership between the Borough Council and 1st East Urban Regeneration Company and should, by developing brownfield riverside sites within Cobholm, North Quay and east of Southtown Road, help maintain a figure that is above the national target when completions commence in a few years time.

Borough-Wide Local Plan

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

Indicator 2c	<p>Housing densities</p> <p>Percentage of new (gross) dwellings completed at:</p> <ul style="list-style-type: none"> • Less than 30 dwellings per hectare (dph) • Between 30 and 50 dph • Above 50 dph
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Objective

6.3.15 To ensure an efficient and appropriate use of land.

Target

6.3.16 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

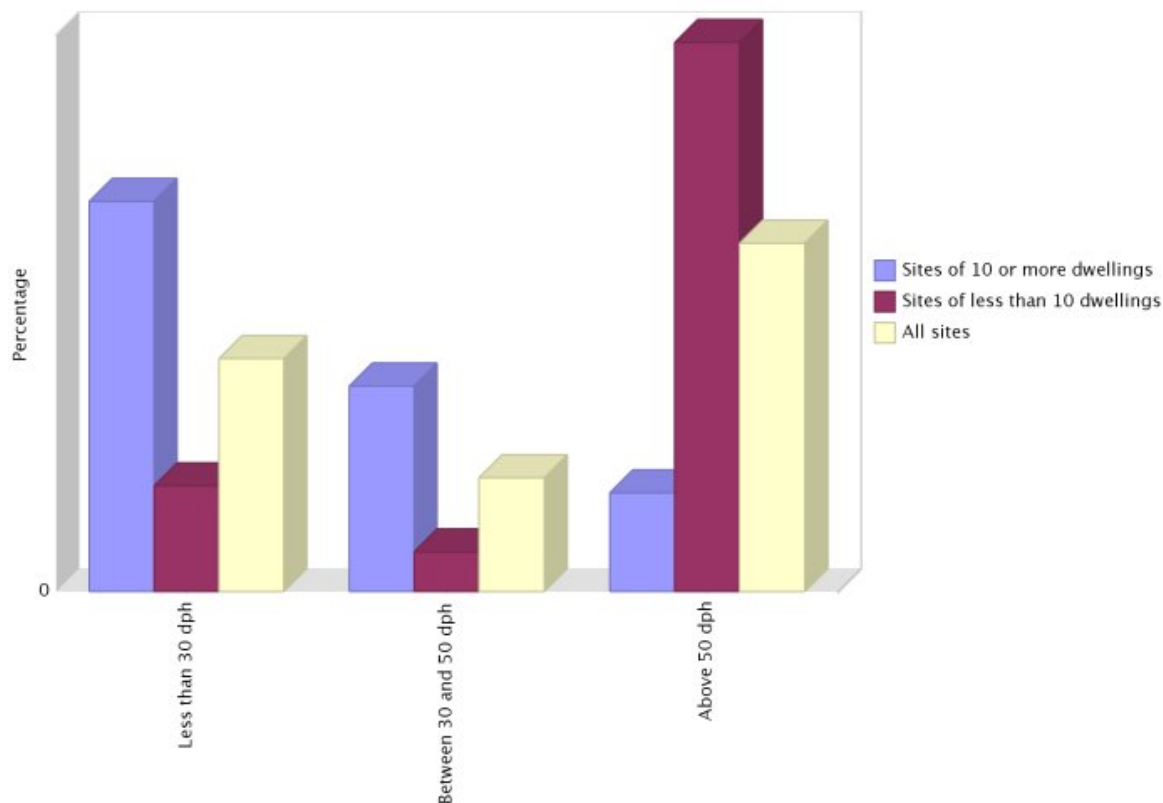
Table 4 Density of Completions 2009-2010

Density (PPS target)	Sites of 10 or more dwellings	Sites of less than 10 dwellings	All Sites
Less than 30 dph	56.21%	15.24%	33.51%
Between 30 and 50 dph	29.59%	5.71%	16.36%
Above 50 dph	14.20%	79.05%	50.13%

(Great Yarmouth Borough Council, 2010)



Figure 3 Density of completions 2009-10



(Great Yarmouth Borough Council, 2010)

Commentary

6.3.17 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. Planning Policy Statement 3: Housing (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.

6.3.18 The results show that on large sites, 43.79% of completions during 2009/10 have been at the PPS3 target of 30-50 dph or above with 56.21% 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 55% of completions in 2008/09 were on small sites, so it is considered worthwhile monitoring the density of small sites.

6.3.19 The threshold for affordable housing provision is 15 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.



6.3.20 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 (URC) is also expected to contribute to improving the current density figure.

Borough-Wide Local Plan 2001

6.3.21 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

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

Target

6.3.23 The Great Yarmouth Borough-Wide Local Plan (2001) 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 affordable housing.

6.3.24 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 5 Number of Affordable Housing Completions Delivered Through Planning Policy

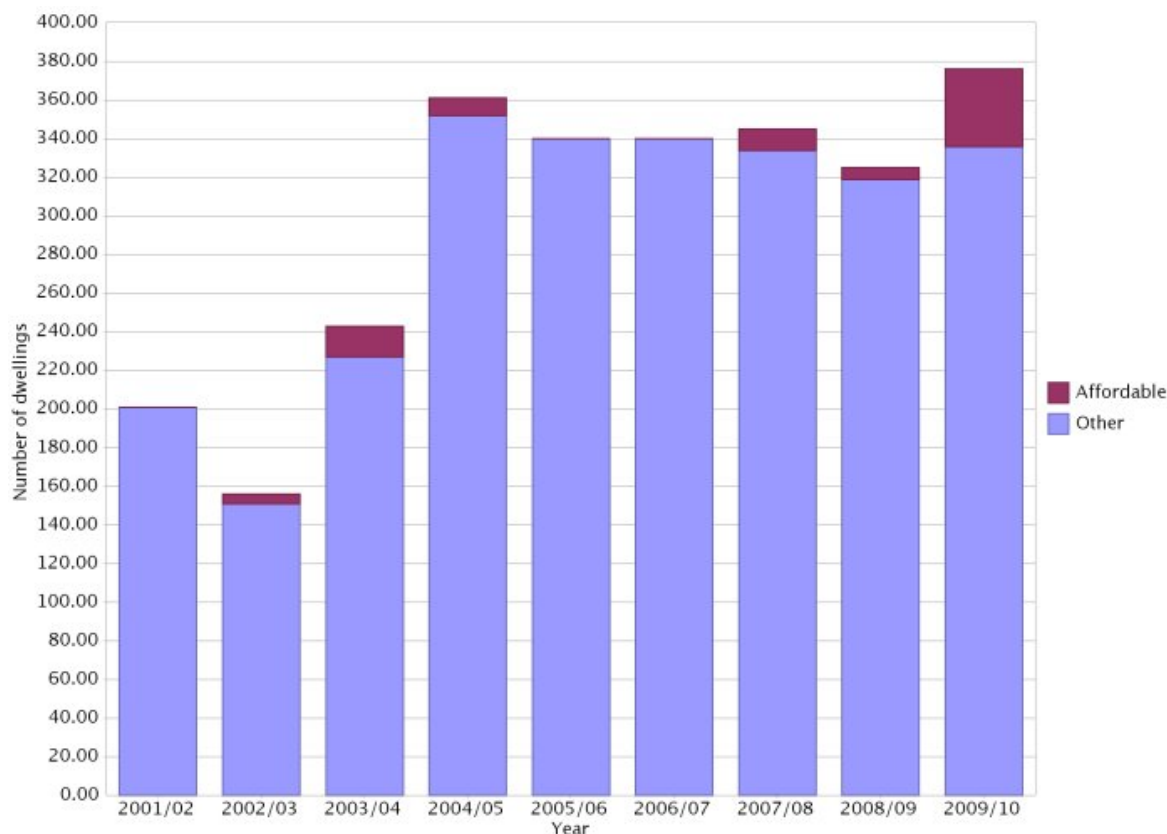
Year	Net total dwelling completions	Net affordable dwelling completions	Proportion of total dwellings that are affordable
2001/02	201	0	0.0%
2002/03	151	5	3.3%
2003/04	243	16	6.6%
2004/05	361	9	2.5%
2005/06	340	0	0.0%



Year	Net total dwelling completions	Net affordable dwelling completions	Proportion of total dwellings that are affordable
2006/07	340	0	0.0%
2007/08	345	11	3.2%
2008/09	325	6	1.8%
2009/10	376	14	3.7%

(Great Yarmouth Borough Council, 2010)

Figure 4 Affordable housing provided through planning policies



(Great Yarmouth Borough Council, 2010)

Commentary

6.3.25 During the current monitoring year there were 14 affordable house completions delivered through Local Plan policies. At the end of the monitoring year there were 83 affordable dwellings remaining to be completed on sites with planning consent. Although it is known that 28 of these units will be by commuted sum in lieu of on-site provision (Caister-on-Sea 6 and Cobholm 22), of the remaining 55 units, 24 will be provided on sites



which are already under construction. No other sites have the option of paying a commuted sum in lieu of on-site provisions. The proportion of affordable housing permissions against completions is analysed in Indicator 2e.

Borough-Wide Local Plan

6.3.26 The following policies are relevant to this indicator: None

Table 6.1

Indicator 2e	Number of affordable housing permissions against completions delivered via Section 106 Legal Agreements.
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Objective

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

Target

6.3.28 To ensure that every affordable dwelling that is permitted is completed and occupied, within a reasonable and acceptable time frame.

Data Analysis

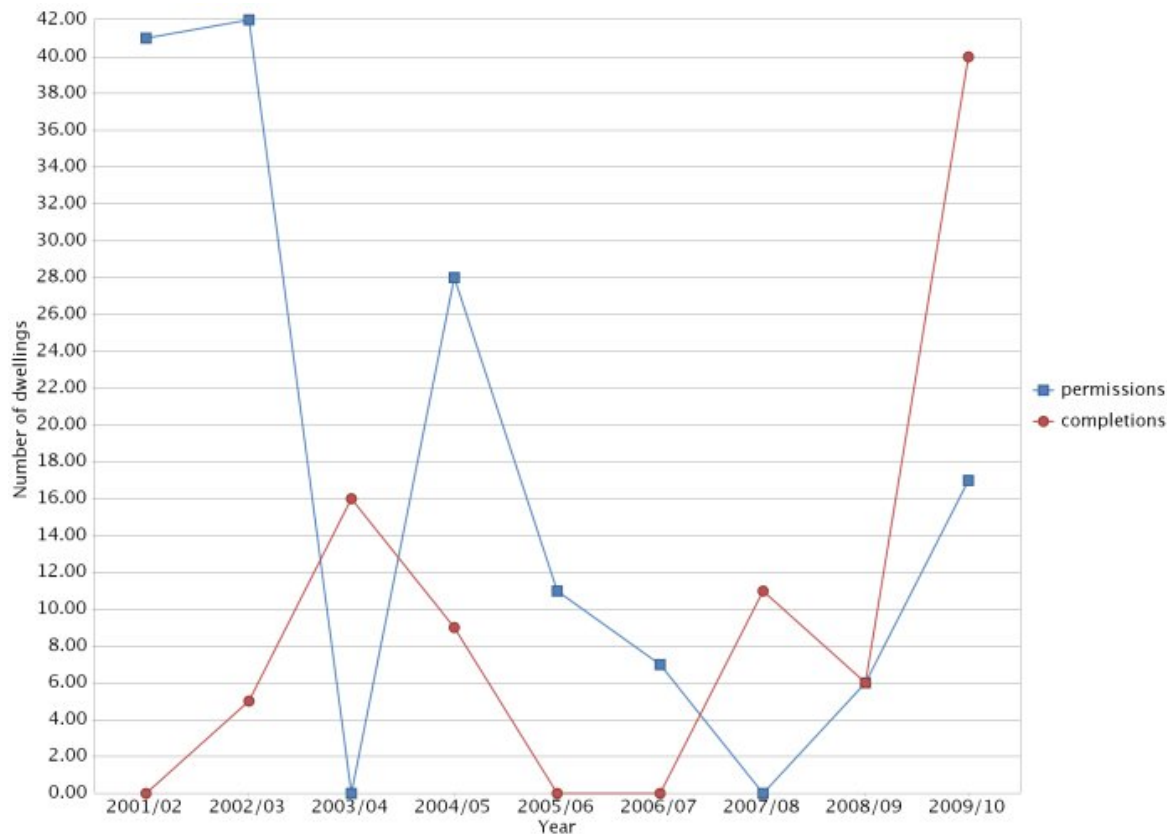
Table 6 Number of affordable house permissions against completions delivered through planning policies

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	7	0
2007/08	0	11
2008/09	6	6
2009/10	17	14

(Great Yarmouth Borough Council, 2010)



Figure 5 Affordable Housing provision through planning policies



(Great Yarmouth Borough Council, 2010)

Commentary

6.3.29 One site, on West Road, Caister; had 20 affordable housing properties under construction (signed through a Section 106 agreement in 2000) at 31 March 2010, however an additional 8 housing properties, bought by Flagship Housing Association, were completed in March 2010.

6.3.30 Indicator 2e compares the number of affordable housing permissions with the number of affordable housing completions delivered through planning policies. Although housing completions are still close to their highest levels for several years, on some sites under construction, developers have historically opted to pay a commuted sum in lieu of providing affordable housing units on site. This is detailed under Indicator 2d.

Borough-Wide Local Plan

6.3.31 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

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

Target

6.3.33 PS3 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”.

Commentary

6.3.34 During the monitoring period £285,422.56 was received by Great Yarmouth Borough Council in lieu of on-site provision of affordable housing. This relates to housing sites in Great Yarmouth and Martham. Just over £170,000 was spent during the financial year, partly funding the conversion of two disused buildings in the town centre as flats. There are no further payments for affordable housing as none of the remaining sites under construction or unimplemented permissions, 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

6.3.35 The following policies are relevant to this indicator: HOU14

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

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

Target

6.3.37 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.

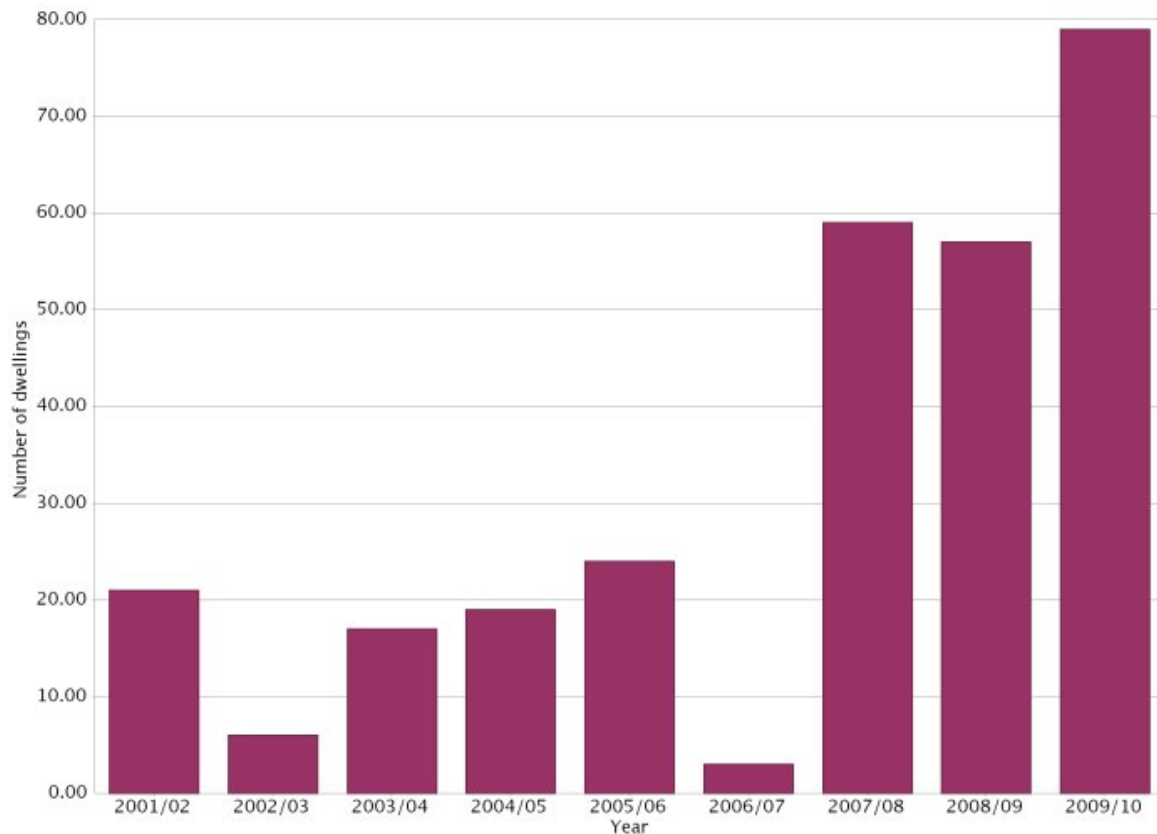
Commentary

6.3.38 During the last 9 years there have been a total of 285 Registered Social Landlord (RSL) owned dwellings that have been completed, varying from between 3 and 79 per annum, averaging about 31 per annum. The past 3 years have seen the highest return, peaking in 2009/10 at 79 dwellings.

6.3.39 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 additional dwellings completed by RSL's on all housing sites.



Figure 6 Completions by Registered Social Landlord



(Great Yarmouth Borough Council, 2010)

Borough-Wide Local Plan

6.3.40 The following policies are relevant to this indicator: None

Indicator 2h	Mix of housing completed by dwelling size in respect of: <ul style="list-style-type: none"> ● All dwellings ● Market dwellings ● RSL dwellings
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Objective

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

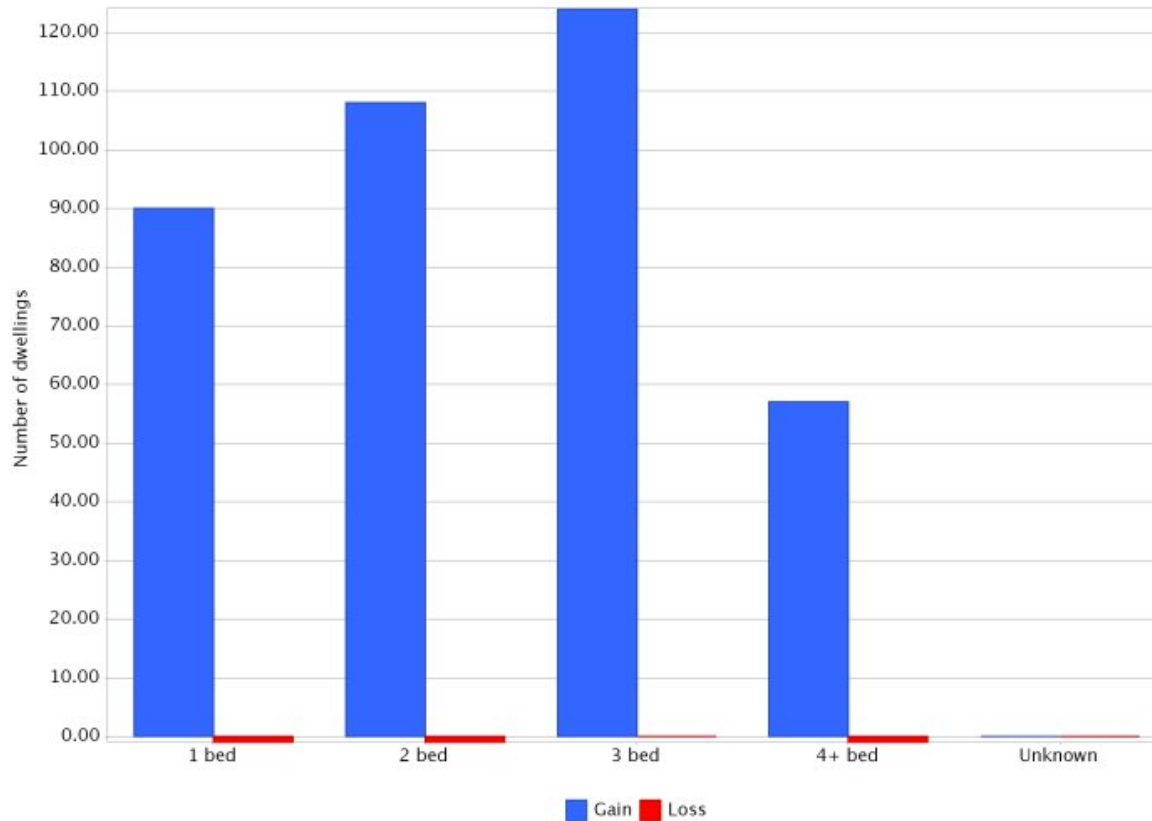
Target

6.3.42 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”.



Data Analysis

Figure 7 Mix of dwelling size (all dwellings) 2009/10



(Great Yarmouth Borough Council, 2010)

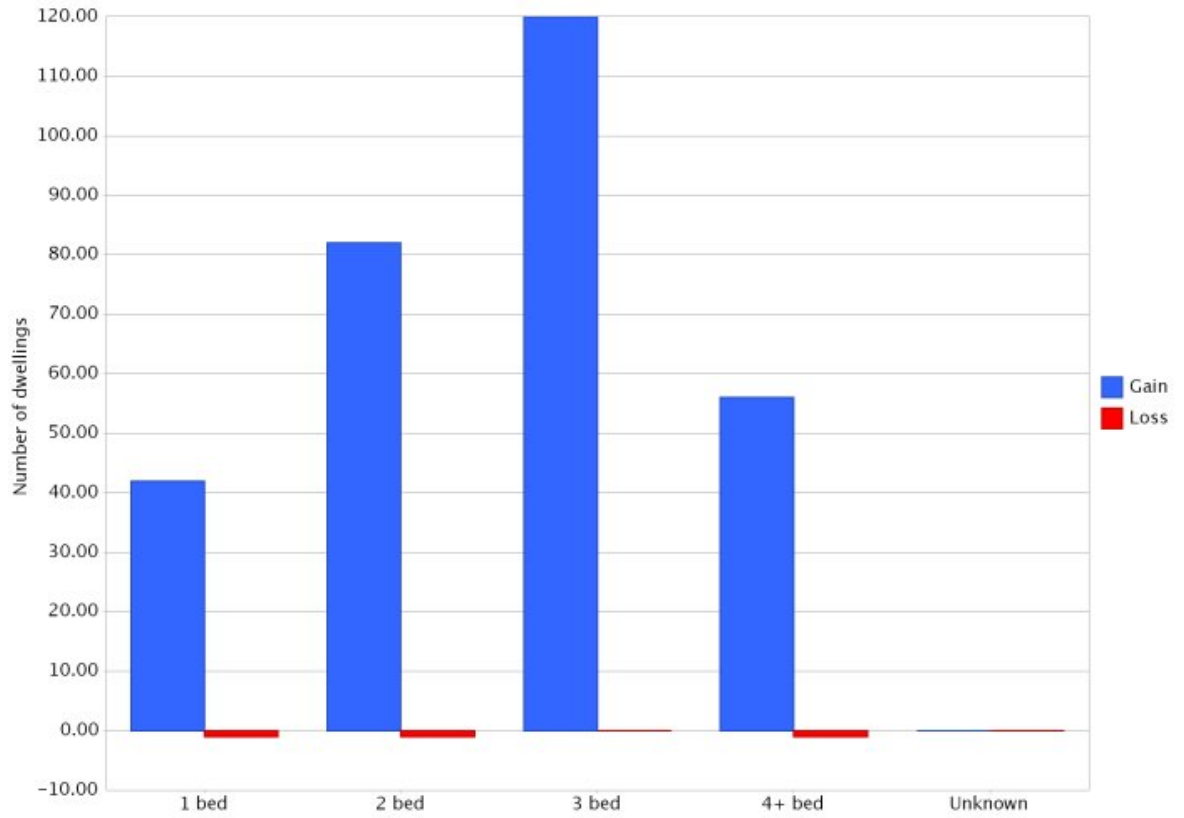
Commentary

6.3.43 Figure 7 shows that 48% of all dwellings completed during 2009/10 were 3 or 4 bedroomed. This shows an increase from 2008/09 (42%), whereas 2007/08 was 46% and 2006/07 was 60%. Of the 1 and 2 bed properties, about 80% (158 units) were located in Great Yarmouth and Gorleston, and of these, 156 units (about 82%) were from changes of use and conversions.

6.3.44 Figure 8 shows the mix of market dwellings only (mainly 2&3 bedroomed). Figure 9 shows that 93% of all Registered Social Landlord dwellings completed were either 1 bedroomed (48 units) or 2 bedroomed (26 units).



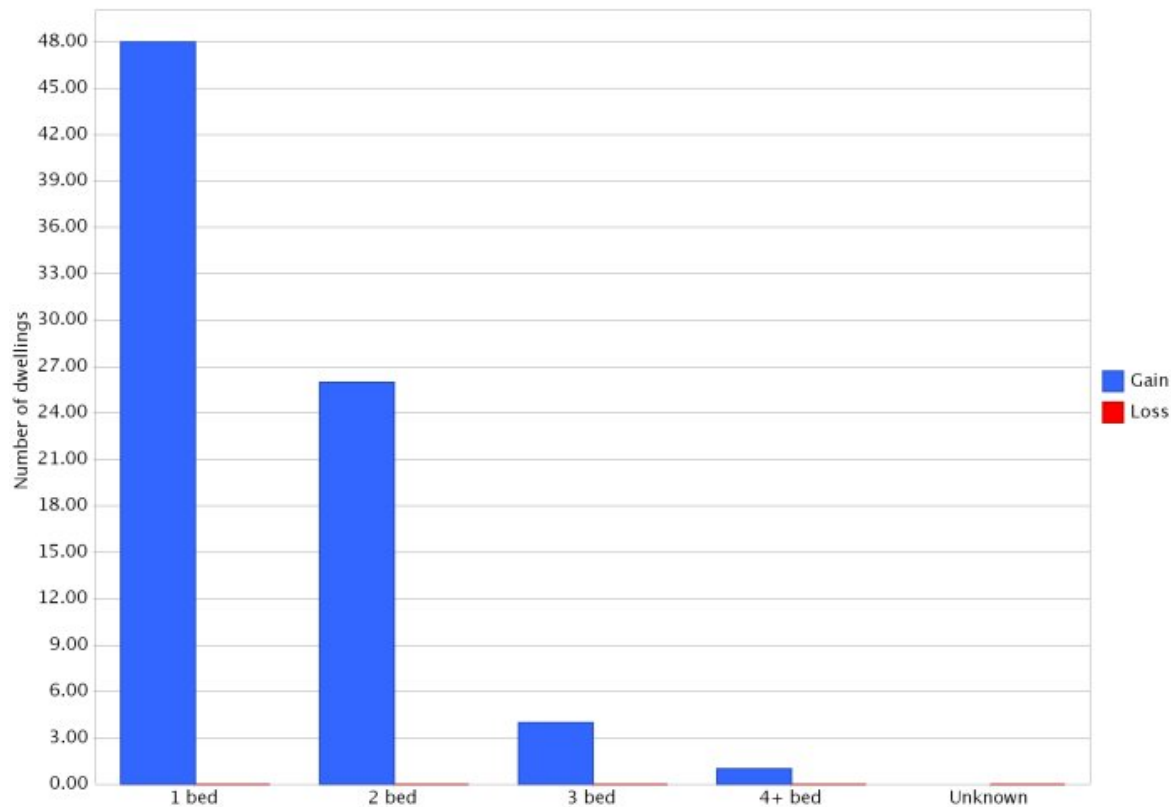
Figure 8 Mix of market dwelling size 2009/10



(Great Yarmouth Borough Council, 2010)



Figure 9 Mix of RSL dwelling size 2009/10



(Great Yarmouth Borough Council, 2010)

Borough Wide-Local Plan (2001)

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

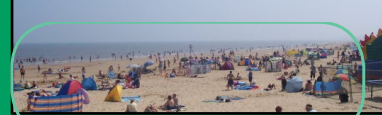
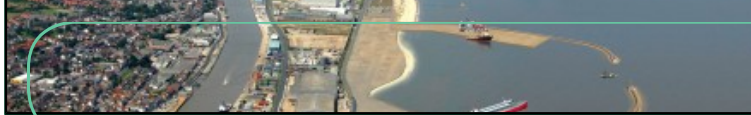
6.4 Transport

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

Commentary

6.4.1 Completions of non-residential developments were not monitored against their compliance with car parking standards during 2009/10. It will be necessary to develop a system to monitor this in future years.

6.4.2 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)

6.4.3 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.
-----------------	---

Objective

6.4.4 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

6.4.5 To provide new housing in proximity to local facilities.

Data Analysis

6.4.6 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 7 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 2009/10
GP	95.8%
Hospital	62.0%
Major Food Store	94.5%
Primary School	97.4%
Secondary School	97.4%
Further Education	80.5%
Workplace	95.0%

(Great Yarmouth Borough Council, 2009)

Commentary

6.4.7 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)

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

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

6.4.9 Limit traffic growth in Great Yarmouth.

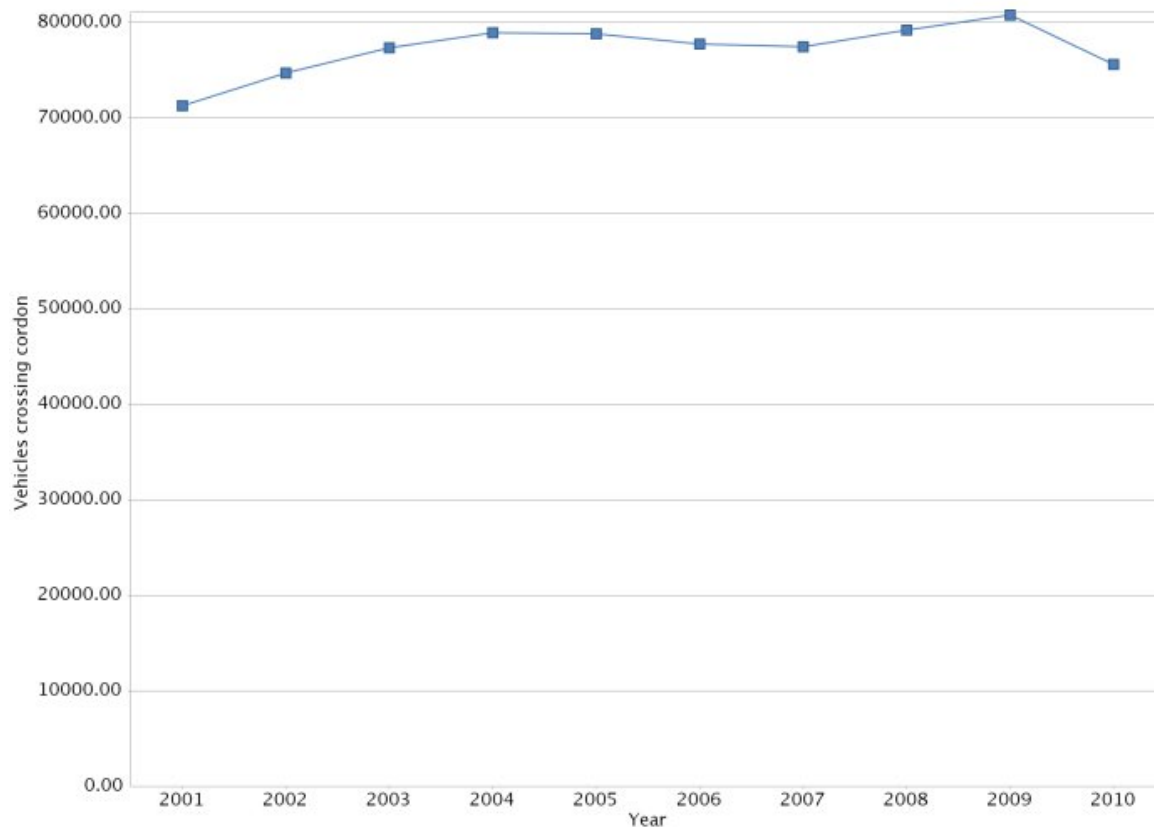
Target

6.4.10 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).

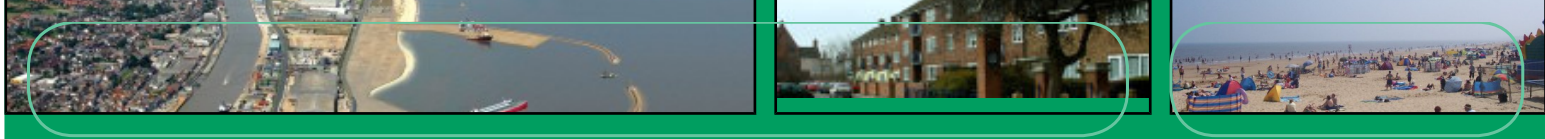
Data Analysis

6.4.11 Figure 10 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 9 years.

Figure 10 All motor vehicles 12 hours flow (0700-1900)



(Great Yarmouth Borough Council, 2010)



Commentary

6.4.12 Figures for the Great Yarmouth Town Centre cordon show an average growth rate of 1% per annum since 2001. Total growth since 2001 is 6%, however this is significantly lower than rising growth rates between 2007 and 2009. This drop may be due to the reducing number of visitors to the town centre in light of the current economic downturn.

Borough-Wide Local Plan (2001)

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

6.5 Local Services

Indicator 4a	Amount of completed retail, office and leisure development
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6.5.1 No major retail developments were completed during 2009/10.

6.5.2 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

6.5.3 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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6.5.4 No major retail developments were completed during 2009/10.

6.5.5 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)

6.5.6 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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6.5.7 Only St George's Park in Great Yarmouth is managed to Green Flag Award standard. In July 2008 the Park won the prestigious Award from the Civic Trust, and is the only formal park in the County to have achieved this accolade.



Borough-Wide Local Plan (2001)

6.5.8 The following policies are related to this indicator: REC1.

6.6 Flood Protection and Water Quality

<p>Indicator 5</p>	<p>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</p>
------------------------	--

Objective

6.6.1 To take into account the Environment Agency's advice when determining planning applications which have a potential impact on the water environment.

6.6.2 To prevent further development in the undeveloped flood plain which will lead to additional flooding problems; and, to prevent development which would adversely affect water quality.

Target

6.6.3 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

6.6.4 There were no applications during the monitoring period to which the Environment Agency objected on flood defence grounds.

6.6.5 There were no applications during the monitoring period to which the Environment Agency objected on water quality grounds.

Commentary

6.6.6 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 (2001) contains a set of policies on flooding which seek to protect the undeveloped flood plain from built development. The policies also ensure that development within existing built up areas which are at risk of flooding are only permitted where the appropriate standard of flood defence is provided, and that 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)

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



6.7 Protecting the Natural Environment

<p>Indicator 6</p>	<p>Change in areas and populations of biodiversity importance, including:</p> <ul style="list-style-type: none"> • Change in priority habitats and species (by type) • Change in areas designated for their intrinsic environmental value; including sites of international, national, sub-regional or local significance
------------------------	---

Objective

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

Target

6.7.2 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.

6.7.3 Local policy on biodiversity is set out in the Great Yarmouth Borough-Wide Local Plan (2001) 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

6.7.4 Within the Borough of Great Yarmouth there are 8 Sites of Special Scientific Interest (SSSI), 3 of which are only partly within the Borough area, of which 79.56% meet the Public Service Agreement target⁽⁴⁾ (in favourable or unfavourable recovering condition). This compares with 75.77% in 2009, 73.84% in 2008, 75.29% in 2007, 76.64% in 2006 and 80.24% in 2005. This figure is below the national figure of 95.21%, the East of England (92.66%), and the Norfolk figure of 94.46%.

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



Table 8 SSSI's conditions partly or wholly within the Borough

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 and Muckfleet Marshes	29.45%	22.27%	48.28%	0.00%	0.00%
Hall Farm Fen, Hemsby	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	28.03%	41.90%	30.07%	0.00%	0.00%
Upper Thurne Broads and Marshes (part)	57.68%	0.00%	42.32%	0.00%	0.00%
Winterton-Horseley Dunes (part)	53.61%	21.23%	25.16%	0.00%	0.00%

(Source: Natural England, July 2009)

6.7.5 The following areas are designated as Special Protection Areas (SPAs) & Wetland of National Importance (Ramsar) within the Borough of Great Yarmouth.

1. Breydon Water Ramsar & SPA
2. Broadland Ramsar & SPA including the following SSSIs:
 - Hall Farm Fen, Hemsby
 - Shallam Dyke Marshes, Thurne
3. Great Yarmouth North Denes SPA includes the following SSSI's
 - Winterton-Horseley Dunes
 - Great Yarmouth North Denes

6.7.6 The Borough of Great Yarmouth also includes two National Nature Reserves (NNRs) at Winterton Dunes and Martham Broad, one Local Nature Reserve (LNR) at Breydon Water, two Special Area's of Conservation (SACs) at the Broads and Winterton-Horseley 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.



6.7.7 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 within the Borough. 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.

6.7.8 The County Wildlife Sites in Great Yarmouth are:

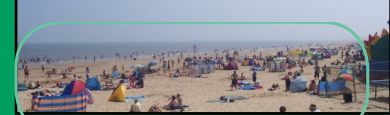
- **Fritton Warren South (55.1 hectares).** This relatively large area is located adjacent to Fritton Warren near Herringfleet Marshes. It comprises an area of low-lying grazing marsh with fen vegetation and carr (Scale Marshes) which grades to scrub and secondary woodland with some mixed and coniferous plantation on the sandier soils of Fritton Warren and Fritton Poorland.
- **Waveney Forest (4.2 hectares).** 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 (5.7 hectares).** 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 strands of dense gorse (*Ulex europaeus*) or open sand.
- **Howard's Common and Wild Duck Caravan Park (18.2 hectares).** This site is located immediately adjacent to the village of Belton and forms a remnant area of a former 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 (3.7 hectares).** 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 Parochial Church Council (PCC) Land (9.2 hectares).** 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 (21.1 hectares).** The majority of this site comprises semi-natural broadleaved coppice with standard woodland, with areas of marshy neutral grassland, reed swamp and tall fen vegetation.



- **Decoy Wood and South Wood (53.5 hectares).** 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 (8.6 hectares).** 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 and lies to the north of a block of young broadleaved woodland.
- **California Coastal Strip (6.4 hectares).** 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 (7.8 hectares).** 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 (18.47 hectares).** 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 (19.8 hectares).** This is a long thin triangular area of largely semi-natural woodland with Mautby Decoy, a large Victorian shooting lake, at 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, where the land slopes gradually down to the lake or one of the many drains, becoming increasingly wet.
- **Bremar Pony Stud (6.8 hectares).** Bremar Pony Stud is an area of species-rich marshy and neutral grassland close to the river Waveney across from Langley Marshes. The site is grazed by ponies with cuttings of some areas. The site has been managed in this way for a number of years and has resulted in a diverse vegetation community. Much of the site is fairly flat and even lying on fairly clay rich wet loamy soil. To the west of the site the ground rises somewhat and the soil becomes a more free draining and less clayey loam.

Commentary

6.7.9 The data presented above indicates that Great Yarmouth contains a significant resource for biodiversity. Government guidance on this topic was 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)

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

6.8 Renewable Energy

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

6.8.1 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

6.8.2 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. National estimates of production for 2008 were around 4.8% ⁽⁵⁾

6.8.3 To ensure that all new developments are designed to optimise energy efficiency.

Analysis

6.8.4 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.

6.8.5 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 at Martham with a capacity to produce a further 1.5 mega watts.

6.8.6 An additional renewable energy scheme became operational during the monitoring period 2004/05 in the form of an offshore wind farm. 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⁽⁶⁾ homes. No further renewable energy schemes have become operational since then.

6.8.7 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.

5 Department for Business - UK Energy in Brief (July 2008)

6 British Wind Energy Association



Commentary

6.8.8 The Borough currently generates 63.75mega watts of power from both onshore and offshore wind turbines. 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 gases, which contribute to global warming.

6.8.9 Electricity generating projects in the east of England region using renewable energy sources (both onshore and offshore) are estimated to total 659 mega watts (Dec 2009)i.e. 10% of the region’s estimated electricity consumption. Discounting off-shore generation, this becomes 7.6%. ⁽⁷⁾

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

6.9 Gypsies and Travellers

Indicator 8	Gypsies and Travellers
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6.9.1 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 which provides 25 pitches.

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

6.9.3 The region and Great Yarmouth require further pitches to accommodate the needs of gypsies and travellers. In February 2006 the East of England Regional Assembly commenced a single issue review to address the accommodation needs of gypsies and travellers. In July 2009 the Government published its revised policy and required Great Yarmouth to provide an additional 15 pitches to 2011 (6 of these have already been provided at Gapton Hall). These sites need to provide gypsy and traveller communities with good access to community facilities, education, employment and shopping.

6.9.4 During the monitoring period this shortfall was partly addressed by an additional 6 transit pitches and associated facilities at the existing Gapton Hall site coming into use.

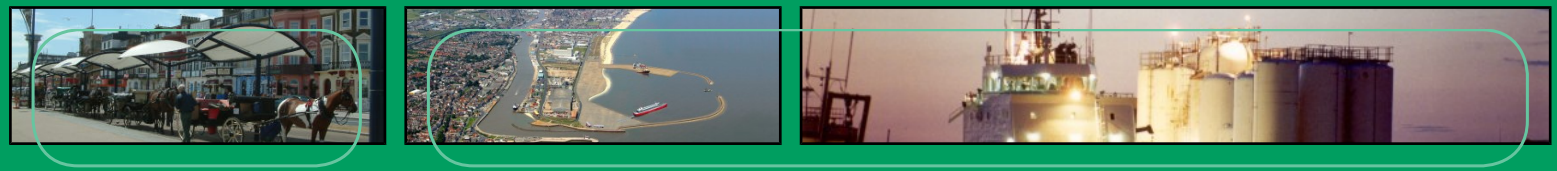
Borough-Wide Local Plan (2001)

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

7 Renewables East(Renewable Energy Agency for Norfolk, Suffolk, Essex, Hertfordshire, Bedfordshire and Cambridgeshire)



7 Local Output Indicators





7 Local Output Indicators

7.1 Development

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

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

Target

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

Analysis

7.1.3 During the monitoring period 2009/10, 55.07% of all dwellings built in the urban area were within 400 metres or 5 minutes walk of a half hourly bus service.

Commentary

7.1.4 This is a slight increase on last years 54.6% but remains significantly lower than 85.7% achieved in 2007/08. This is due to remaining completions being completed at Bradwell where the bus service changed from a half hourly to an hourly, and, remaining completions at Cobholm have been completed about 600 metres from a half hourly bus service.

Borough-Wide Local Plan (2001)

7.1.5 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

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

Target

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

Analysis

7.1.8 During the monitoring period 2009/10, 99.6% of all dwellings built in the urban area were within 800 metres or 13 minutes walk of an hourly bus service.



Commentary

7.1.9 This has been consistently close to 100% since 2007/08. Previous to 2007/08, although not monitored, the figure is likely to have been similar as very few parts of the urban area are over 800m from a bus stop with an hourly bus service.

Borough-Wide Local Plan (2001)

7.1.10 The following policies are relevant to this indicator: HOU7.

<p>Indicator 11</p>	<p>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.</p>
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Commentary

7.1.11 No planning applications were decided during 2009/10 where air quality was a material consideration.

Borough-Wide Local Plan (2001)

7.1.12 The following policies are relevant to this indicator: EMP20

<p>Indicator 12</p>	<p>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.</p>
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Commentary

7.1.13 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 future AMR returns.

Borough-Wide Local Plan (2001)

7.1.14 The following policies are relevant to this indicator: None



7.2 Reducing Waste and Encouraging Recycling

Indicator 13	Waste and Recycling
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Objective

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

Target

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

Data Analysis

7.2.3 Commercial Waste. The Borough Council only collects commercial waste upon request. Producers use different collection providers and change between these making annual comparison meaningless.

7.2.4 Domestic Waste. Both the total amount of domestic waste collected and the amount generated per household has slightly decreased over the last year. This is largely due to the global financial situation meaning a continued decrease in consumption of materials.

Table 9 Amount of Domestic Waste Collected 2001/09

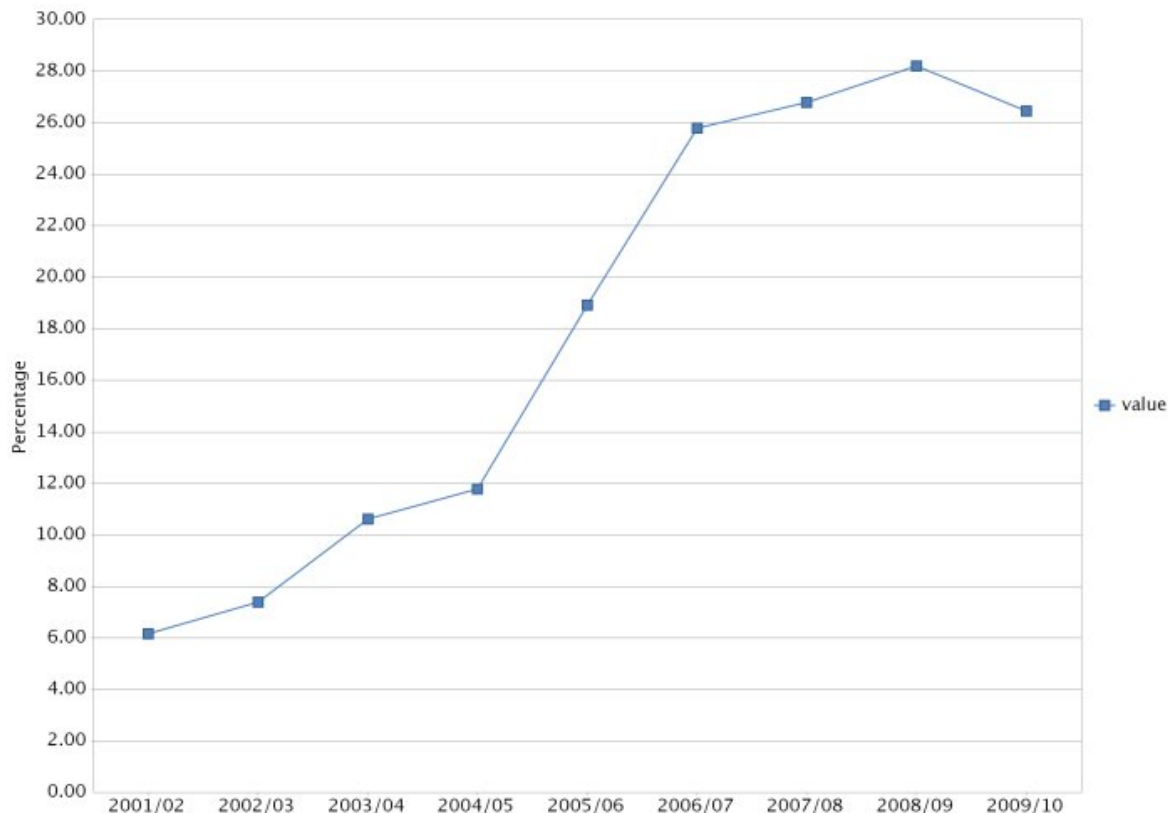
Year	Total Tonnes collected
2001/02	37,135.56
2002/03	36,456.79
2003/04	35,512.23
2004/05	41,319.72
2005/06	37,134.72
2006/07	34,253.00
2007/08	35,802.99
2008/09	33,799.95
2009/10	33,744.48

(Great Yarmouth Borough Council, 2010)



7.2.5 Over the past twelve months, the percentage of domestic waste recycled fell by 1.75% to 26.5% overall. This is only marginally lower than the 2007/08 figure, and remains substantially higher than the trend between 2001/02 and 2006/07. This closely follows the introduction of wheely bin recycling collections in the borough.

Figure 11 Percentage of domestic waste recycled



(Great Yarmouth Borough Council, 2010)

Borough-Wide Local Plan (2001)

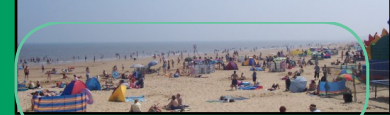
7.2.6 The following policies are relevant to this indicator: None.

7.3 Environment

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

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



Borough-Wide Local Plan (2001)

7.3.2 The following policies are relevant to this indicator: NNV13

<p>Indicator 15</p>	<p>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 BVI19(e) on a three-year 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 the evidence base.</p>
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Commentary

7.3.3 The last residents survey fulfilling Best Value Indicator BV119(e) was undertaken during 2008/09, and has since stopped being collected by the Council.

7.3.4 A further survey was undertaken in May 2010 of Norfolk Citizens' Panel members.

7.3.5 The result of this survey was that, overall, around three quarters of respondents (73%) were satisfied with the parks and opens spaces service. The highest levels of satisfaction relate to accessibility, the general standard of maintenance and landscape quality. The highest levels of dissatisfaction relate to dog fouling (50%) and the number/location of litter bins (37%).

Borough-Wide Local Plan (2001)

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



7.4 Economy

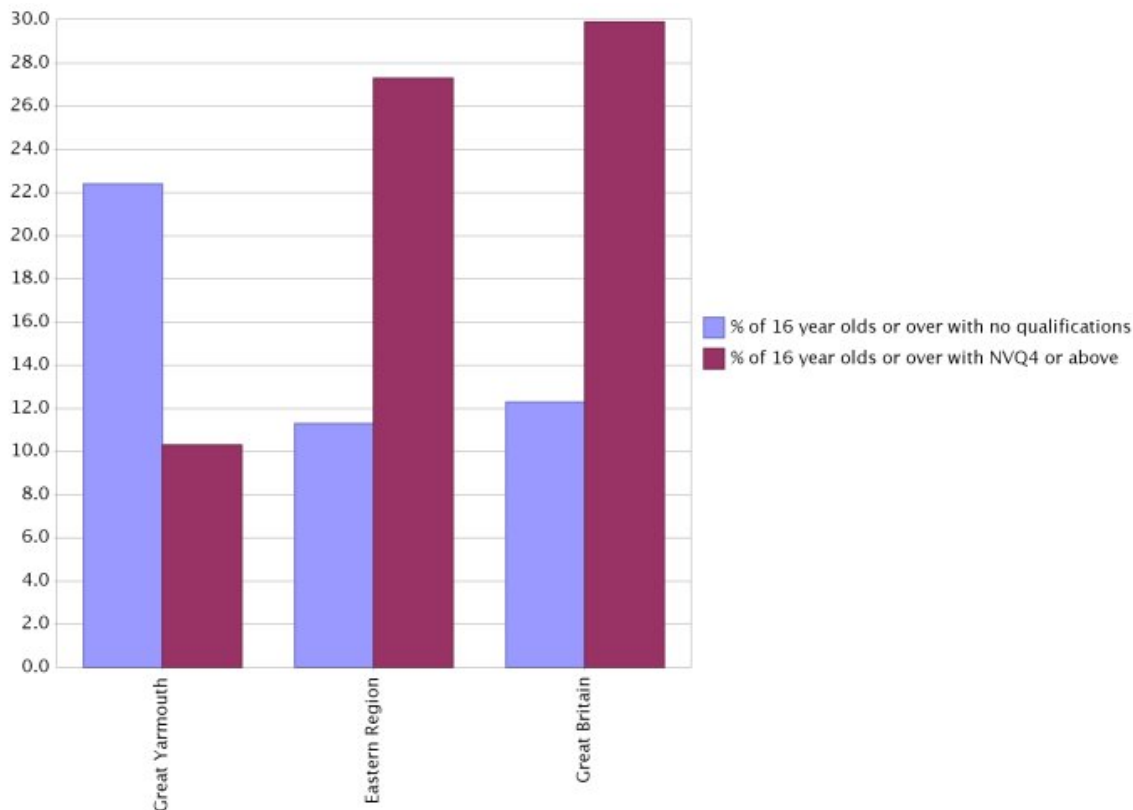
Indicator 16	Education and Training Percentage of people without qualifications and training
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Commentary

7.4.1 The provision of a suitably qualified workforce will be essential to ensure the continued growth of the local economy. However, 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 2009, and has increased since 2008.

7.4.2 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 10.3%, in 2009.

Figure 12 Percentage of working age population with or without qualifications



(Source: ONS Annual Population Survey 2009 (www.nomisweb.co.uk))

Borough-Wide Local Plan (2001)

7.4.3 The following policies are relevant to this indicator: None



Indicator 17	Enterprise
--------------	------------

Commentary

7.4.4 Value Added Tax (VAT) registrations provide a proxy measure for the level of enterprise through measuring business start-ups over the VAT thresholds (Note: This figure was not updated by the Office of National Statistics 'ONS' for 2008 and 2009)

Table 10 VAT Registrations per 10,000 population

	2003	2004	2005	2006	2007	change
Great Yarmouth	24.86	20.90	21.25	22.15	20.94	-3.92
Eastern Region	34.47	32.61	32.60	31.30	34.91	+0.44
Great Britain	32.44	30.92	30.41	30.18	33.99	+1.55

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

Borough-Wide Local Plan (2001)

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

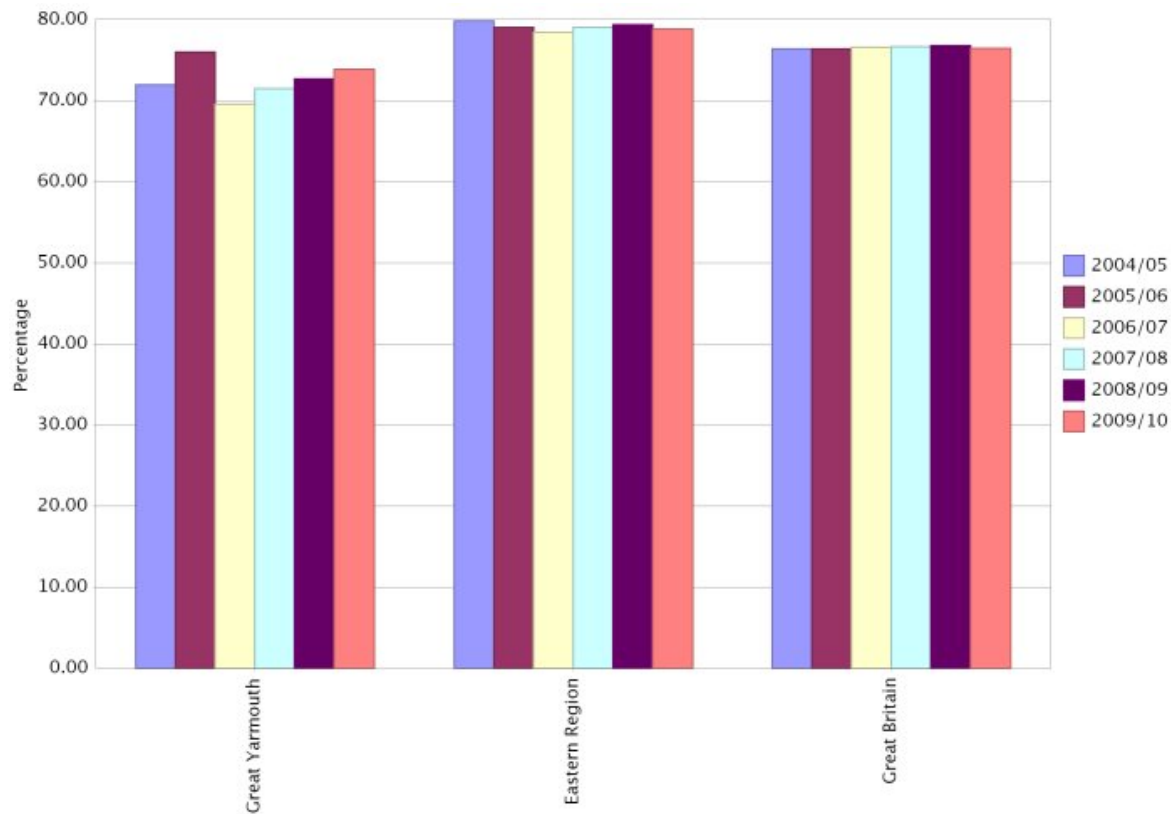
Indicator 18	Economic Activity Percentage of working age population economically active
--------------	---

Commentary

7.4.6 The Great Yarmouth population of working age (i.e. those aged 16 to 64 for men or 16-59 for women) employment rate was 73.9% during 2009 compared with an average for the Eastern Region of 78.9% and Great Britain of 76.5%. Economic activity levels since 2006/07 have increased year upon year in Great Yarmouth, however in the Eastern Region and Great Britain yearly increase stopped and fell slightly during 2009/10.



Figure 13 Economic Activity



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

Borough-Wide Local Plan (2001)

7.4.7 The following policies are relevant to this indicator: None



Indicator 19	Floor Space by Land Use Type
--------------	------------------------------

Table 11 Floor Space by Land Use Type (1000sqm)

		Retail	Offices	Factories	Warehouses
Great Yarmouth	2008	296	78	286	274
	2007	296	79	287	276
	2006	297	79	289	278
	2005	291	78	296	269
East of England	2008	10,287	8,664	18,704	17,186
	2007	10,171	8,589	18,919	16,785
	2006	10,009	8,467	19,291	16,174
	2005	9,860	8,271	19,851	15,742
England	2008	100,208	97,566	192,322	152,485
	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)

7.4.8 The areas of Great Yarmouth, the East of England and England all saw an increase in retail and warehouse floorspace between 2005 and 2008. 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 (-3.38%), East of England (-4.48%) and England (-5.83%). (Note: this indicator was not updated by Office of National Statistics 'ONS' during 2009/10).

Table 12 Number of Commercial and Industrial Units

		Retail	Offices	Factories	Warehouses
Great Yarmouth	2008	1,224	416	496	558
	2007	1,223	413	514	565
	2006	1,232	416	516	569
	2005	1,229	394	523	568



		Retail	Offices	Factories	Warehouses
East of England	2008	47,007	32,623	27,547	23,077
	2007	48,854	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	2008	516,809	334,713	245,263	194,572
	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)

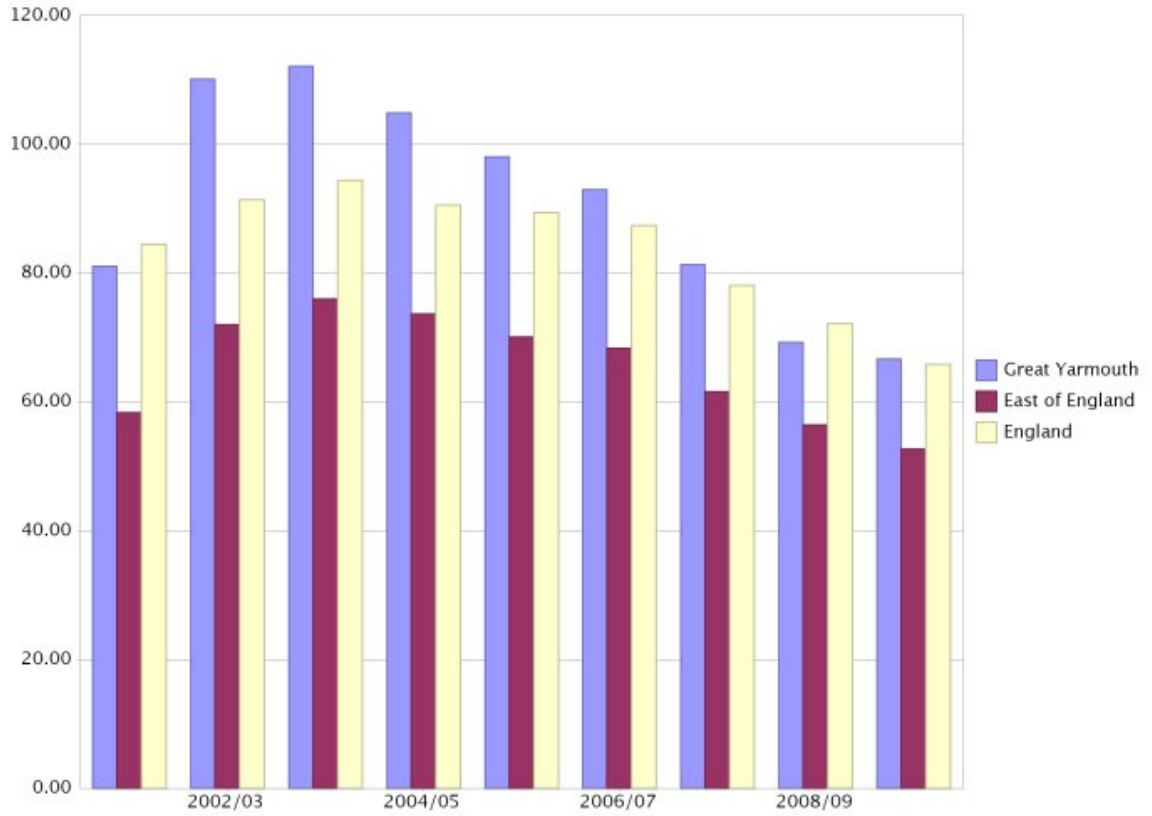
Borough-Wide Local Plan (2001)

7.4.9 The following policies are relevant to this indicator: None



Indicator 20	Crime Statistics
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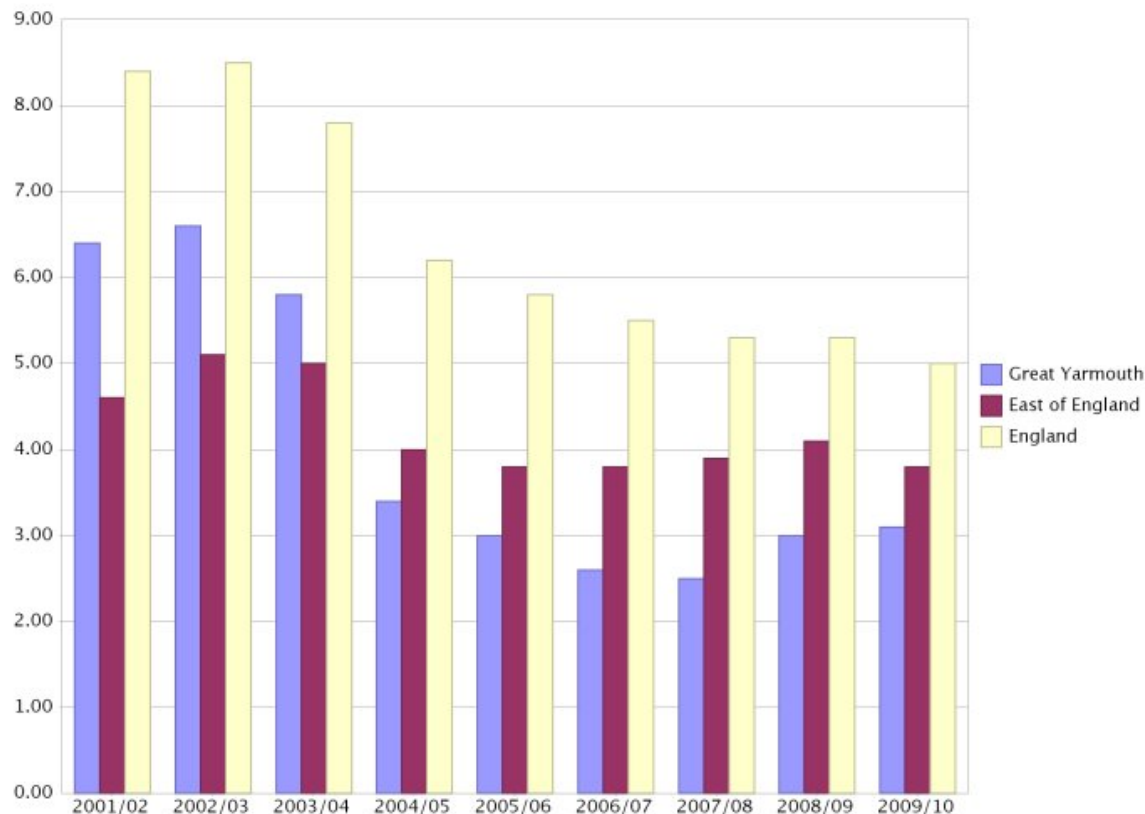
Figure 14 All Crimes - offences per 1,000 people 2001-2009



(Source: ONS Notifiable Offences Recorded by the Police 2009)



Figure 15 Burglary in a dwelling - Offences per 1,000 population 2001 to 2009



(Source: ONS Notifiable Offences Recorded by the Police 2009)

Commentary

7.4.10 The number of crimes committed per 1,000 people in Great Yarmouth during 2009/10 was 66.7 (Figure 14). This has steadily decreased since 2003/04 where it peaked at 112.2 offences per 1,000 people. Great Yarmouth's crime rate was notably higher than the national and regional average, however this has now balanced at approximately the same level as England.

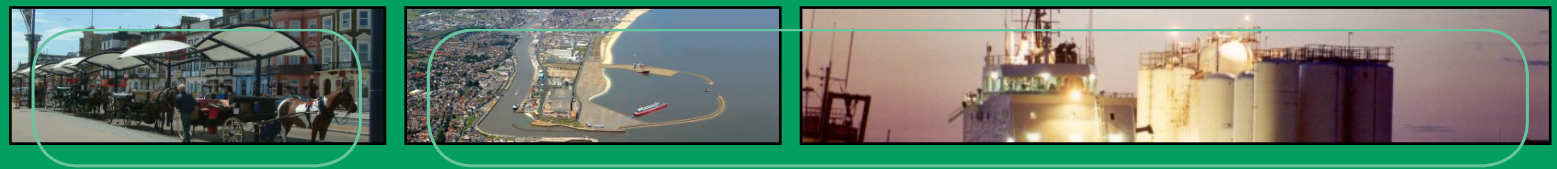
7.4.11 The number of house burglaries recorded in Great Yarmouth during 2009/10 was 3.1 per 1,000 people. Although this figure has risen over the past two years (2.5 in 2007/08 & 3.0 in 2008/09), the rate of burglary has remained lower than both the regional and national average since 2004/05.

Borough-Wide Local Plan (2001)

7.4.12 The following policies are relevant to this indicator: BNV15



8 Contextual Indicators





8 Contextual Indicators

8.1 Contextual Indicators

8.1.1 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. It is envisaged that through the CDP Smart monitoring package the quality of data returned on an annual basis will be substantially improved, however the indicators monitored in this document will need to be managed effectively to enable a robust CDP Smart monitoring framework.

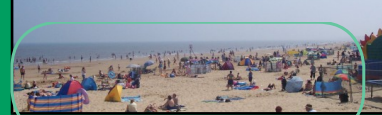
8.1.2 Table 14 shows the contextual indicators for Great Yarmouth, with comparable information for Norfolk, the Eastern Region and England (where available).

Table 13 Key Contextual Indicators for Great Yarmouth

Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Populations (Office National Statistics Mid-Year Estimates 2008)				
Population Size	96,300	853,400	5,766,600	51,809,700
Population Density (people per hectare)	5.54	1.55	3.02	3.98
% of population under 16 years of age	17.58%	16.83%	18.96%	18.80%
% of population: Females 60+ years, Males 65+ years	24.68%	24.53%	20.18%	19.13%
Ethnic Composition (2005)				
White	96.17%	95.58%	91.63%	88.24%
Mixed Ethnicity	0.96%	1.00%	1.55%	1.70%
Black or Black British	0.85%	0.79%	1.92%	2.83%
Asian or Asian British	1.38%	1.30%	3.59%	5.71%
Chinese or Other	0.64%	0.94%	1.32%	1.52%
Employment				
Percentage unemployment (Nomis August 2010, JSA Claimants)	4.9%	3.0%	2.9%	3.6% Great Britain

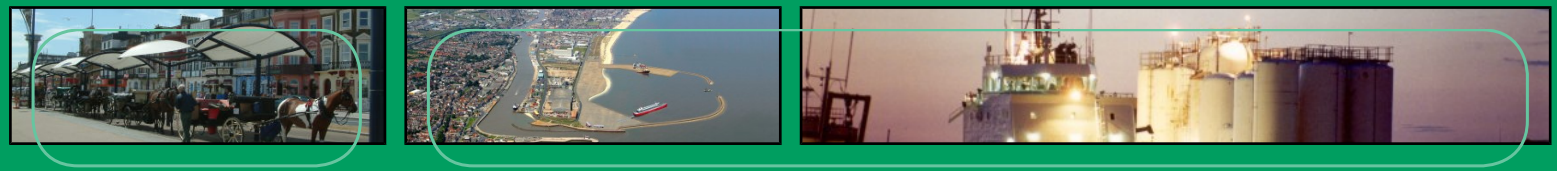


Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Populations (Office National Statistics Mid-Year Estimates 2008)				
Percentage economically active (Nomis April 2009 to March 2010)	73.9%	78.4%	78.4%	76.5% Great Britain
Percentage persons of pensionable age (Census 2001)	22.49%	22.94%	18.96%	18.37%
Employees by sector (Total) Census 2001	37,584	359,000	2,579,378	23,627,754
Agricultural, 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 & Social Security	1,630 4.34%	19,792 5.51%	133,066 5.16%	1,351,471 5.72%
Real Estate; Renting and Business Activities	3,345 8.90%	35,018 9.75%	343,264 13.31%	2,964,468 13.21%
Transport & Communication	2,570 6.84%	19,500 5.43%	194,252 7.41%	1,655,384 16.85%
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 (Norfolk Insight 2009 and Land Registry)				
Number of households	42,982	378,735	2,447,400	22,132,500
Average household size	2.24	2.25	2.36	2.34
Average house prices - Second Quarter 2010	£151,905	£185,717	£232,992	£237,769



Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Populations (Office National Statistics Mid-Year Estimates 2008)				
Percentage change in mean house prices - Quarter 1, 2009 - Quarter 1, 2010	+5.99%	+8.12%	+13.75%	+18.56%
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%	1.21%	0.34%	8.45%
Percentage of an area within an AONB	3.86%	8.37%		
Number of conservation areas	17	283		
Number of Scheduled Ancient Monuments	13	426	1,706	18,300

9 Developing the Evidence Base and Monitoring Systems





9 Developing the Evidence Base and Monitoring Systems

9.1 Developing the Evidence Base and Monitoring Systems

9.1.1 This year the Council has continued to establish and progress the CDP Smart monitoring system by uploading historical housing completions data back to 2005/06. This is fully validated with previous spreadsheet record containing additional information on: dwelling size, number of bedrooms, greenfield/brownfield land-use, housing tenure and affordable housing. Custom report have been created which interrogate the data and generate the correct results to inform this years AMR return. As a result, significant progress has been made.

9.1.2 This AMR has made every effort to meet it's requirements, however it is recognised that much work still needs to be done to develop the authority's evidence base and monitoring systems, especially for the contextual indicators.

9.1.3 A small number of core indicators remain unobtainable and could not be reported this year. It is envisaged that future indicators reported in the AMR will be improved by the implementation of the CDP Smart monitoring system, in partnership with Norfolk County Council.

9.2 Evidence Base

9.2.1 The first aim of the LDF's evidence base was to establish a baseline of the existing social, environmental and economic characteristics of the borough, this included the following:

- Principal physical, economic, social and environmental characteristics of the area
- The principal purposes for which land is used in the borough
- The size, composition and distribution of the population in 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
- Any other considerations which may be expected to affect the matters above.

9.2.2 The Sustainability Appraisal Scoping Report identified the key sustainability issues within the borough and created a sustainability framework with which to appraise the sustainability of the Core Strategy. The Report was published by the Council and publicly consulted in December 2005 and the draft final Scoping Report was published in August 2006.

9.2.3 Since 2006, a number of changing baseline characteristics and the publication of various new policies and plans created a need to review the baseline data previously established in the Sustainability Appraisal Scoping Report. In 2010 an Addendum to the Sustainability Appraisal Scoping Report was prepared which updated the existing baseline in lieu of contemporary policy publications. This will be published alongside the Core Strategy Draft Submission document.

9.2.4 A variety of sources were used in identifying issues for the Scoping Report, including higher level policies, plans and objectives, consultation responses and views as well as evidence base conclusions. However, the AMR also needs to monitor more detailed issues



such as maintaining a flexible and responsive land supply. In doing so, annual land availability surveys and land-based supporting evidence have been crucial in underpinning the housing elements of the AMR.

9.2.5 In March 2010 the Council published the Strategic Housing Land Availability Assessment (SHLAA) as a way of establishing the amount of potentially deliverable/developable land available in the borough. Although a technical exercise, the SHLAA identified the availability of land and the likely barriers to housing supply. The publication of the SHLAA established a 5 year land supply statement. Those sites considered in the SHLAA as deliverable in the next 5 years helped to underpin the Housing Trajectory (Appendix 1) and Housing Schedule (Appendix 2).

9.2.6 The Council completes an annual land availability survey each year and responds to the National Land Use Database (NLUD) - a yearly assessment of the level of previously development land (PDL) in the Borough. The 2010 NLUD return was completed on 1 September 2010. It is important that these data sources are regularly reviewed to accurately inform AMR indicators.

9.3 Monitoring Systems

9.3.1 A number of initiatives are being implemented to improve the monitoring side of Great Yarmouth Borough's LDF preparation. These involve improvements to the computer application system; establishing partnerships with relevant organisations; and, developing future indicators.

9.3.2 In 2007, the Council signed a Service Level Agreement (SLA) in partnership with Norfolk County Council to set up a CDP Smart monitoring package to greatly improve the processing and quality of data.

9.3.3 The CDP Smart monitoring package is a web based browser tool which builds a comprehensive database of planning permissions and completions. The data can be interrogated to generate reports on housing, employment, retail and leisure development.

9.3.4 To help improve and monitor the system, representatives from each district attend the Norfolk wide Monitoring Working Group every quarter. Over the last three years there have been a number of technical issues which have restricted the installation of CDP Smart in Great Yarmouth. However, in the past 12 months most of these issues have been resolved and it has informed the current AMR by uploading and validating residential permissions and completions each month.

9.3.5 Increasing the amount of data in CDP 'Smart' increases the depth and breadth of monitoring, leading to more data manipulation which can provide answers to more indicators in the AMR. The initial intention was to backdate the historical completions data to 2001. However, due to the revocation of the East of England Plan (RSS), and available time/resources, there was considered to be little merit or statistical benefit to backdate this far. Historical data has been backdated to 2005/06 which is considered sufficient as it provides 5 years worth of trend data. Capturing data for CDP 'Smart' is time and resource intensive and is unlikely to be at full capacity for another 1-2 years.



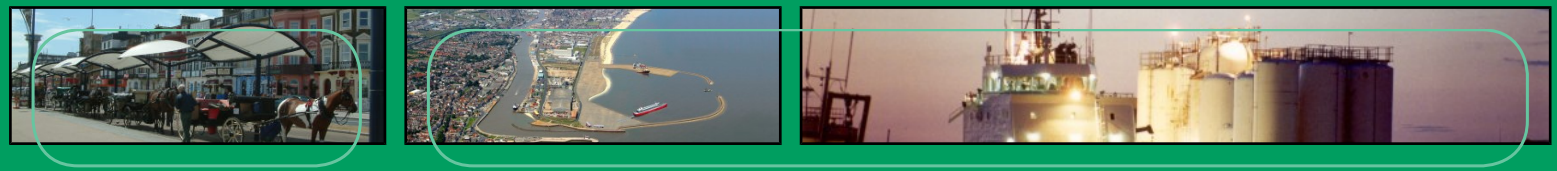
9.3.6 As work progresses on the LDF it will be necessary to develop new indicators to help monitor the effectiveness of future LDF planning policies. The Core Strategy is currently being prepared to its Regulation 27 ' Draft Submission' stage, and, as policies emerge in the Development Plan Documents, consideration will need to be given as to how they will be monitored and, the appropriate types of indicators used. There are likely to be three types of targets used: process targets; ones which monitor the progress of the DPD; policy targets, such as those for measuring housing completions; and sustainability appraisal targets. It is envisaged that CDP 'Smart' will measure all three types when reporting on each Development Plan Document.

9.4 Summary

9.4.1 The Council has a comprehensive evidence base in place and a fully operational monitoring system. Due to the amount of time taken to fully install CDP Smart, only a small selection of indicators have been created in the system. However, it has substantially improved the speed and quality of the data collection and it is anticipated that it will fully inform the 2010/11 AMR.

9.4.2 It is likely that time and resources will constrain the maximum potential of CDP Smart in the foreseeable future, in particular considering the loss of Housing & Planning Delivery Grant funding.

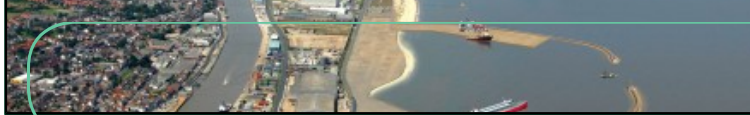
1 Appendix A: Housing Trajectory and Supporting Data



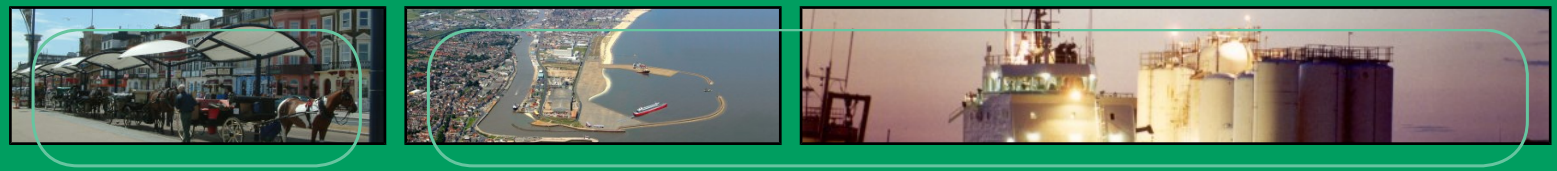
1 Appendix A: Housing Trajectory and Supporting Data

Table 14 Residential Completions and Trajectory to 2026

	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 Completion	201	151	243	361	340	340	345	325	376				
Projected Completions										315	297	245	318
Projected cumulative completions	201	352	595	956	1296	1636	1981	2306	2682	2997	3294	3539	3857
East of England Plan Review allocation annualised	300	300	300	300	300	300	300	300	300	300	250	250	250
East of England Plan cumulative requirement	300	600	900	1200	1500	1800	2100	2400	2700	3000	3250	3500	3750
Monitor: How many dwellings ahead or behind	-99	-248	-305	-244	-204	-164	-119	-94	-18	-3	44	39	107
Manage: Indicative annual completions needed to meet target	262	267	268	263	260	256	251	247	239	235	230	230	229
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Projected completions	241	220	252	277	260	261	216	289	229	189	189	189	
Projected cumulative completions	4098	4318	4570	4847	5107	5368	5584	5873	6102	6291	6480	6669	
East of England Plan allocation annualised	250	250	250	250	250	250	250	250	250	250	250	250	
East of England Plan cumulative requirement	4000	4250	4500	4750	5000	5250	5500	5750	6000	6250	6500	6750	
Monitor: How many dwellings ahead or behind	98	68	70	97	107	118	84	123	102	41	-20	-81	
Manage: Indicative annual completions needed to meet target	223	221	218	211	205	197	194	175	162	153	135	81	



2 Appendix B: Housing Schedule



2 Appendix B: Housing Schedule

Table 15 Housing Trajectory Data: Great Yarmouth Borough Council (as at 31 March 2010)

Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/10 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)						FURTHER COMMENTS	
				10/11	11/12	12/13	13/14	14/15	15/16		
Under Construction											
Lucas Road, Cobholm, Gt Yarmouth	0.1728	10	0	10							Brownfield, Detail Application 06/08/0225/D Approved 18/06/08
26 Southtown Road, Gt Yarmouth	0.1928	16	0	16							Brownfield, 06/05/0069/F Approved 18/03/05
165/165a High Street, Gorleston	0.0950	14	0	14							Brownfield, 06/06/0309/F and 06/07/0838/F
114 Nelson Road Central, Gt Yarmouth	0.1516	10	0	10							Brownfield, 06/05/0991/F Approved 21/03/06
School Road, Runham Vauxhall, Gt Yarmouth	0.2167	21	0	12	0	9					Brownfield, 06/05/0327/D Approved 30/06/05
Riverside Road, Gorleston	0.1280	24	0	0	24						Brownfield, 06/03/0242/F Approved 20/05/05
Blue Sky, Market Road, Bradwell	6.4700	175	76	25	25	24					Brownfield, 06/04/0443/D Approved 17/01/05
Beccles Road, Bradwell	3.5702	95	30	12	12	12	10	7			Greenfield, 06/03/0752/D Approved 20/12/06

E.g. Stage reached, estimate of when next stage will be reached, risks to projected no.stiming of completions, Greenfield or Brownfield.





Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/10 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)						FURTHER COMMENTS
				10/11	11/12	12/13	13/14	14/15	15/16	
Covent Garden Road, Caister	1.5449	36	5	0	5	5	5	5	5	Brownfield, 06/03/0100/F Approved 20/12/04
West Road, Caister	4.5180	150	46	60	44					Greenfield, 06/05/0940/D Approved 27/07/07
Martin de Rye Way, Caister	2.2908	24	10	4	4	4	2			Greenfield 06/01/0976/F Approved 08/07/03
Yarmouth Road, Caister	0.2074	10	0	0	5	5				Brownfield, 06/07/0687/D Approved 31/10/07
Waters Lane, Hemsby	3.7681	112	84	16	12					Greenfield 06/03/0930/F 16/06/04
Elmside, White Street, Martham	1.36	39	29	10						06/06/0875/F Approved 24/07/08
Elmside, White Street, Martham	0.2600	11	0	5	6					Brownfield, 06/08/0026/F allowed on appeal 05/01/09
The Royal Oak, Ormesby	0.2592	15	0	5	10					Convert PH to 5 units and 10 new houses 06/09/0501/F
Bygone Village, Fleggburgh	5.5404	17	0	7	2	2	2	2	2	Brownfield, 06/07/0263/D Approved 20/06/07
Mulberry Tree House, Main Road, Filby	0.6837	11	2	3	2	2	2			11 with outline, 9 of which have full consent.
North Mkt Road, Winterton		11	0	4	0	4	3			Brownfield 06/06/0694/F Approved 03/11/2006

Full/Reserved Matter Approvals



Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/10 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)						FURTHER COMMENTS
				10/11	11/12	12/13	13/14	14/15	15/16	
Runham Vauxhall, Gt Yarmouth		111	0	24	24	24	24	24	15	Brownfield 06/05/0866/F Approved 30/04/2009
8/9 Norfolk Square, Gt Yarmouth	0.0897	10	0	0	10					Hotel conversion
126 Southtown Road, Great Yarmouth	0.1928	0	0	0						Brownfield, 06/05/0393/F Approved 27/07/05 (Exp.)
Former Art College, Gt Yarmouth	0.9921	18	0	18						Brownfield conversion. Full approval 12/08/09
21/24 Nelson Road South, Gt Yarmouth		16	0	8	8					Brownfield 06/09/0768/F Approved 24/12/2010
Read's Land, Burgh Road, Gorleston	0.9921	24	0	0	12	12				Greenfield, 06/06/0998/O Approved 02/09/06
R/o 59 Beccles Road, Gorleston	0.2029	10	0	0	5	5				Disused depot - Brownfield 06/08/0554/F Approved 18/11/2008
Martham Road, Hemsby	1.6196	49	0	10	20	19				Greenfield, 06/05/0869/O Approved 21/09/06
Application Submitted										
South Gorleston, Phase 2	5.7800	204	0	0	0	0	0	0	0	Greenfield/Outline application submitted
Former Claydon School, Gorleston	3.2080	110	0	0	0	25	30	24		2.286 Ha. Brownfield/ 0.922 Ha Greenfield. Outline application submitted



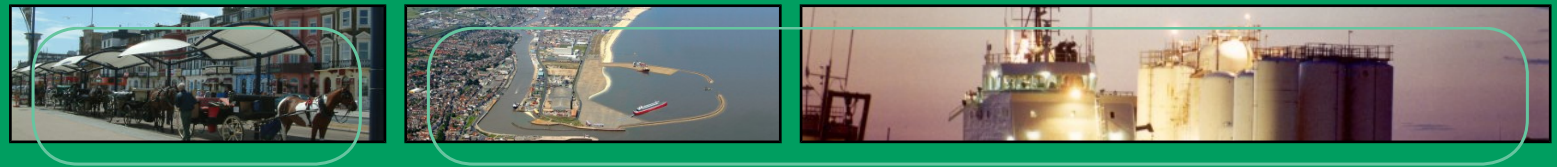
Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/10 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)						FURTHER COMMENTS
				10/11	11/12	12/13	13/14	14/15	15/16	
Allocations										
East Anglian Way, Gorleston	3.8395	95	0	0	0	0	30	30	35	Greenfield allocation, access constraint which is being investigated
Hall Road, Martham	0.7800	20	0							Greenfield allocation, split ownership constraint
Allotments, Long Lane, Bradwell	1.7614	50	0							Greenfield. Unlikely to be built.
URC Sites										
Cobholm, Bure Harbour Quay	3.8400	100	0	0	0	0	25	25	25	Brownfield
North Quay, Breydon Reach	5.0000	370	0	0	0	0	0	0	50	Brownfield
The Conge		90	0	0	0	0	0	0	0	Brownfield
Ice House Quay	5.3600	450	0	0	0	0	0	0	0	Brownfield
Unallocated Brownfield Sites										
Martham First School, Martham		14	0	0	0	0	14			Unallocated Brownfield Site from SHLAA. Likely to be deliverable in the first 5 years
GYB Services Depot, Gt Yarmouth		45	0	0	0	0	0	20	25	Unallocated Brownfield Site from SHLAA. Likely to be deliverable in the first 5 years

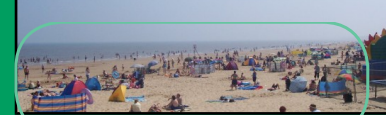
E.g. Stage reached, estimate of when next stage will be reached, risks to projected no.stiming of completions, Greenfield or Brownfield.



Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/10 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)							FURTHER COMMENTS
				10/11	11/12	12/13	13/14	14/15	15/16		
Beach Coach Station, Gt Yarmouth		20	0	0	0	0	0	20			E.g. Stage reached, estimate of when next stage will be reached, risks to projected no.s/timing of completions, Greenfield or Brownfield.
Estcourt Road, Gt Yarmouth		35	0	0	0	0	35				Unallocated Brownfield Site from SHLAA. Likely to be deliverable in the first 5 years
Peterhouse School, Gorleston		40	0	0	0	0	0	0	20		Unallocated Brownfield Site from SHLAA. Likely to be deliverable in the first 5 years
Small Sites				102	96	98	109	40	12		
Grand Total				315	297	245	318	241	220		

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





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

Table 16 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)



Policy	Subject
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)
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)



Policy	Subject
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)



Policy	Subject
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)
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)



Policy	Subject
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



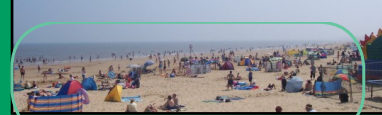
Policy	Subject
INF12	Infrastructure Provision and Public utility Services - general requirements incumbent on developers
INF16	Infrastructure Provision and Public utility Services - development in areas susceptible to coastal erosion or land instability
INF17	Infrastructure Provision and Public utility 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)
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 AncientMonuments)



Policy	Subject
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)

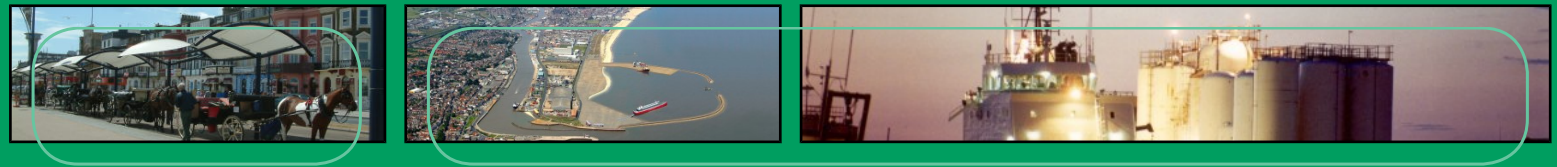


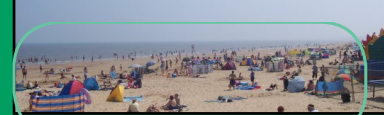
Policy	Subject
BNV29	Built Environment (Advertisement and Signs)
BNV33	Built Environment (Access and facilities for people with mobility difficulties)
BNV39	Built Environment (Access and facilities for people with mobility difficulties - buildings and places of architectural or historic interest)
REC1	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
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



Policy	Subject
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

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





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

Table 17 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>
SO1	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
EMP1	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.
EMP9	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).
EMP11	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.
EMP12	Employment (Improving existing sites)	Repeating the Use Classes Order (2005 Amended) and other criteria based policies.	Refer to the Use Classes Order (2005 Amended).
EMP13	Employment (Conflicting Uses)	Statement of intent policy.	No need to refer to an alternative policy.
EMP21	Employment (Derelict Land, Land Reclamation and Regeneration)	Statement of intent policy.	No need to refer to an alternative policy.
EMP22	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



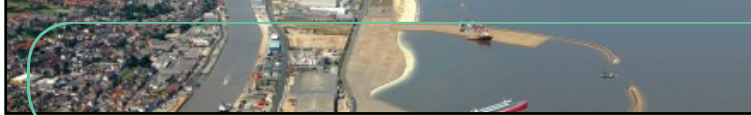
Deleted Policy	Subject	Justification	Reference
EMP34	Employment (Malthouse Lane)	Explanatory Text.	No need to refer to an alternative policy.
EMP35	Employment (Development in proximity to Explosives Handling Areas)	Policy is covered by National Guidance under the Health and Safety Executive (H.S.E) and, therefore, forms explanatory text.	Refer to the Health and Safety Executive and comments from Environmental Health
HOU1	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.
HOU2	Housing (requirement)	Explanatory text. Undertaken anyway.	Refer to all remaining housing policies.
HOU3	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
HOU13	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



Deleted Policy	Subject	Justification	Reference
			Market Assessment. PPS3 also covers design issues
HOU14	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.
HOU25	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.
HOU26	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.
HOU27	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.
HOU28	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.



Deleted Policy	Subject	Justification	Reference
TCM5	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.
TCM6	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.
TCM8	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.
TCM14	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.
TCM26	Transport and Communications	The policy is not required	No need to refer to an alternative policy.
TCM29	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.
TCM30	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.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.



Deleted Policy	Subject	Justification	Reference
		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.	
SHP1	Shopping (Strategy)	Policy considered out of date and a repetition of PPS6	Refer to Planning Policy Statement 6
SHP2	Shopping (GreatYarmouthTown 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.
SHP3	Shopping (GorlestonTown 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.
INF1	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.
INF2	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.
INF3	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.
INF5	Infrastructure Provision and Public utility Services -Low voltage electricity lies)	This policy was specific to Great Yarmouth, but has now been fully implemented and,	No alternative policy required. However, refer to Planning policy Statement 9 for statutory and non-statutory



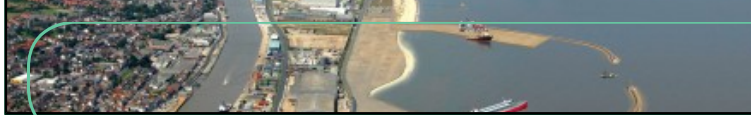
Deleted Policy	Subject	Justification	Reference
		therefore, no longer required. PPS9 also protects wildlife areas	designated wildlife areas. Consult with Planning Policy for comments.
INF9	Infrastructure Provision and Public utility Services - Surface and Foul Water Disposal)	Site specific policy which is out of date and longer required.	No alternative policy required.
INF13	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.
INF14	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.
INF15	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.
NNV1	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
NNV8	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.



Deleted Policy	Subject	Justification	Reference
NNV12	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
NNV14	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.
NNV22	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.
NNV23	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.
NNV24	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.
NNV25	Natural Environment landscaping new development)	Repeats other policies set out in the plan.	Refer to other criteria based policies dependent of development proposal.
NNV26	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.

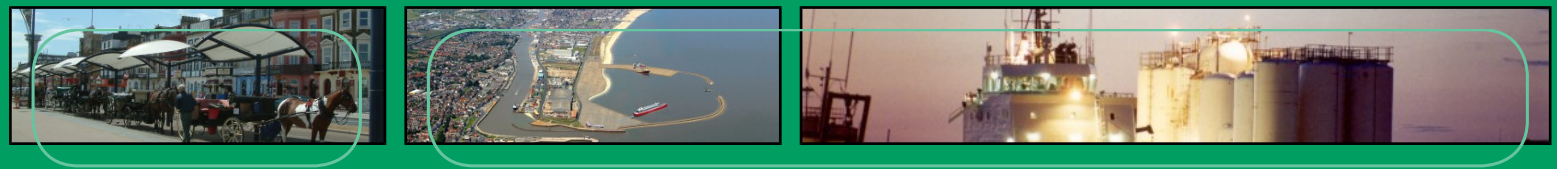


<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>BNV4</i>	Built Environment (Listed buildings)	This is required anyway and a notion of intent. Therefore, delete.	No alternative policy required.
<i>BNV30</i>	Built Environment (Access and facilities for people with mobility 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>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>BNV35</i>	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.
<i>BNV36</i>	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>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.



Deleted Policy	Subject	Justification	Reference
BNV38	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.
BNV40	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.
BNV41	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.
REC2	Sport and Recreation (Sports Halls)	Policy is out of date and fully implemented.	No alternative policy required.
REC3	Sport and Recreation (Synthetic Playing Pitches)	Policy has been implemented. Therefore, delete.	No alternative policy required.
REC4	Sport and Recreation (Local indoor facilities)	Not specific or criteria based. Policy of intent, therefore, delete	No alternative policy required.
REC14	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

5 Appendix E: Glossary





5 Appendix E: Glossary

Table 18 Glossary of Terms: List of acronyms and technical terms used in this report.

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.



Acronym	Subject	Definition
	Core Strategy	A <i>Development Plan</i> document 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 <i>Development Plan</i> 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



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		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 Regional Assembly (as Regional 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 for the East of England	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.



Acronym	Subject	Definition
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



Acronym	Subject	Definition
		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> .
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.



Acronym	Subject	Definition
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



Acronym	Subject	Definition
		Regeneration Framework or masterplan which takes full account of the problems and opportunities for the whole area.

