

Great Yarmouth Borough Local Development Framework Annual Monitoring Report 2010/2011



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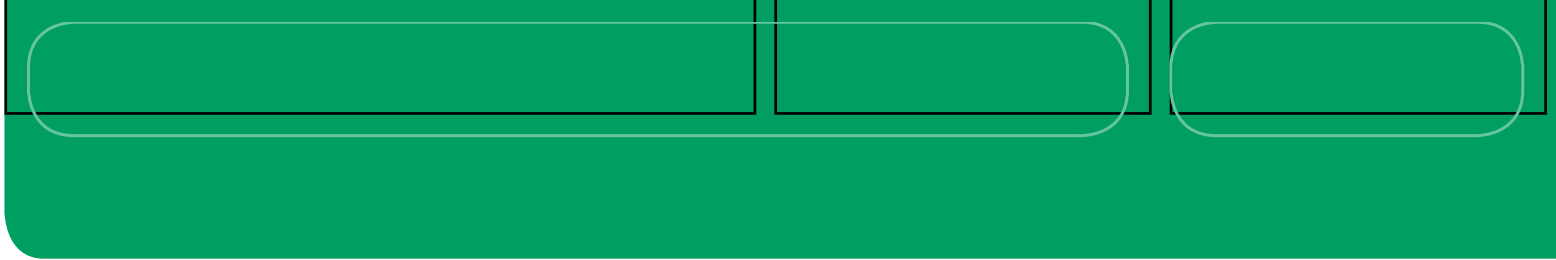
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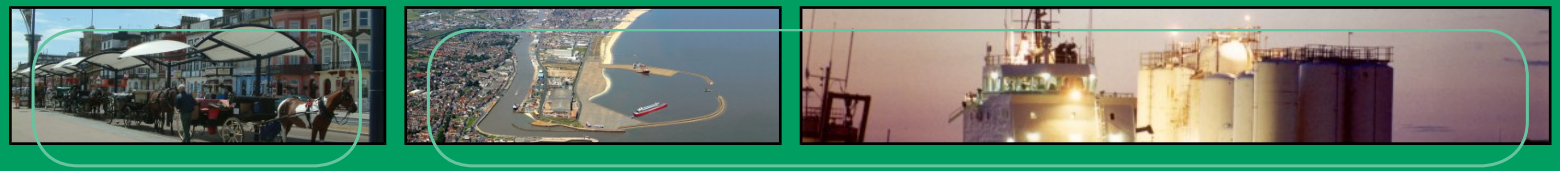
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1 Executive Summary





1 Executive Summary

1.1 Executive Summary

1.1.1 This is the seventh Great Yarmouth Borough Council Annual Monitoring Report (AMR) covering the period 1 April 2010 to 31 March 2011 and will be the last AMR in its current format. According to the emerging Local Planning Regulations drafted in response to the Localism Bill there will no longer be a requirement to prepare an AMR.

1.1.2 From 1 April 2012, Councils will be required to produce a monitoring report available to local communities on issues which are important to them. The new monitoring report will be published online as soon as the monitoring information has been made available to the Council.

1.1.3 Prior to the adoption of the new Local Planning Regulations, all local planning authorities remain bound by current legislation and are required to publish an AMR. The contents and format of this AMR accord with the advice contained in the former Office of the Deputy Prime Minister's 'Local Development Framework Monitoring: A Good Practice Guidance' (2005) and later updates.

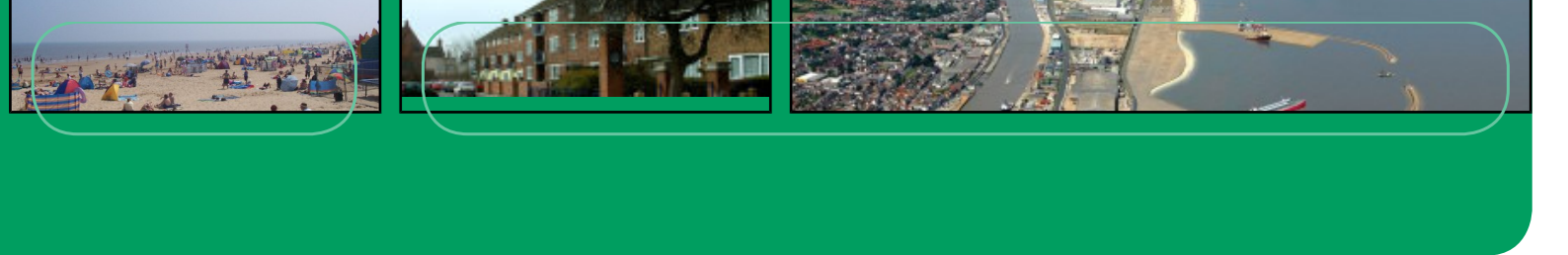
Monitoring the Great Yarmouth Local Development Framework (LDF)

1.1.4 The AMR has found that work on the Local Development Framework (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, Preferred Options and further Preferred Options); Site Specific Allocations Issues and Options; and, Development Control Policies Issues and Options.

1.1.5 The Council has continued to maintain the CDP 'Smart' monitoring system and has successfully used the system to calculate some of the information for this AMR's Core Output indicators.

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

- The Core Strategy draft submission document was postponed following uncertainty over the revocation of the East of England Plan (2008) and the status of the East of England Plan Review to 2031. Additional evidence was needed to establish the projected housing and employment requirements for the borough. This, combined with a shortage of staff has delayed the draft submission.
- The Great Yarmouth Waterfront Area Action Plan (AAP) draft submission document was delayed because of additional consultation. In May 2009 AECOM were appointed as master planning consultants to progress the AAP. A gap analysis was undertaken to identify any issues which resulted in 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. It should also be noted that the AAP area has reduced in size during this monitoring period.

Core Output Indicators

1.1.7 These are a set of national indicators which help to inform spatial planning at all levels and are required to be measured by all local planning authorities. 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 for Local Output Indicators are assessed in this 2010/11 AMR. Where data cannot be supplied, this AMR has clearly identified where improvements to the monitoring system will be made in subsequent monitoring reports.

Contextual Indicators

1.1.9 Monitoring data regarding Contextual Indicators are assessed in this 2010/11 AMR. Where data cannot be supplied, this report has clearly identified where improvements to the monitoring system will be made in subsequent AMRs. The results of the 2004/05 AMR form 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 the monitoring mechanisms are yet to be finalised in the CDP Smart monitoring system, it has not been possible to set out which Local Plan policies have been used to assess planning applications in this report. However, each Local Plan policy has been assessed 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 and comparing past performance on housing supply against anticipated rates of supply for the plan period.

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

Developing the Evidence Base

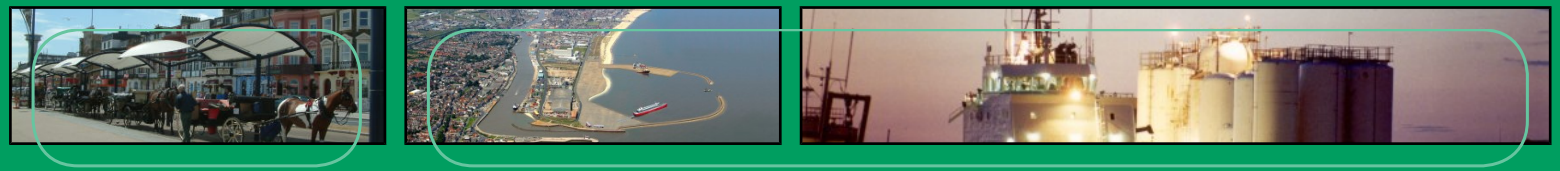
1.1.13 The Council has a comprehensive evidence base in place to inform the Local Development Framework. A full list of published LDF background studies has been provided below:



- 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)
- Affordable Housing Viability Study (under preparation, Three Dragons)
- Open Space Study (under preparation, GYBC)
- Employment Land Study (review) (under preparation, GYBC)
- Retail Study (review) (under preparation, Strategic Perspectives & DTZ)

1.1.14 The AMR's monitoring data is being improved by enhancing the capabilities of the 'Ocella' database system that contains information on planning applications in the Borough. This will enable captured data on 'Ocella' 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 as well as providing spin-off benefits for County wide monitoring eg. pupil forecasting.

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 requires Local Planning Authorities to periodically produce Annual Monitoring Reports (AMRs) and revise them when necessary. Completed AMR's were previously submitted to the Government Office (GO-East) each December prior to being published by the Council. In June 2010 this requirement was withdrawn through the abolition of all regional governmental offices.

2.1.2 This AMR will be the last in its current format as the Government has outlined in the draft Local Planning Regulations their intentions to simplify AMRs into locally defined monitoring reports and remove the requirement to submit them to the Secretary of State. These changes are likely to come into force after 1 April 2012.

2.1.3 In its current guise, the AMR monitors the delivery of the Local Development Framework. It regularly monitors social, economic and environmental issues affecting the area, as well as monitoring the progress of the LDF against sustainable development objectives. The AMR considers the following:

- 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.

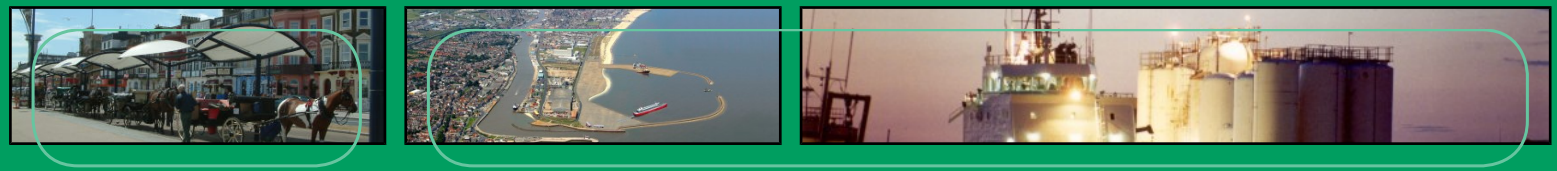


2.2 Previous Annual Monitoring Reports

2.2.1 The AMR takes a 'snapshot' of the borough, creating an accurate picture of the Borough over the monitoring period. Preparing the AMR involves taking into account new indicators and changes to trends and circumstances at national, regional and local level. Since the first published AMR in December 2005, new indicators and performance measurements have been periodically added to the Report. This year the AMR includes a minor amendment to Core Output Indicator 2b which measures the percentage of new and converted dwellings built on previously developed land.



3 Monitoring Local Development Framework Preparation





3 Monitoring Local Development Framework Preparation

3.1 Methodology for Collecting the Evidence

CDP Smart

3.1.1 The Council's in-house planning database 'Ocella' stores details of planning applications, however its size and functionality is limited. Consequently 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 simplify annual monitoring by implementing 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 a web based database. The CDP Smart database is substantially larger than Ocella and can increase the quality and availability of data used for monitoring, thereby helping to reduce the preparation time for future AMR returns.

3.1.3 Since 2009, CDP Smart has been working alongside the Council's existing monitoring database and has been backdated with housing completion data to 2005/06 accumulating 6 years worth of available trend information. Any data from Ocella prior to 2004/05 has not been entered into CDP Smart because it was considered to provide little statistical benefit.

3.1.4 A number of customised reports have been created on CDP Smart to interrogate the system quickly and efficiently, calculating housing commitments and completions, dwelling sizes, number of bedrooms, greenfield/brownfield land-use, housing tenure and affordable units. However, some permission data remains un-digitised and the current monitoring system will still be reliant upon the Planning Assistant to manually collect the information before it can be monitored automatically. The remaining un-digitised information is listed below (items in **bold** are now automatically collected through 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. This role is likely to be handed over to each district authority in the future, therefore all employment land monitoring will require updating on CDP Smart. A date for this has not yet been agreed.

Evidence Base

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

- 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)
- Affordable Housing Viability Study (under preparation, Three Dragons)
- Open Space Study (under preparation, GYBC)
- Employment Land Study (review) (under preparation, GYBC)
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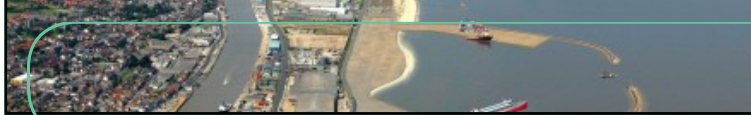
3.1.7 Both Retail & Leisure and Employment Land studies were completed in 2006 however, both documents are being refreshed to take into account recently published national planning policy and new non-residential completions. Both studies will eventually inform the Development Control Policies DPD.

3.1.8 An Open Space and Needs Assessment to identify, appraise and assess the existing open space in the borough and recommend appropriate open space thresholds for new developments is also being undertaken. The study will also inform the Development Control Policies DPD.

3.1.9 Lastly, an Affordable Housing Viability Study is currently being prepared to ascertain the viability of affordable housing and identify appropriate thresholds for affordable housing provision. The Study will inform the Development Control Policies DPD.

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, 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 The 2009/10 AMR highlighted the change in Government and the proposed revocation of the Regional Spatial Strategies (East of England Plan). During 2010/11, the planning system has been under review and although Regional Spatial Strategies remain in place, their revocation will be finalised through the Localism Bill.

3.2.3 The Great Yarmouth Waterfront Area Action Plan(AAP) has been progressed to an additional Regulation 25 (Preferred Options) stage after the area covered by 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
Development Control Policies	✓	✗	✗	Not Started
Great Yarmouth Waterfront Area Action Plan	✓	✓	✗	Not Started
Supplementary Planning Documents (SPD)				
Green Space Strategy	Background data preparation underway	Background data preparation underway	n/a	Not Started
Code of Practice on Section 106	Background data preparation underway	Background data preparation underway	n/a	Not Started

3.3 Statement of Community Involvement

3.3.1 The Statement of Community Involvement (SCI) sets out the standards and approach to involving the community and stakeholders in the production of the LDF. It also sets out the Councils' approach for consulting on significant planning applications.

3.3.2 The SCI was adopted by the 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 draft early options responding to the issues raised.

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.

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 LDS timetable.

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

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 addition housing locations in order to provide a 15 year supply of land. It was also advised by Government Office for the East of England (Go-East) that an additional consultation should be undertaken.

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 review of the national planning system through the Localism Bill and the proposed 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 Core Strategy Submission was delayed.

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.

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 (DPD) 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 Allocations DPD 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.

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.

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 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.

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.

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.

LDS Target Date	Annual Monitoring Report Assessment
October 2008	Not Achieved

3.7 Great Yarmouth Waterfront Area Action Plan

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

3.7.2 In March 2005, '1st East' was created as an Urban Regeneration Company (URC) for the two towns of Great Yarmouth and Lowestoft. However, on the 31st March 2011 the 1st East URC closed down. A new joint venture between Great Yarmouth Borough Council and Norfolk County Council began on the 1st April 2011 and was called the Norfolk Regeneration Company. This is a new delivery vehicle.

3.7.3 The Area Action Plan's geographical focus in Great Yarmouth was consolidated in May 2010, centring on the waterside locations in the heart of Great Yarmouth.

3.7.4 Once adopted, the Great Yarmouth Waterfront Area Action Plan will provide a clear vision for developers to deliver the regeneration ambitions for the waterfront areas of central Great Yarmouth.

Great Yarmouth Waterfront Area Action Plan Issues and Options

3.7.5 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.

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

Great Yarmouth Waterfront Area Action Plan Preferred Options

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

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



Great Yarmouth Waterfront Area Action Plan Preferred Options (2)

3.7.7 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 Planning 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 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.
- Further evidence base work in relation to housing including the 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.

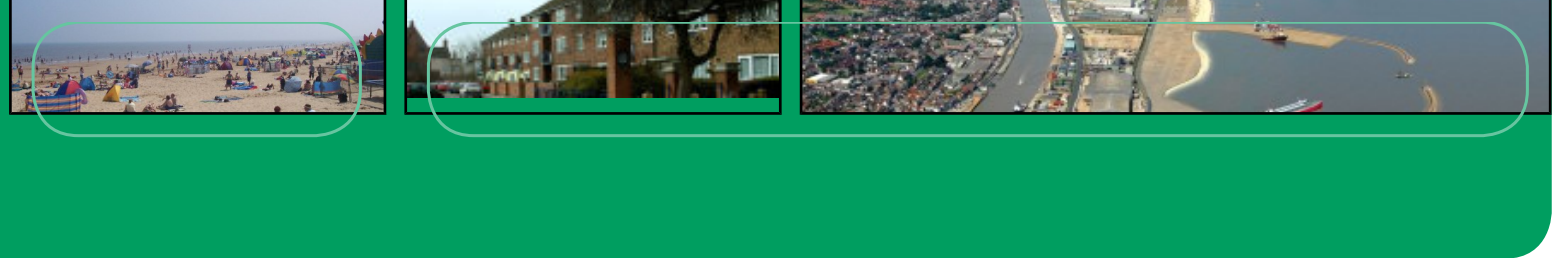
3.7.8 Following the gap analysis and additional background studies undertaken by Urban Initiatives and AECOM, the area of the AAP formally reduced in size in May 2010. A Regulation 25 'Further Preferred Options' consultation was undertaken between 5 November 2010 and 17 December 2010.

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

Great Yarmouth Waterfront Area Action Plan Submission

3.7.9 Following completion of the further Regulation 25 consultation, the Council will publish the Submission Draft following submission of the Core Strategy.

LDS Target Date	Annual Monitoring Report Assessment
January 2008	Not Achieved



Great Yarmouth Waterfront Area Action Plan Adoption

3.7.10 The target for adoption was not achieved.

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.

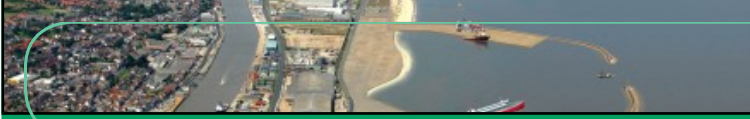
3.8.2 However, the 2007 LDS timetabled the Submission Core Strategy in November 2007 and Adoption in January 2008. These milestones have been missed for the reasons given below:

- Uncertainty over the revocation of the East of England Plan (2008) and the status of the East of England Plan Review to 2031. Additional evidence was therefore needed to establish the projected housing and employment requirements for the borough and this along with a reduction in staff delayed the draft Submission.
- The delayed progression of the Great Yarmouth Waterfront AAP due to: the work undertaken by consultants on gap analysis and the review and reduced size of the AAP area which impacted on the Core Strategy.

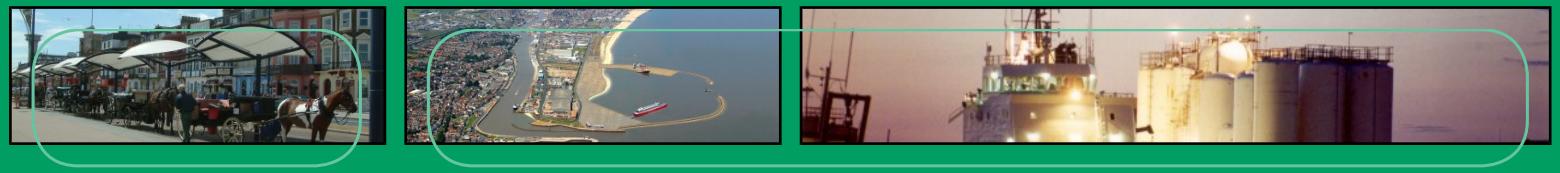
3.8.3 Notwithstanding this, significant progress has been made on the Core Strategy via the in-house publication of the Strategic Housing Land Availability Assessment (March 2010), and drafting of the Habitats Regulations Appropriate Assessment.

3.8.4 The Great Yarmouth Waterfront Area Action Plan has been informed by further work on the evidence base and the Regulation 25 'Preferred Options' was published for consultation between 5 November and 17 December 2010.

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



4 Resources





4 Resources

4.1 Resources

Human Resources

4.1.1 The government acknowledges that the production of an LDF to agreed timescales represents an enormous challenge. It is essential that the Council identifies a realistic level of resources that will be available to manage the entire process.

4.1.2 The Strategic Planning, Housing and Regeneration Development team sits within the Council's Regeneration & Environment Department where five members of staff contribute towards the production of the LDF. The amount of officer time that each will give to the preparation of the LDF is as follows:

Strategic Planning, Housing and Regeneration Manager	25%
Senior Planner (Policy)	60%
Planning Policy Assistant	90%
Planning Policy Assistant	40%
Senior Technician	20%

This equates to 2.35 Full Time Equivalents (FTE's) which is significantly lower than many other Local Authority LDF teams.

4.1.3 An additional member of staff was seconded from the Council's Development Control Team from April 2009 to August 2010 to progress the emerging Development Control Policies DPD. Furthermore, Norfolk County Council have provided an extra resource by undertaking evidence base studies.

Consultants and External Resources

4.1.4 The strain on resources has been partly alleviated by the appointment of consultants such as AECOM who are progressing the Great Yarmouth Waterfront Area Action Plan (AAP) as well as Footprint Ecology who are undertaking the Habitats Regulations Appropriate Assessment for the Core Strategy.

4.1.5 During 2011, the Council is updating the 2006 Retail & Leisure Needs Study, Employment Land Study and the Affordable Housing Viability Study, as well as producing an Open Space Study. These have been undertaken through consultants, in-house or by Norfolk County Council.



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	•	
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 of borough.

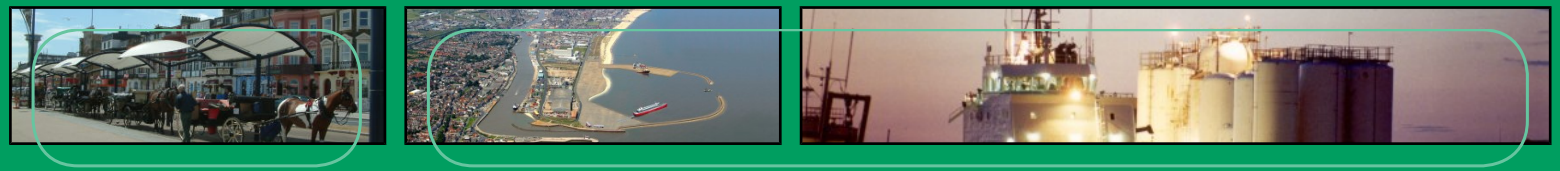
4.1.8 Members have recently agreed to the funding of additional LDF posts which should impact positively on future progress.

External Funding

4.1.9 Prior to April 2011, Housing and Planning Delivery Grants helped to supplement the preparation costs of Local Development Frameworks. Although phased out towards the end of March 2010, on the 1 April 2011 the Government commenced the 'New Homes Bonus' initiative which will match fund the additional council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes, for the following 6 years.



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 requires local planning authorities to identify which of their policies are not being implemented and the reasons why. Some policies may need amending or replacing during 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 When Local Development Frameworks (LDFs) were brought in under the Planning and Compulsory Purchase Act (2004), a number of policies in the Great Yarmouth Borough-Wide Local Plan were saved for a transitional period of 3 years from the commencement date of the Act. This period expired on 27 September 2007.

5.1.3 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. This followed 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.

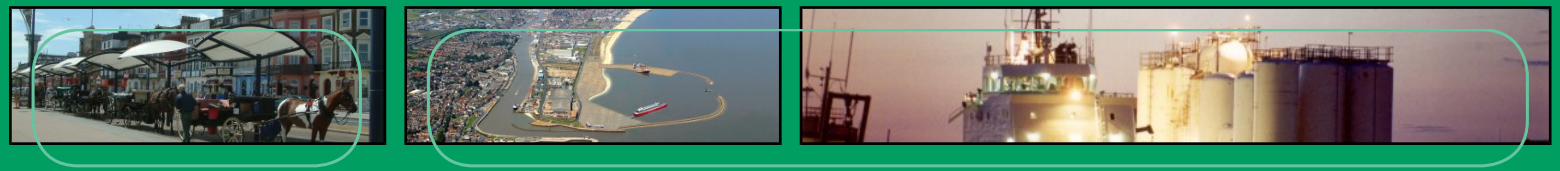
5.1.4 In September 2007, the Council received 'Direction' letters from the Department for Communities and Local Government (DCLG) to confirm which policies in the adopted Great Yarmouth Borough – Wide Local Plan (2001) had been 'saved' and remained the adopted planning policies from 28 September 2007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

5.1.5 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 the LDF is adopted. For a list of deleted policies, see Appendix D.

5.1.6 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.

5.1.7 The Council's planning application database (Ocella) does not store the details of which Borough-Wide Local Plan policies are used to evaluate each application. Instead this capture of information is limited to manual compilation i.e. Checking planning applications. CDP Smart has the capability to flag up each time a 'saved policy' is implemented through a permission, however this is unlikely to be 'rolled out' until at least 2012.

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 are to measure physical activities 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 in Great Yarmouth during the year 2010/11. It is expected that future AMRs will enable trends to be identifiable and assumptions made as to the effectiveness of planning policies. However it may be some time before new LDF planning policies will start having an impact.

6.1.3 All core output indicators are populated under a rigid structure and consistent time frame to allow meaningful analysis. However, although every effort has been made to report on indicators, some information at the time of publication was simply unavailable and unable to be reported.

6.1.4 Section 9 of the AMR sets out new initiatives to help develop the evidence base which underpins the core output indicators whilst also setting out possible improvements to the monitoring system which helps to collate the information.

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 strategic employment land (greater than 1ha) available within the district, this is the same as last year, there being no new buildings completed on strategic employment land during 2010/11. No strategic employment land was lost to residential development during the year.

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

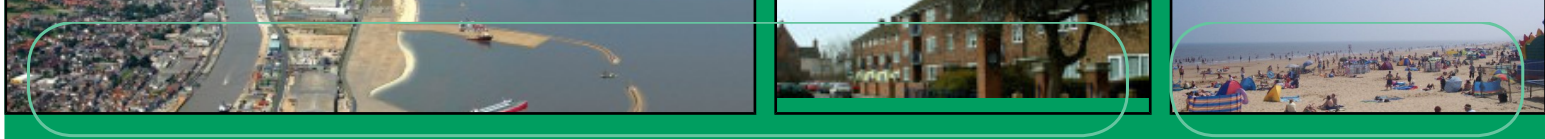
6.3.2 Nationally, an objective of the DCLG is to "achieve a better balance between housing availability and the demand for housing, including improving affordability, in all English regions whilst protecting valuable countryside around our towns, cities and in the green belt and the sustainability of 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 27 May 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⁽¹⁾. In detail, the Council has decided to revisit its housing requirements and use the East of England Plan

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

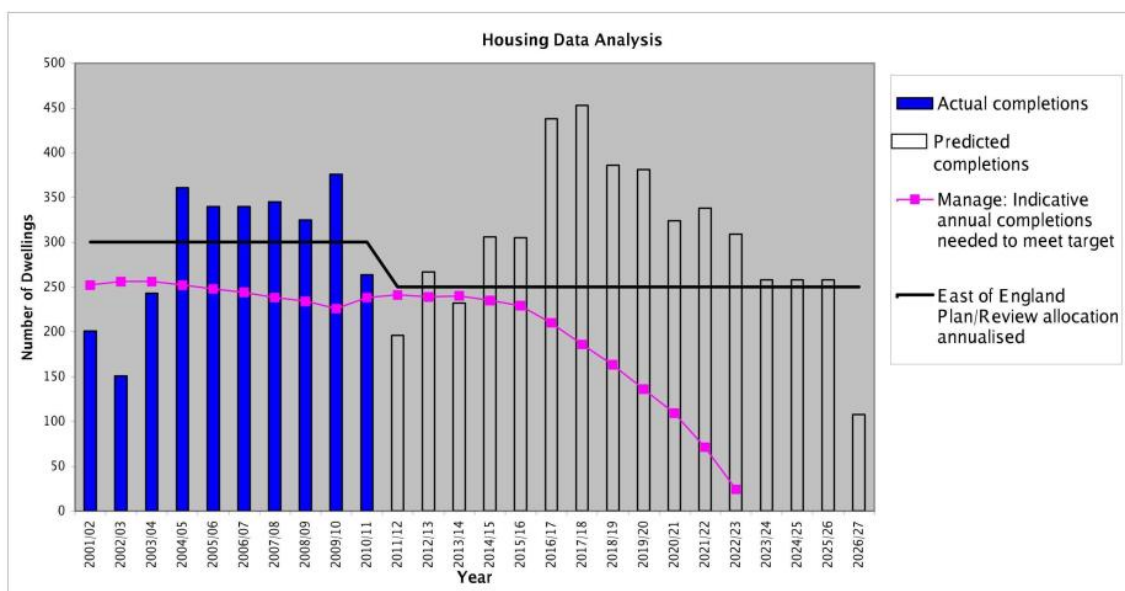


Review targets which were published at the beginning of the year. This Review set a target of 5000 dwellings (250 per annum between 2011 and 2031) to be completed in Great Yarmouth Borough which is supported by the East of England Forecasting Model.

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 2012. 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 2027.

Data Analysis

Figure 1 The past and anticipated supply of housing during the plan period 2001-2027



(Great Yarmouth Borough Council, 2011)

Commentary

6.3.7 There were 264 dwelling completions (net) in 2010/11. Over the past ten 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 294.6 dwellings per annum between 2001/02 and 2010/11.

6.3.8 House completion rates are now beginning to fall because of the sustained effects of the economic downturn and slowing down of the construction industry. During the mid to long terms, the Great Yarmouth Waterfront AAP sites begin to come through. Although, as the overall amount of land in the AAP has been reduced, predicted completion rates are expected to be above the annual requirement after 2014/15.

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.

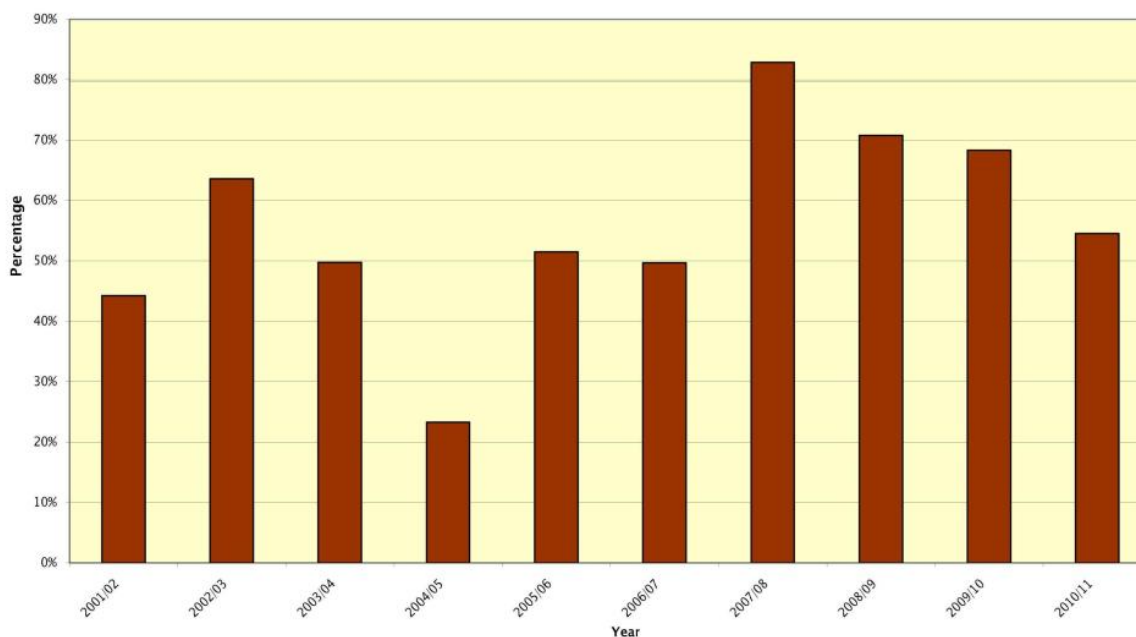
Data Analysis

Table 3 Previously Developed Land 2001 - 2011 (net figures)

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Brownfield	44.3%	63.6%	49.8%	23.3%	51.5%	49.7%	82.9%	70.7%	68.4%	54.55%
Greenfield	55.7%	36.4%	50.2%	76.7%	48.5%	50.3%	17.1%	29.2%	31.6%	45.45%

(Great Yarmouth Borough Council, 2011)

Figure 2 Percentage of Completions on PDL 2001 to 2010



(Great Yarmouth Borough Council, 2011)

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 65 and 4,112 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 10 year period since April 2001 is a respectable 55.88%.

6.3.12 The percentage of completions on previously developed land peaked at 82.9% in 2007/08 and is now at 54.55%, slightly below the national target of 60%. This is the third year in a row this figure has fallen. Part of this decline in 2010/11 is due to the change in residential gardens now being classified as 'not previously developed land'. Without this change in definition the figure would have been 60.2%.

6.3.13 The Great Yarmouth Waterfront Area Action Plan is being prepared and should, by developing brownfield riverside sites within Cobholm, North Quay and east of Southtown Road, help increase this figure 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

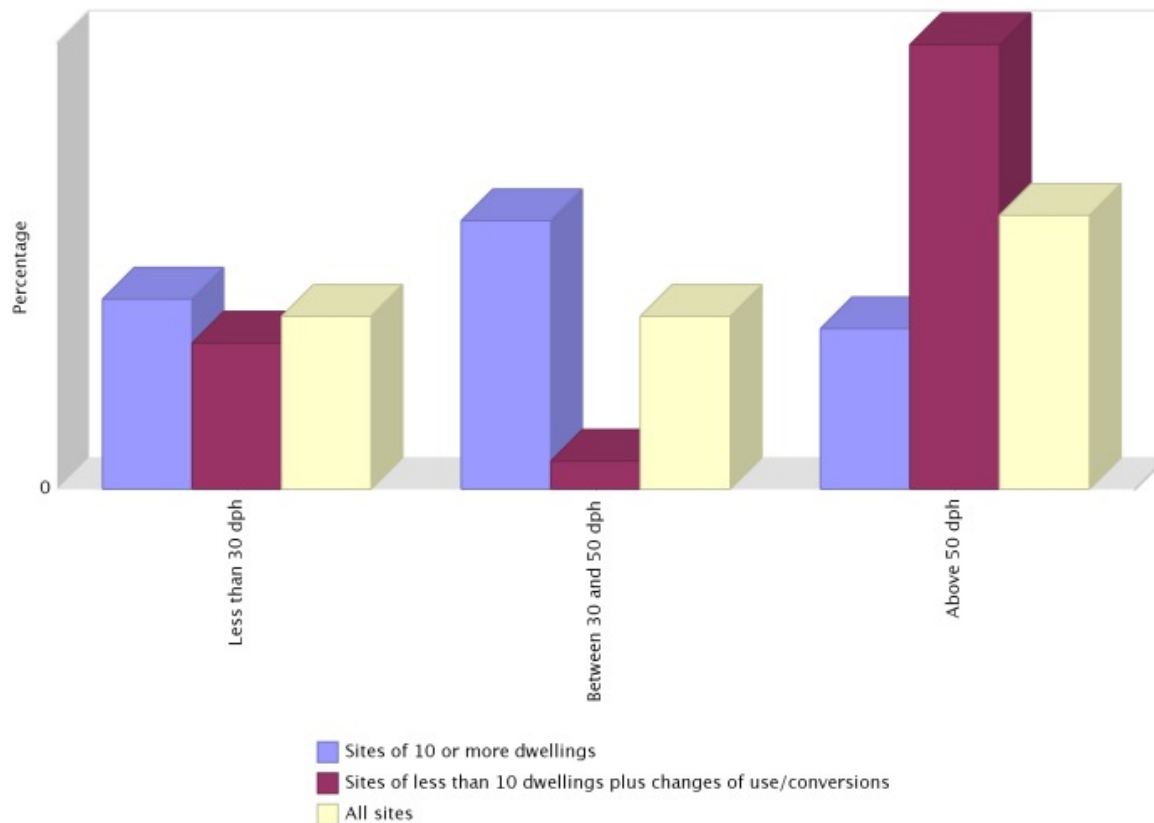
Table 4 Density of Completions 2010-11

Density (PPS target)	Sites of 10 or more dwellings	Sites of less than 10 dwellings	All Sites
Less than 30 dph	30.72%	23.63%	27.90%
Between 30 and 50 dph	43.37%	4.55%	27.90%
Above 50 dph	25.90%	71.82%	44.20%



(Great Yarmouth Borough Council, 2011)

Figure 3 Density of completions 2010-11



(Great Yarmouth Borough Council, 2011)

Commentary

6.3.17 In the Borough 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 (10+ units), 69.27% of completions during 2010/11 have been at 30-50 dph or above with 30.72% below 30 dph. Small sites (<10 units) 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. 41.35% of completions in 2010/11 were on small sites or were changes of use/conversions.



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.

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 site of 1 hectare or more. This had been superseded by PPS 3 which required 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 East of England set an overall regional target of at least 35% of all new housing being affordable which is supported by the Great Yarmouth and Waveny Housing Market Assessment (2007). However, following the forthcoming revocation of the East of England Plan the target will be set locally.

Data Analysis

Table 5 Number of Affordable Housing Completions Delivered Through Planning Policy

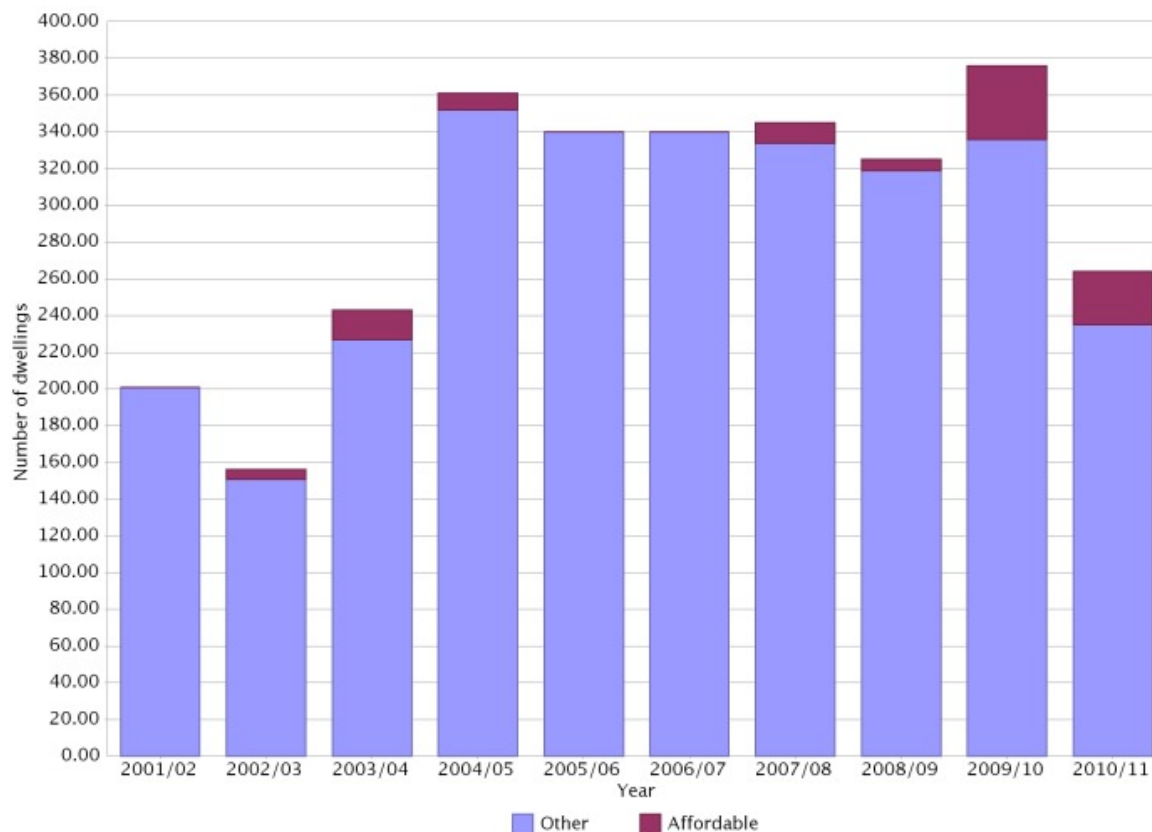
Year	Net total dwelling completions	Net affordable dwelling completions	Proportion of total dwellings that are affordable
2001/02	201	0	0.0%
2002/03	151	5	3.3%
2003/04	243	16	6.6%
2004/05	361	9	2.5%
2005/06	340	0	0.0%



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	40	10.6%
2010/11	264	29	10.98%

(Great Yarmouth Borough Council, 2011)

Figure 4 Affordable housing provided through planning policies



(Great Yarmouth Borough Council, 2011)

Commentary

6.3.25 During the current monitoring year there were 29 affordable house completions delivered through Local Plan policies. At the end of the monitoring year there were 42 affordable dwellings remaining to be completed on sites with planning consent. Although it



is known that 6 of these units will be by commuted sum in lieu of on-site provision (Caister-on-Sea). Of the remaining 36 units, 19 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

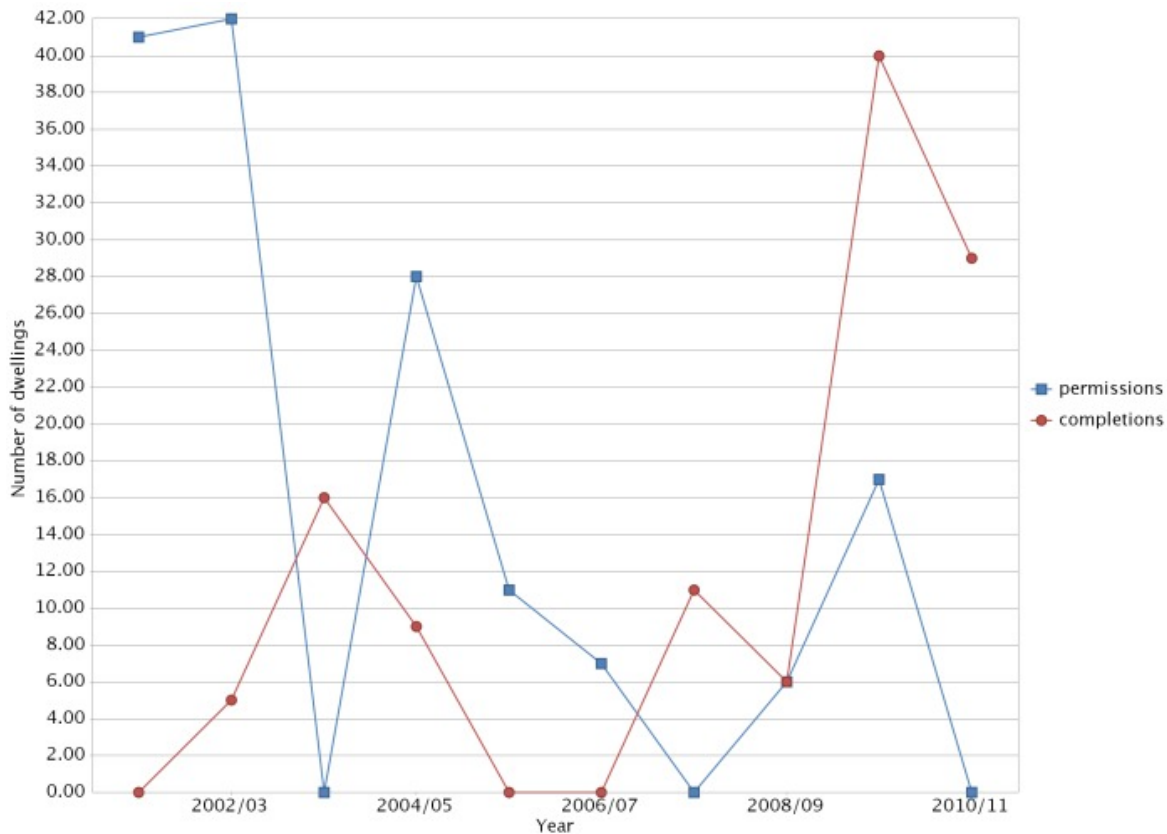
Table 6 Number of affordable house permissions against completions delivered through planning policies

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	40
2010/11	0	29



(Great Yarmouth Borough Council, 2011)

Figure 5 Affordable Housing provision through planning policies



(Great Yarmouth Borough Council, 2011)

Commentary

6.3.29 Indicator 2e compares the number of affordable housing permissions with the number of affordable housing completions delivered through planning policies. Of the 29 completions in 2010/11, 20 were in Caister-on-Sea, 5 in Fleggburgh and the remaining 4 in Bradwell. No new consents were given which included affordable housing through planning policies.

Borough-Wide Local Plan

6.3.30 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

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

Target

6.3.32 PPS3 states “Local Planning Authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics” and that “there is a presumption that such housing should be provided as part of the proposed development of the site”.

Commentary

6.3.33 During the monitoring period no additional contributions were received by Great Yarmouth Borough Council in lieu of on-site provision of affordable housing. Of the £80,000 which was spent during the financial year, £40,000 towards 7 new build flats in Market Row, Great Yarmouth (currently under construction) and £40,000 was put into a Rent Deposit Fund and used to assist with the provision of private rent accommodation. The owner of the only remaining site with the option of paying a commuted sum in lieu of on-site provision (6 affordable units in Caister-on-Sea) has elected to do so. However, payment is not expected in the immediate future, as following the construction of 5 dwellings along the site frontage, the remainder of the site is still in use as a caravan park. Contributions are not currently required from commercial developments.

Borough-Wide Local Plan

6.3.34 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

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

Target

6.3.36 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.

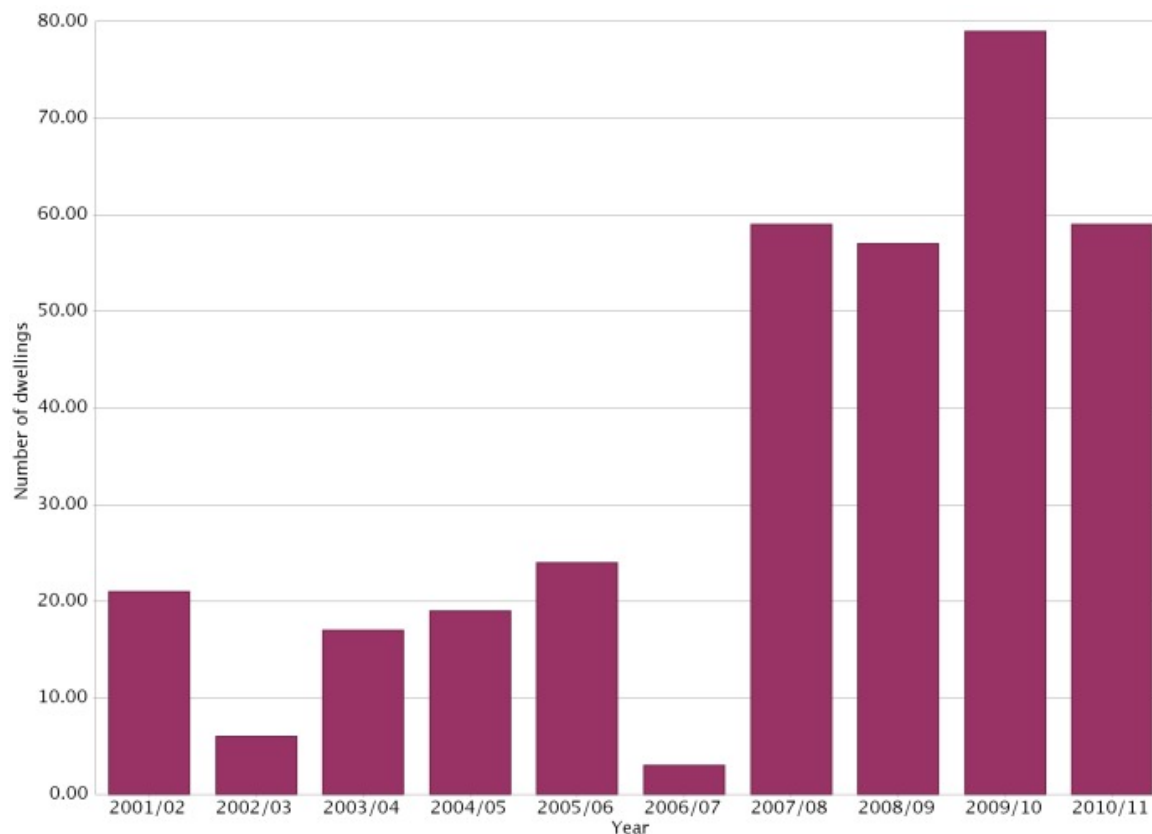
Commentary

6.3.37 During the last 10 years there have been a total of 344 Registered Social Landlord (RSL) owned/partly owned dwellings that have been completed, varying from between 3 and 79 per annum, averaging about 34 per annum. The past 4 years have seen the highest return, peaking in 2009/10 at 79 dwellings.



6.3.38 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 Dwelling completions by Registered Social Landlords



(Great Yarmouth Borough Council, 2011)

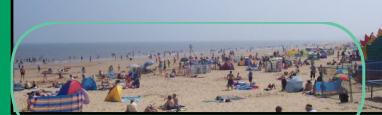
Borough-Wide Local Plan

6.3.39 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

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

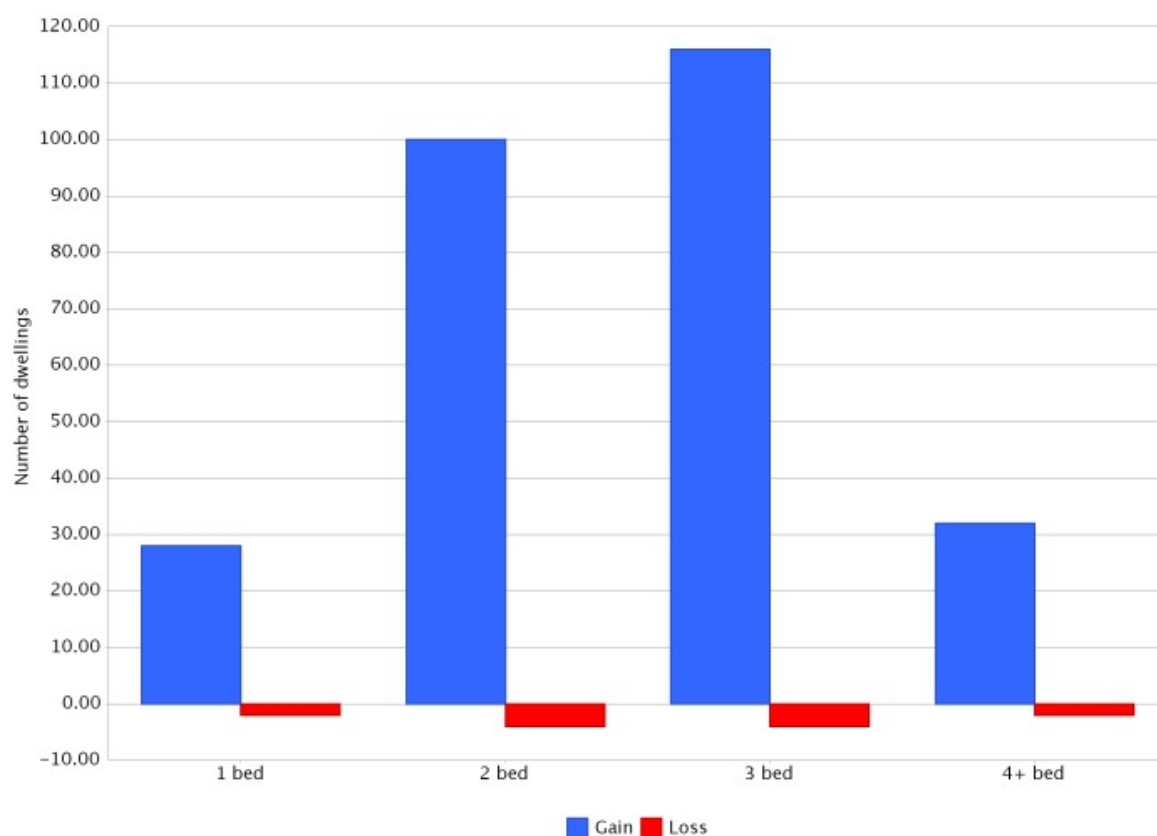


Target

6.3.41 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) 2010/11



(Great Yarmouth Borough Council, 2011)

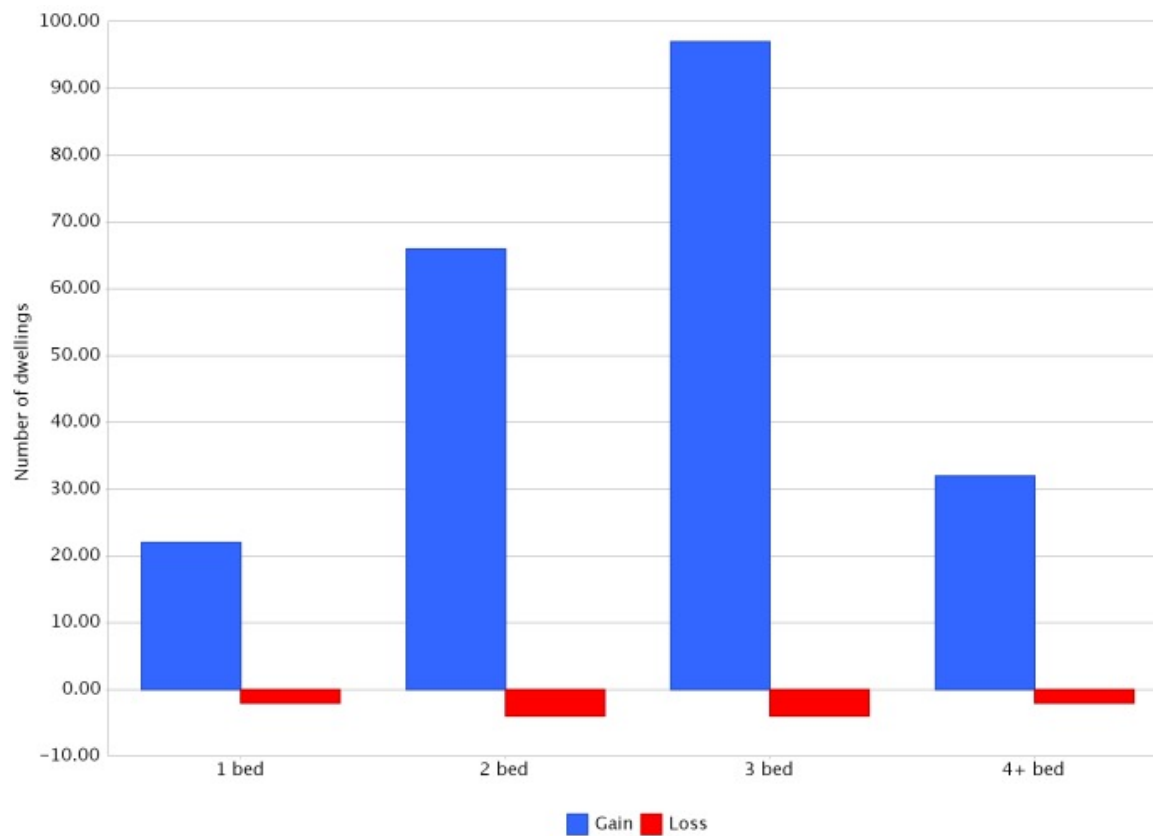
Commentary

6.3.42 Figure 6.6 shows that 53.62% of all dwellings completed during 2010/11 were 3 or 4 bedroomed. This shows an increase from 2009/10 (48%), 2008/09 (42%), whereas 2007/08 was 46% and 2006/07 was 60%. Of the 1 and 2 bed properties, about 58% (158 units) were located in Great Yarmouth and Gorleston, and of these, 43 units (58%) were from changes of use and conversions.

6.3.43 Figure 6.7 shows the mix of market dwellings only (mainly 2&3 bedroomed). Figure 6.8 shows that 89.8% of all Registered Social Landlord dwellings completed were either 2 bedroomed (34 units) or 3 bedroomed (19 units).



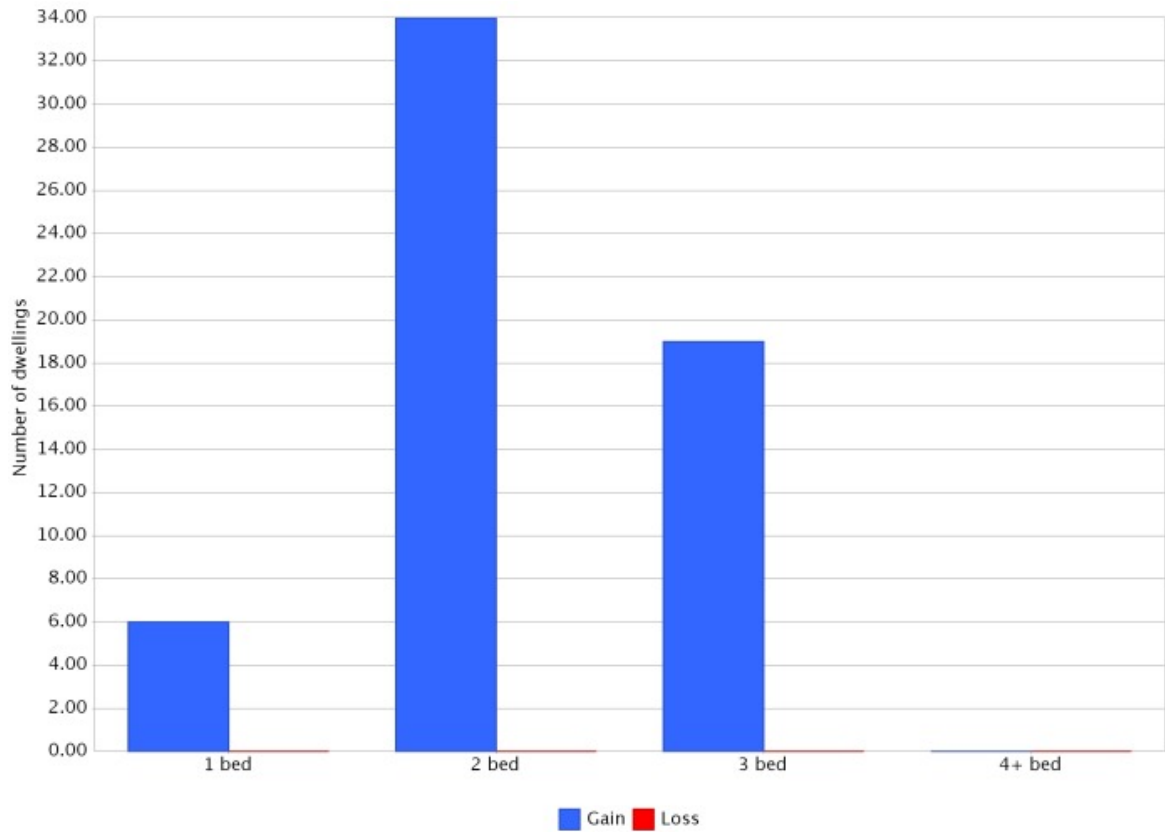
Figure 8 Mix of market dwelling size 2010/11



(Great Yarmouth Borough Council, 2011)



Figure 9 Mix of RSL dwelling size 2010/11



(Great Yarmouth Borough Council, 2011)

Borough Wide-Local Plan (2001)

6.3.44 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.
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Commentary

6.4.1 Completions of non-residential developments were not monitored against their compliance with car parking standards during 2010/11. 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.
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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 2010/11
GP	99.3%
Hospital	48.9%
Major Food Store	96.7%
Primary School	99.3%
Secondary School	97.5%
Further Education	73.9%
Workplace	97.1%

(Great Yarmouth Borough Council, 2011)



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

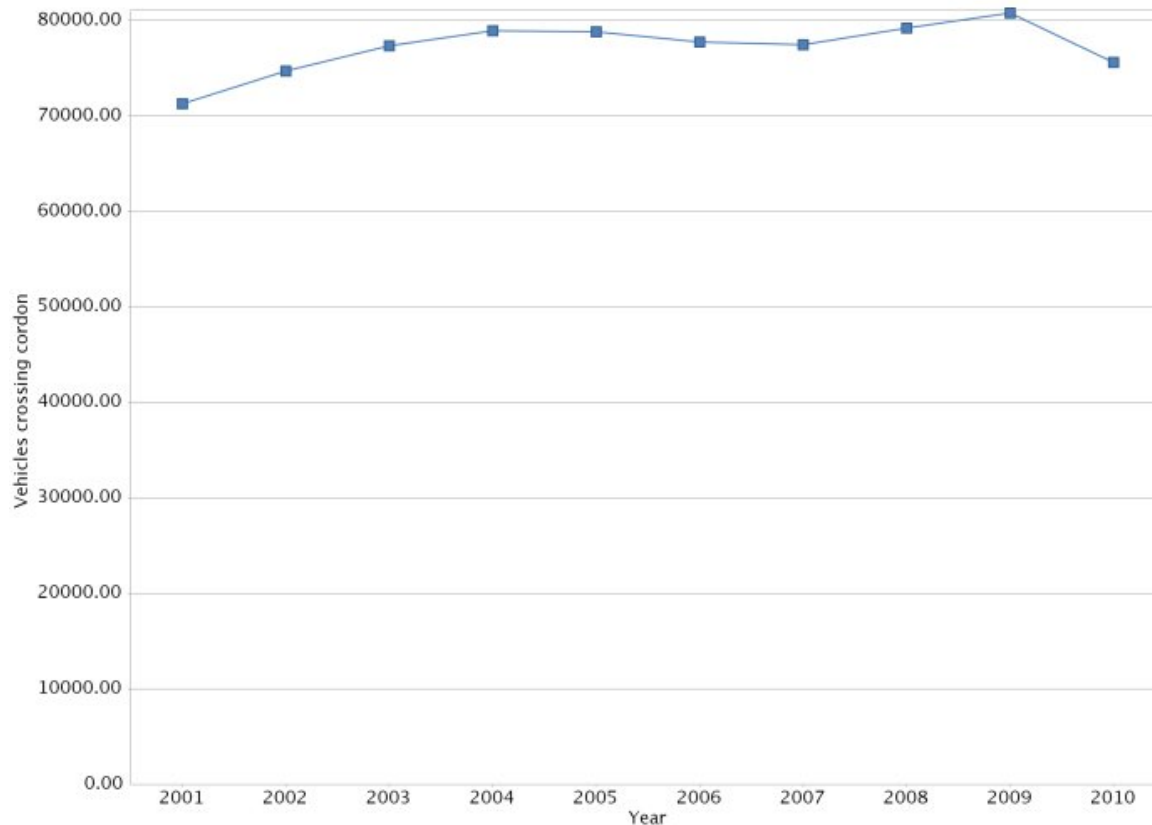
6.4.10 No growth in annual average daily 12 hour traffic flows across the Great Yarmouth Town Centre cordon (the built up area around Great Yarmouth, Southtown and Gorleston).

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. The drop in 2010 is almost entirely due to a fall of around 5,000 vehicles on Caister Road caused by a road traffic accident during the survey period (the figure from the 2011 survey was not available in time for inclusion in this years Annual Monitoring Report).

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
--------------	--

6.5.1 No major retail developments were completed during 2010/11.



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 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.
--------------	---

6.5.4 No major retail developments were completed during 2010/11.

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 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.
--------------	--

6.5.7 Only St George's Park in Great Yarmouth is managed to Green Flag Award standard. The Park first won the prestigious award from the Civic Trust in July 2008 and was, at the time, the only formal park in the County to have achieved this accolade. The award has since been retained by St. Georges Park in 2009 and 2010.

6.5.8 The Green Flag Scheme was run by the Civic Trust in 2008/09, but has since been administered by Keep Britain Tidy.

Borough-Wide Local Plan (2001)

6.5.9 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 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) and Planning Policy Statement 25 contain 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 the Borough.

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 the Borough'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 89.78% meet the Public Service Agreement target⁽²⁾ (in favourable or unfavourable recovering condition). Since 2005 this figure has varied from a low of 73.84% in 2008 to the current high of 89.78% This figure is below the national figure of 96.69%, the East of England (94.11%), and the Norfolk figure of 95.97%.

2 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%	70.55%	0.00%	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%	78.8%	16.79%	0.00%
Trinity Broads	45.40%	41.90%	12.70%	0.00%	0.00%
Upper Thurne Broads and Marshes (part)	38.91%	61.09%	0.00%	0.00%	0.00%
Winterton-Horseley Dunes (part)	73.40%	10.49%	16.11%	0.00%	0.00%

(Source: Natural England, Sept 2011)

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 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.

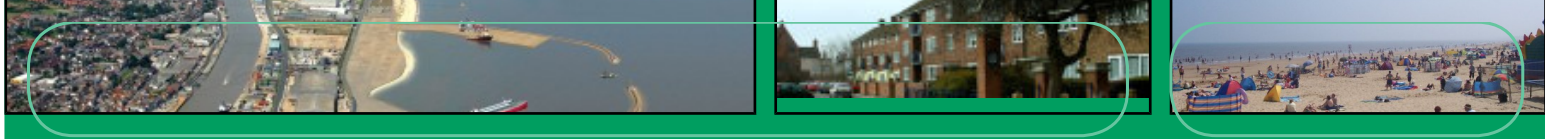
6.7.7 Following a county-wide survey by the Norfolk Wildlife Trust, some areas have been identified as County Wildlife Sites (CWS) in the Borough. These are the best semi-natural habitats, other than SSSI's, and cover a total area of 238.83 hectares within the Borough. Additionally, some sites such as 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 the Borough 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.
- **The Carr (7.06 hectares).** This site is composed of a Y-shaped area of wet peaty ground to the west of Marsh Road. Each of the three arms has two parallel drains running the length of it: the western and southern arms have damp alder *Alnus glutinosa* and ash *Fraxinus excelsior* woodland between, while the eastern arm has damp grassland. The eastern side of the site is very wet with ponds but inaccessible to survey.



Commentary

6.7.9 The data presented above indicates that the Borough 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 LDFs 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 Council will need to take advantage of these opportunities in order to ensure that Boroughs 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. Renewables accounted for 6.8% of electricity generated in the UK during 2010, 0.1 percentage point higher than during 2009. Overall generation from renewables increased by 2.2% between 2009 and 2010. When taking into account only renewable sources eligible under the Renewables Obligation, they accounted for 7.0% of UK electricity sales, up from 6.7% in 2009. ⁽³⁾

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

Analysis

6.8.4 The Government indicator requires the Council to provide details of completed renewable energy schemes, including bio fuels, onshore wind, water, solar energy, and geothermal energy.

3 Department for Business - UK Energy in Brief 2011)



6.8.5 The first renewable energy scheme to be installed in the Borough 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⁽⁴⁾ homes. No further renewable energy schemes have become operational since then.

6.8.7 The Council has no information on other types of renewable energy generation, such as solar power, which do not in the main require planning consent.

Commentary

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. 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%.⁽⁵⁾

6.8.10 There is significant scope for offshore wind turbine development through the East Anglian Array project (7.2 gigawatt). The first phase, East Anglian ONE is located 43km off the coast and will feature 400 new generation wind turbines, totalling 1200megawatts of capacity.

6.8.11 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.

4 British Wind Energy Association

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

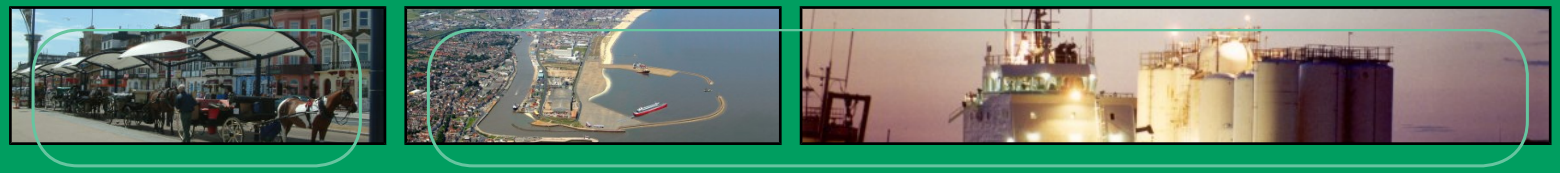


6.9.3 The region and Great Yarmouth require further pitches to accommodate the needs of gypsies and travellers. In February 2006 the East of England Regional Assembly commenced a single issue review to address the accommodation needs of gypsies and travellers. In July 2009 the Government published its revised policy and required the Borough 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.

Borough-Wide Local Plan (2001)

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

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 2010/11, 81.86% 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 large increase on last years 55.07% but remains slightly lower than 85.7% achieved in 2007/08. This increase is partly due to fewer completions being completed at Bradwell where the bus service changed from a half hourly to an hourly service, and an increase in completions at West Road, Caister.

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 2010/11, 100% 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>
-------------------------	--

Commentary

7.1.11 No planning applications were decided during 2010/11 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.

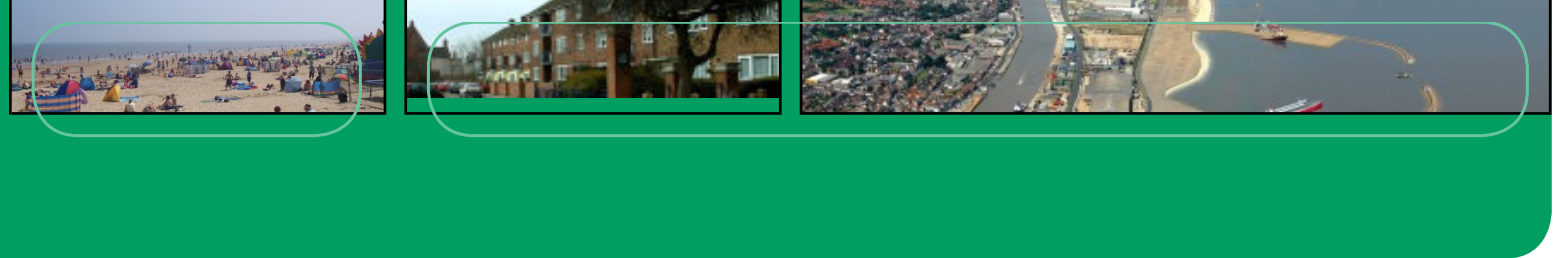
7.2.4 Domestic Waste. Both the total amount of domestic waste collected and the amount generated per household has slightly decreased over the last year. This is largely due to the global financial situation meaning a continued decrease in consumption of materials.

7.2.5 The amount of domestic waste collected has increased since last year, however, the amount generated per dwelling shows a slight reduction for the third year in a row.

Table 9 Amount of Domestic Waste Collected 2001-11

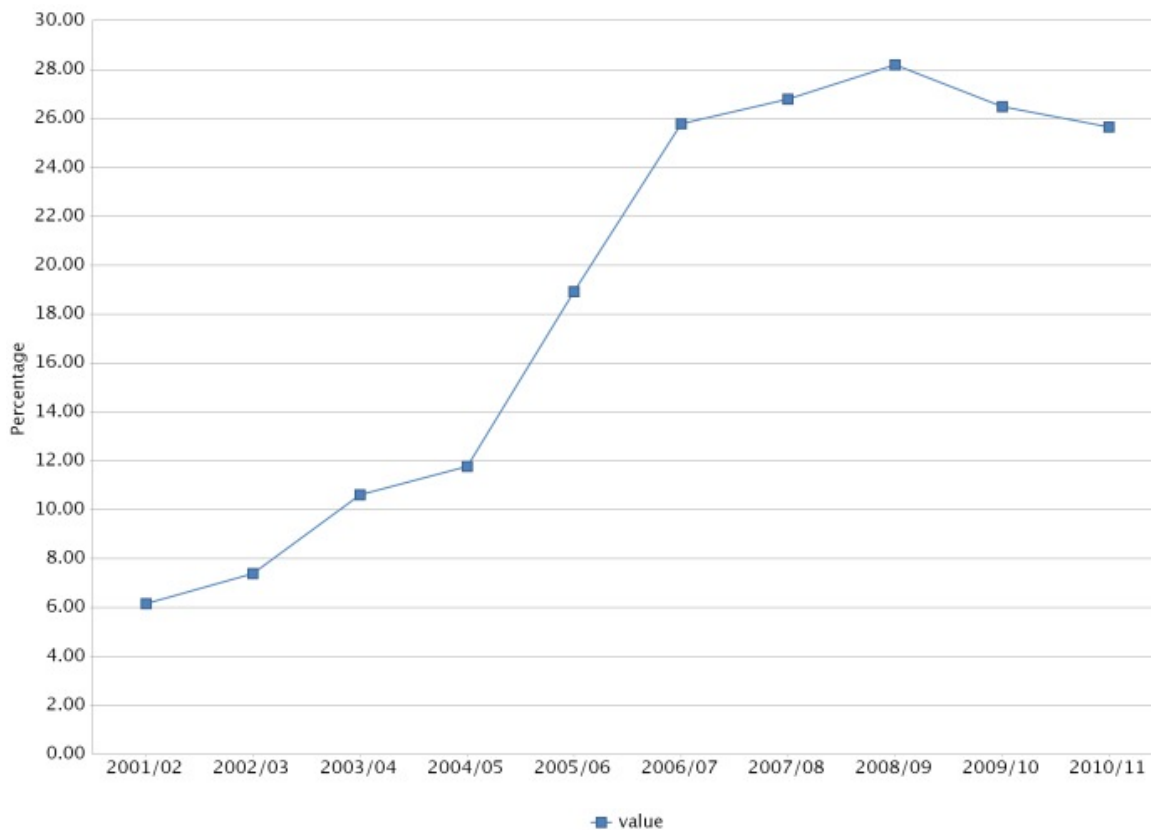
Year	Total Tonnes collected
2001/02	37,135.56
2002/03	36,456.79
2003/04	35,512.23
2004/05	41,319.72
2005/06	37,134.72
2006/07	34,253.00
2007/08	35,802.99
2008/09	33,799.95
2009/10	33,744.48
2010/11	33,801.00

(Great Yarmouth Borough Council, 2011)



7.2.6 Over the past twelve months, the percentage of domestic waste recycled fell by 0.84% to 25.66% overall. This is the second year in a row the figure has fallen. However, following the installation of new equipment in the Materials Recovery facility, which is now seeing a downward trend in the amount of reject per load, it is expected that this figure will show an improvement in performance in the near future.

Figure 11 Percentage of domestic waste recycled



(Great Yarmouth Borough Council, 2011)

Borough-Wide Local Plan (2001)

7.2.7 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

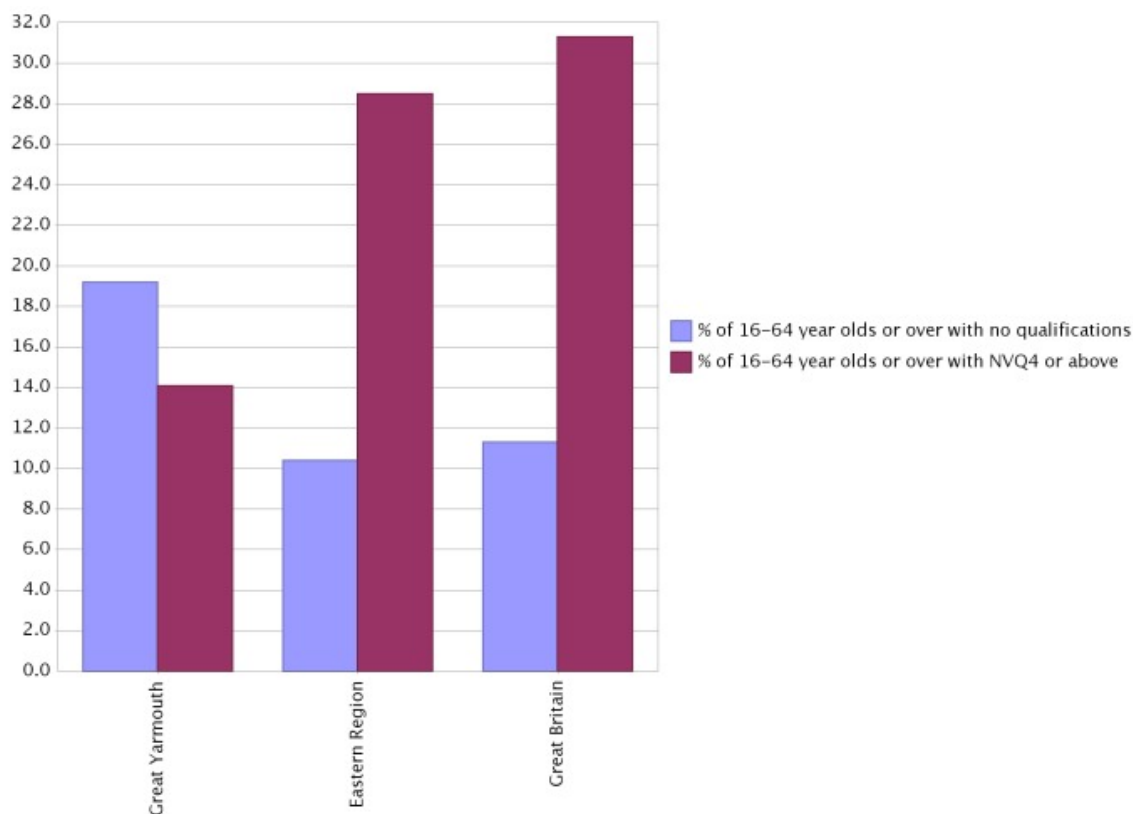
Indicator 16	Education and Training Percentage of people without qualifications and training
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Commentary

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 the Borough than both the Eastern Region and Great Britain in 2010, and has decreased since 2009.

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 14.1%, in 2010.

Figure 12 chart1



(Source: ONS Annual Population Survey 2010 (www.nomisweb.co.uk))

Borough-Wide Local Plan (2001)

7.4.3 The following policies are relevant to this indicator: None



Indicator 17	Enterprise
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Commentary

7.4.4 The level of active enterprises provide an indicator of the level of business activity. Table 10 shows the number of active enterprises per 10,000 population between 2004 and 2009.

7.4.5 Apart from Great Yarmouth the only other district in Norfolk to show a decline over this period in Norwich City (-25.68 per 10,000 population). The largest increase was in Broadland +17.26 active enterprises per 10,000 population.

Table 10 Active Enterprises per 10,000 population

	2004	2005	2006	2007	2008	2009	change
Great Yarmouth	330.52	327.95	329.17	330.81	324.25	324.09	-6.44
Norfolk	364.08	364.04	366.23	371.54	367.32	364.50	+0.42
East of England	400.45	400.81	402.52	411.04	413.40	414.33	+13.88
England	376.23	377.38	379.11	388.91	393.47	393.78	+17.55

(Source: Norfolk Insight (ONS))

Borough-Wide Local Plan (2001)

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

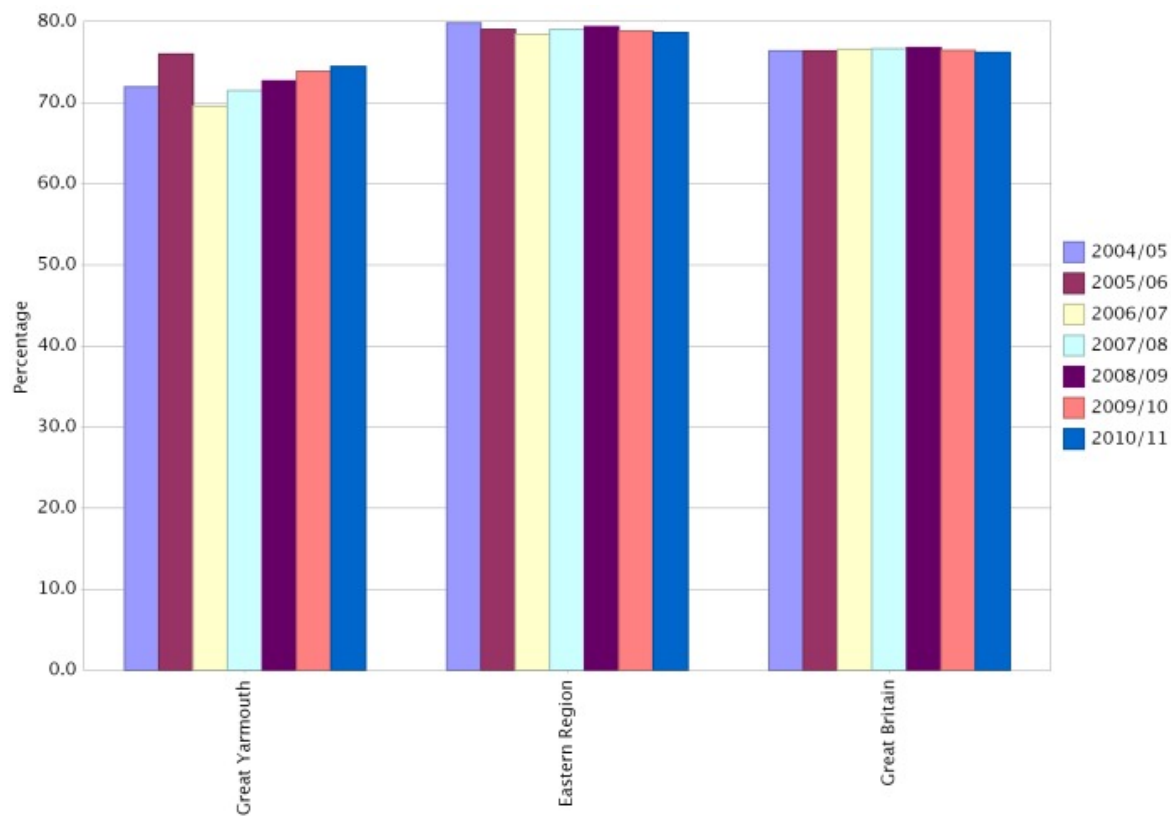
Indicator 18	Economic Activity Percentage of working age population economically active
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Commentary

7.4.7 The Great Yarmouth population of working age (i.e. those aged 16 to 64 for men or 16-59 for women) employment rate was 74.5% during 2010 compared with an average for the Eastern Region of 78.7% and Great Britain of 76.2%. Economic activity levels since 2006/07 have increased year upon year in Great Yarmouth, however in the Eastern Region and Great Britain the level of employment has fallen slightly for the second year in a row.



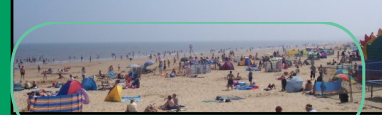
Figure 13 Economic Activity



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

Borough-Wide Local Plan (2001)

7.4.8 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)

7.4.9 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)

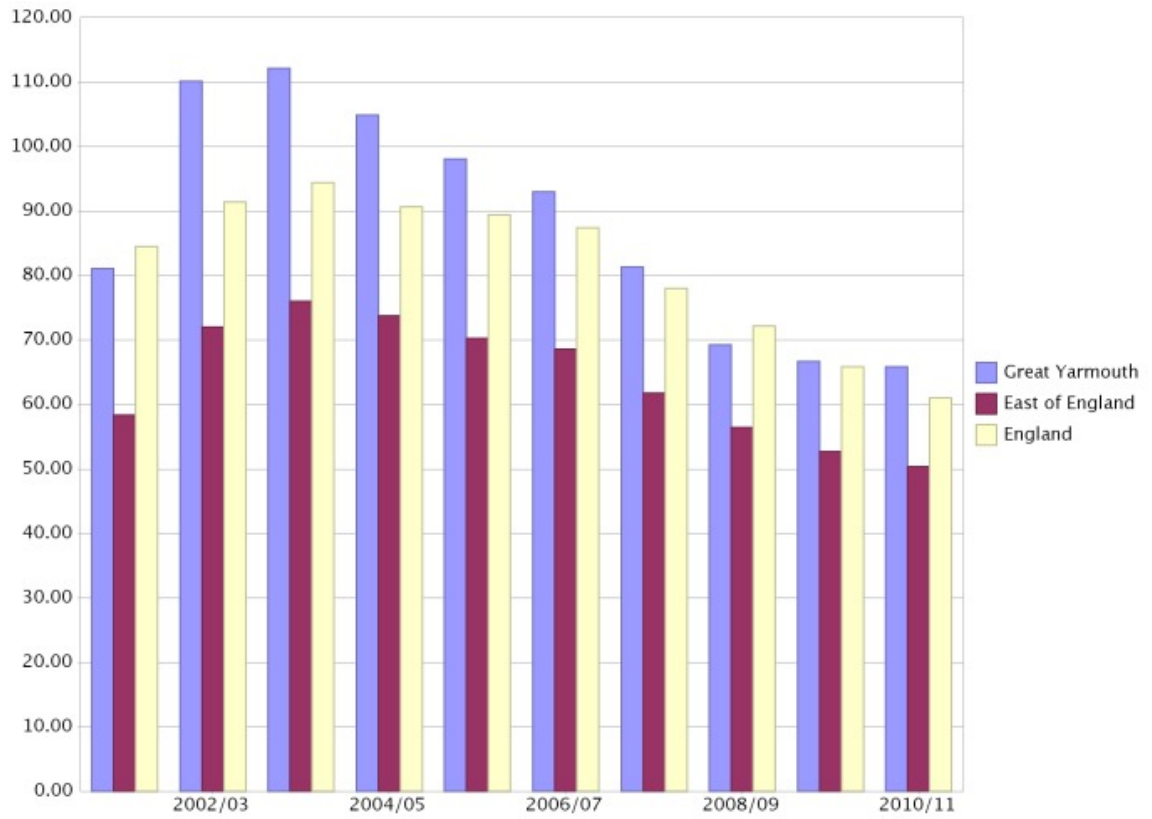
Borough-Wide Local Plan (2001)

7.4.10 The following policies are relevant to this indicator: None



Indicator 20	Crime Statistics
--------------	------------------

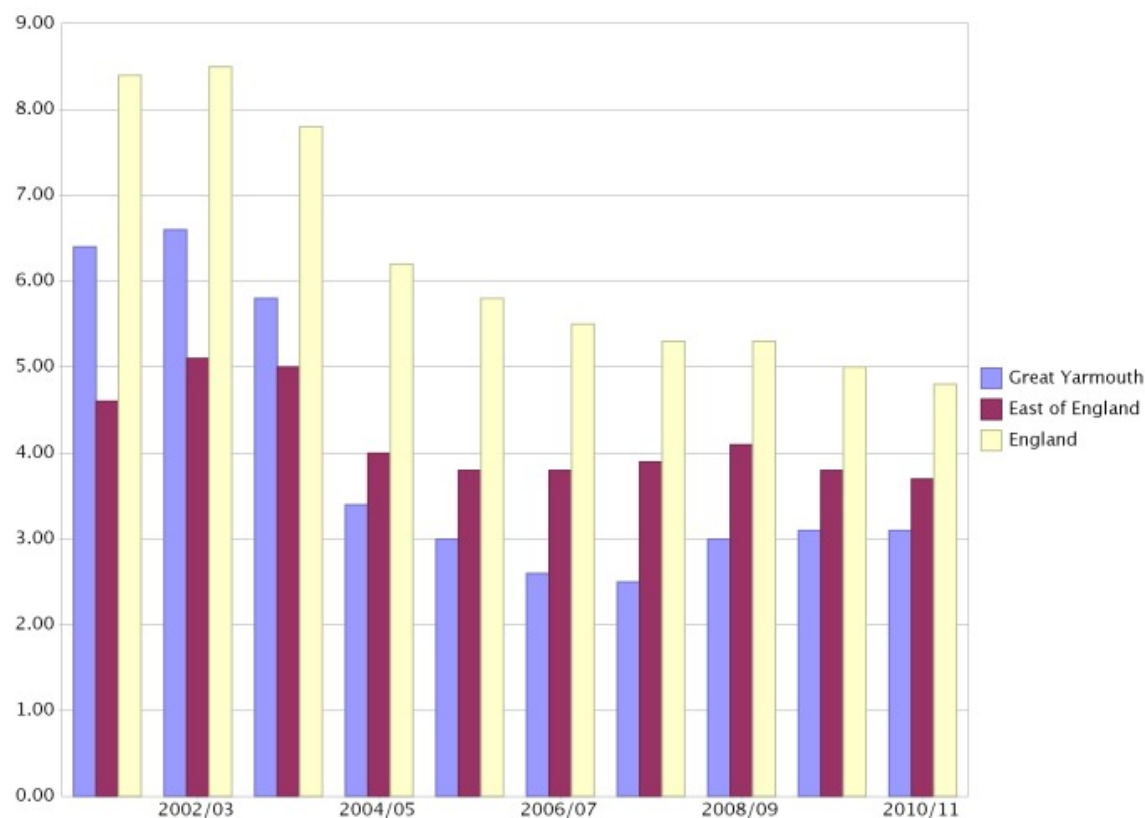
Figure 14 All Crimes - offences per 1,000 population 2001-2011



(Source: ONS Notifiable Offences Recorded by the Police 2011)



Figure 15 Burglary in a dwelling - Offences per 1,000 population 2001-2011



(Source: ONS Notifiable Offences Recorded by the Police 2011)

Commentary

7.4.11 The number of crimes committed per 1,000 people in Great Yarmouth during 2010/11 was 65.9 (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 for the East of England (50.4) and slightly higher than the rate for England (61.0).

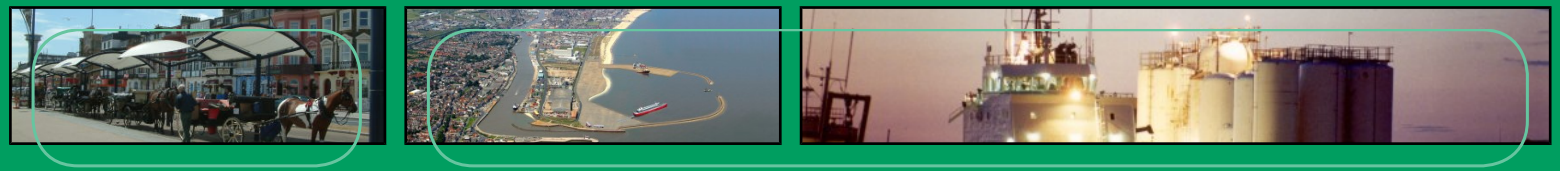
7.4.12 The number of house burglaries recorded in Great Yarmouth during 2010/11 was 3.1 per 1,000 people. This is the same as last year and the first since 2007/08 that the figure has not shown an increase. The rate of burglary in Great Yarmouth has remained lower than both the regional and national levels since 2004/05.

Borough-Wide Local Plan (2001)

7.4.13 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 2010)				
Population Size	97,200	862,300	5,831,800	52,234,000
Population Density (people per hectare)	5.59	1.61	3.05	4.01
% of population under 16 years of age (2009)	17.21%	16.78%	18.93%	18.73%
% of population: Females 60+ years, Males 65+ years (2009)	24.79%	24.94%	20.51%	19.34%
Ethnic Composition (2009)				
White	94.39%	94.34%	90.02%	87.46%
Mixed Ethnicity	1.14%	1.15%	1.72%	1.85%
Black or Black British	1.14%	0.91%	2.14%	2.94%
Asian or Asian British	2.70%	2.29%	4.38%	6.11%
Chinese or Other	0.62%	1.35%	1.74%	1.64%
Employment				
Percentage unemployment (Nomis. August 2011, job seekers allowance claimants)	5.2%	3.2%	3.1%	3.8%

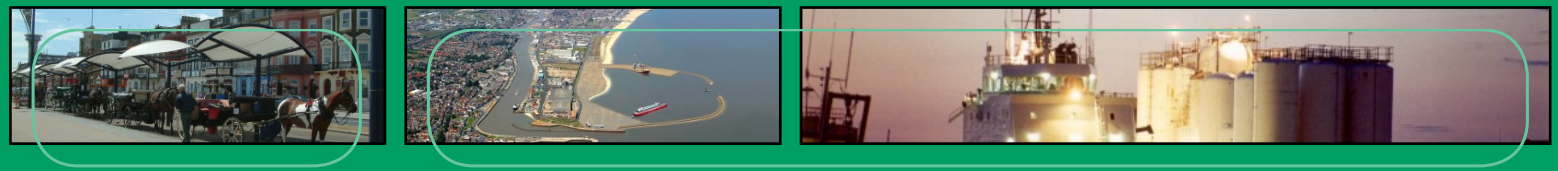


Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Populations (Office National Statistics Mid-Year Estimates 2010)				
Percentage economically active (Nomis. April 2010 to March 2011)	74.5%	77.5%	78.7%	76.9%
Percentage persons of pensionable age (Census 2001)	22.49%	22.94%	18.96%	18.37%
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 2010 and Land Registry)				
Number of households	43,413	387,743	2,504,152	22,443,422
Average household size	2.24	2.22	2.33	2.33
Average house prices - Jan - March, 2011	£142,013	£177,572	£232,310	£238,807



Contextual Indicator	Great Yarmouth	Norfolk	East of England	England
Populations (Office National Statistics Mid-Year Estimates 2010)				
Percentage change in mean house prices - Quarter 1, 2010 - Quarter 1, 2011	-6.51%	-4.39%	-0.29%	+0.43%
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 2009)	17,376	537,067	1,910,878	13,028,189
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 (2011)	17	287	1,197	c9,800
Number of Scheduled Ancient Monuments (2011)	13	440	1,727	19,749
Listed Building Entries (April 2011)	415	10,566	57,711	375,121

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 monitoring year the Council has continued to customise CDP 'Smart' by uploading and verifying historical housing completions to the monitoring system back to 2005/06. Previously, monitoring data was solely retained via spreadsheet records and included information on: dwelling size, number of bedrooms, greenfield/brownfield land-use, housing tenure and affordable housing - all of which have now been incorporated electronically on to CDP 'Smart'.

9.1.2 In addition, a number of reports have been customised which will automatically interrogate the raw monitoring data and output the information to inform this years AMR return. Consequently, significant progress have been made in terms of data accuracy, quality and publishing.

9.1.3 The 2010/11 AMR has made every effort to meet its requirements, however it is acknowledged that more work will be required to build the CDP 'Smart' database further. This has been especially true whilst attempting to populate contextual indicators.

9.1.4 A small number of core indicators have remained unobtainable this year and were unable to be reported. Although, it is envisaged that enhancements to the CDP 'Smart' package during 2012 will enable a full range of indicators to be monitored and reported.

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.



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 four years there have been a number of technical issues which have restricted the installation of CDP Smart in the Borough. However, during the past 12 months the majority 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 eventual 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 The Council is also working with the other representatives of the Norfolk Wide Monitoring Working Group to enable non-residential completions (in particular strategic employment sites and retail development) to be annually monitored on CDP 'Smart'. Non-residential monitoring will be expected to inform future AMR's from 2012/13 onwards.

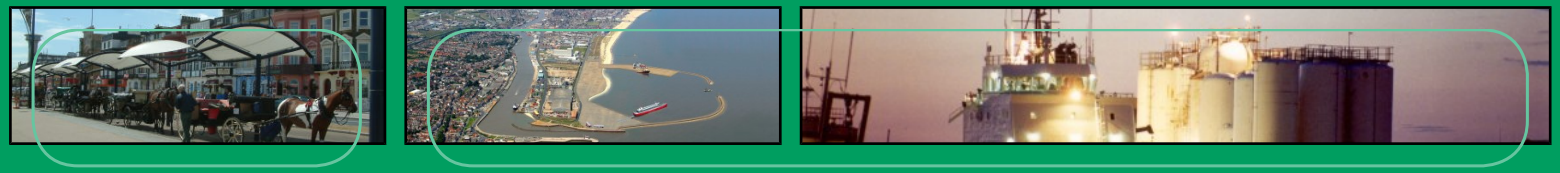
9.3.7 As work progresses on the LDF it will be necessary to develop new indicators to help monitor the effectiveness of future LDF planning policies. The Core Strategy is currently being prepared to its Regulation 27 ' Draft Submission' stage, and, as policies emerge in the Development Plan Documents, 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 four 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

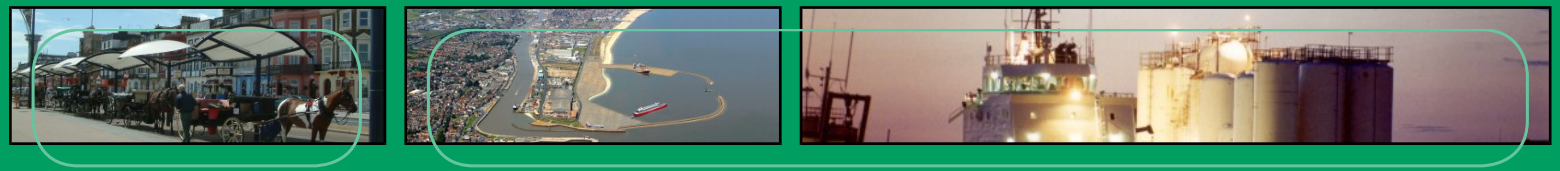
9.4.1 The Council has a comprehensive evidence base in place and an operational monitoring system. Due to the amount of time taken to fully install CDP Smart, only a small selection of indicators have been created in the system. However, it has substantially improved the speed and quality of the data collection and it is anticipated that it will more fully inform the 2011/12 AMR.

9.4.2 Annual Monitoring Reports and the number of indicators they are expected to monitor are likely to be further rationalised through the emerging Localism Bill. However, it is likely that in the foreseeable future, time and resources will continue to constrain the potential outputs of CDP Smart.

1 Appendix A: Housing Trajectory and Supporting Data



2 Appendix B: Housing Schedule



2 Appendix B: Housing Schedule

Table 15 Housing Trajectory Data: Great Yarmouth Borough Council (as at 31 March 2011)

Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/11 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)				FURTHER COMMENTS
				11/12	12/13	13/14	14/15	
Under Construction								
Art College, Trafalgar Road, Gt Yarmouth	0.9921	18	0	18				Brownfield conversion. Full approval 12/08/09
21/24 Nelson Road Sth, Great Yarmouth		16	0	16				Brownfield conversion. Full approval 24/03/10
Cap & Gown PH, Magdalen Road, Gorleston		15	0	15				Brownfield, 06/10/0052/F. Full approval 26/04/10
Peterhouse Avenue, Gorleston		-9	0	-9				Brownfield - demolition of 24 flats & build 15 houses. Approved 26/04/10
School Road, Runham Vauxhall, Gt Yarmouth	0.2167	21	0	12		9		Brownfield, 06/05/0327/D Approved 30/06/05
Riverside Road, Gorleston	0.1280	24	0	0	16	8		Brownfield, 06/03/0242/F Approved 20/05/05
Blue Sky, Market Road, Bradwell	6.4700	80	95	20	20	20		Brownfield, 06/04/0443/D Approved 17/01/05
Beccles Road, Bradwell	3.5702	35	60	7	7	8	8	Greenfield, 06/03/0752/D Approved 20/12/06
Covent Garden Road, Caister	1.5449	5	31	0	0	5	5	Brownfield, 06/03/0100/F Approved 20/12/04

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





Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/11 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)					FURTHER COMMENTS	
				11/12	12/13	13/14	14/15	15/16		
West Road, Caister	4.5180	43	107	24	19				Greenfield, 06/05/0940/D Approved 27/07/07	
Martin de Rye Way, Caister	2.2908	11	13	3	3	3	2		Greenfield 06/01/0976/F Approved 08/07/03	
Waters Lane, Hemsby	3.7681	20	92	12	8				Greenfield 06/03/0930/F 16/06/04	
Estcourt Road, Great Yarmouth		25	25	0	0	10	15		Brownfield, 06/11/0362/F Approved 13/10/10	
149 King Street, Great Yarmouth		12	12	0	12				Conversion, 06/10/0464/F Approved 27/10/10	
The Royal Oak, Ormesby	0.2592	12	3	7	5				Convert PH to 5 units and 10 new houses 06/09/0501/F	
Bygone Village, Fleggburgh	5.5404	15	5	4	2	2	3	2	Brownfield, 06/07/0263/D Approved 20/06/07	
Mulberry Tree House, Main Road, Filby	0.6837	8	3	3	3	2			11 with outline, 9 of which have full consent.	
North Mrkt Road, Winterton		7	4	0	3	4			Brownfield 06/06/0694/F Approved 03/11/2006	
Full/Reserved Matter Approvals										
Runham Vauxhall, Gt Yarmouth		111	0	0	24	24	24	24		Brownfield 06/05/0866/F Approved 30/04/2009
Gainsborough Court, Gt Yarmouth		10	0	0	10					Brownfield, 06/10/0059/F Approved 27/04/10



Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/11 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)					FURTHER COMMENTS
				11/12	12/13	13/14	14/15	15/16	
Read's Land, Burgh Road, Gorleston	0.9921	24	0	0	5	12	7		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	0	10	20	19		Greenfield, 06/09/0593/D Approved 16/12/09
Awaiting S106 Agreement									
Former Claydon School, Gorleston	3.2080	110	0	0	0	25	30	24	2.286ha brownfield/ 0.922ha greenfield.
Application Submitted									
Former Martham First School, School Lane, Martham		12	0	0	0	12			Brownfield, 06/11/0402/O Outline application submitted
Beach Coach Station, Great Yarmouth		19	0	0	0	19			Brownfield, 06/11/0681/F Full application
Local Plan Allocations									
East Anglian Way, Gorleston	3.8395	95	0	0	0	0	30	30	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.
AAP Sites									

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

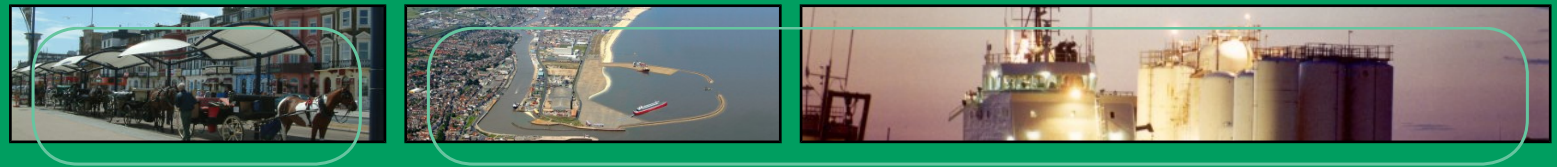


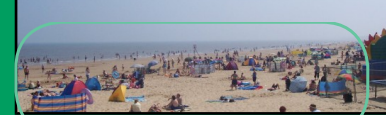
Site Name/Address	Site Area (hectares)	Estimated Total Units to be built (No. Of Units)	Completions as at 31/03/11 (No. Of Units)	Total No. Of Units/Year (Estimated for year of completion 1 April to 31 March)					FURTHER COMMENTS	
				11/12	12/13	13/14	14/15	15/16		
Cobholm, Bure Harbour Quay	3.8400	100	0	0	0	0	25	25	Brownfield	
North Quay, Breydon Reach	5.0000	370	0	0	0	0	0	50	Brownfield	
The Conge		90	0	0	0	0	0	0	Brownfield	
Ice House Quay	5.3600	450	0	0	0	0	0	0	Brownfield	
Unallocated Brownfield Sites										
Halls, Riverside Road, Gorleston		100	0	0	0	0	25	25	Brownfield	
Registry Office, Ferryside, High Road, Gorleston		18	0	0	0	0	0	18	Brownfield	
Small Sites + SHLAA				64	115	59	84	94		
Grand Total				196	267	232	306	305		

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



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)



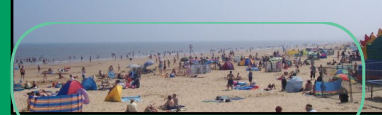
Policy	Subject
EMP30	Employment (Southtown)
EMP31	Employment (Southtown)
EMP32	Employment (Bollard Quay)
EMP33	Employment (Malthouse Lane)
HOU4	Housing (Location of Future Housing Sites)
HOU5	Housing (Location of Future Housing Sites)
HOU6	Housing (Location of Future Housing Sites)
HOU7	Housing (Location 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



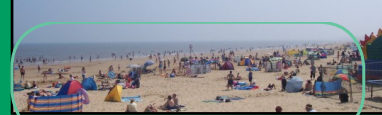
Policy	Subject
INF12	Infrastructure Provision and Public utility Services - general requirements incumbent on developers
INF16	Infrastructure Provision and Public utility Services - development in areas susceptible to coastal erosion or land instability
INF17	Infrastructure Provision and Public utility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



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 Market Assessment. PPS3 also covers design issues



<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>HOU14</i>	Housing (Affordable Housing)	Policy (currently 15% - 25 dwellings or more) falls below the minimum requirements of PPS3 The policy is, therefore, not in conformity with PPS3 for the delivery of affordable housing.	Refer to Planning Policy Statement 3 (Paragraph 30, page 11), which sets out the minimum requirements for affordable housing. Until the LDF is adopted, all housing developments of 15 dwellings and above will seek to deliver 35% affordable housing. Further reference is contained in the Regional Spatial Strategy, the Core Strategy and the Housing Market Assessment.
<i>HOU25</i>	Housing (Special Needs Housing)	Policy is area specific and a statement of intent.	Refer to the Great Yarmouth Waterfront Area Action Plan as a material consideration.
<i>HOU26</i>	Housing (Gypsies)	Policy covered by PPS3 and Regional Spatial Strategy (RSS).	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy and consult with Planning Policy for comments.
<i>HOU27</i>	Housing (New Age Travellers)	Policy covered by PPS3 and Regional Spatial Strategy (RSS).	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy and consult with Planning Policy for comments.
<i>HOU28</i>	Housing (Travelling Showmen)	Policy covered by PPS3 and Regional Spatial Strategy (RSS).	Refer to Planning Policy Statement 3 and the Regional Spatial Strategy and consult with Planning Policy for comments.
<i>TCM5</i>	Transport and Communications (Local highway Improvement Schemes)	Fully Implemented. Policy ensured highway improvements were carried out. No need to refer to alternative policy in the event of a planning application.	No need to refer to an alternative policy.



Deleted Policy	Subject	Justification	Reference
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 Great Yarmouth Waterfront Area Action Plan as a material consideration.
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. Accessibility policies required by PPS1. The policy looks to improve the environment for pedestrians and improve safety. However, policy is covered by the DDA and will be implemented in any case.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.



Deleted Policy	Subject	Justification	Reference
SHP1	Shopping (Strategy)	Policy considered out of date and a repetition of PPS6	Refer to Planning Policy Statement 6
SHP2	Shopping (Great Yarmouth Town Centre)	Policy is locally site specific, but considered out of date.	Refer to Planning Policy Statement 6. Consult with NCC and Planning Policy for comments.
SHP3	Shopping (Gorleston Town centre)	Policy considered out of date and a repetition of PPS6	Refer to Planning Policy Statement 6. Consult with NCC and Planning Policy for comments.
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, therefore, no longer required. PPS9 also protects wildlife areas	No alternative policy required. However, refer to Planning policy Statement 9 for statutory and non-statutory designated wildlife areas. Consult with Planning Policy for comments.
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.



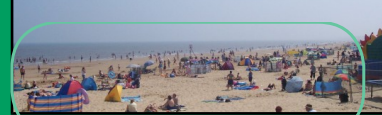
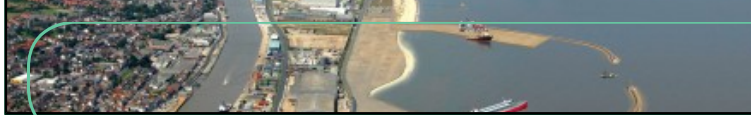
Deleted Policy	Subject	Justification	Reference
INF13	Infrastructure Provision and Public utility Services - development in flood risk areas	Policy repeats national policy on flood risk set down in PPS25.	Refer to Planning Policy Statement 25. Consult with the EA and Planning Policy for comments.
INF14	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.
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.



<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>NNV22</i>	Natural Environment (Protecting Trees and Hedgerows)	Policy is repetitive and not considered necessary to determine planning applications, as features are already protected by national guidance.	Policy covered by national guidance. Liaise with the Tree Preservation Order Officer.
<i>NNV23</i>	Natural Environment (Protecting Trees and Hedgerows)	Policy is repetitive and not considered necessary to determine planning applications, as features are already protected by national guidance.	Policy covered by national guidance. Liaise with the Tree Preservation Order Officer.
<i>NNV24</i>	Natural Environment (Protecting Trees and Hedgerows)	Policy is repetitive and not considered necessary to determine planning applications, as features are already protected by national guidance.	Policy covered by national guidance. Liaise with the Tree Preservation Order Officer.
<i>NNV25</i>	Natural Environment landscaping new development)	Repeats other policies set out in the plan.	Refer to other criteria based policies dependent of development proposal.
<i>NNV26</i>	Natural Environment (Forestry and Woodlands)	Covered by Regional Spatial Strategy	Refer to national guidance and Regional Spatial Strategy. Liaise with the Tree Preservation Order Officer.
<i>BNV4</i>	Built Environment (Listed buildings)	This is required anyway and a notion of intent. Therefore, delete.	No alternative policy required.
<i>BNV30</i>	Built Environment (Access and facilities for people with mobility difficulties)	Policy repeats the requirements of the Disability Discrimination Act (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 Disability Discrimination Act (DDA). Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.

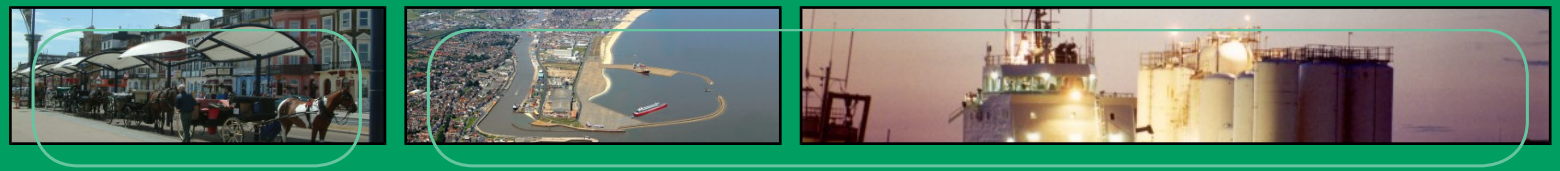


Deleted Policy	Subject	Justification	Reference
BNV32	Built Environment (Access and facilities for people with mobility difficulties)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
BNV34	Built 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.
BNV35	Built Environment (Access and facilities for people with mobility difficulties - public transport)	Policy repeats the requirements of the DDA and LTP requirements. Therefore, not required.	Refer to the Disability Discrimination Act 1995, Local Transport Plan and comments from Access Officer and NCC.
BNV36	Built Environment (Access and facilities for people with mobility difficulties - shopping)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
BNV37	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.
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.



<i>Deleted Policy</i>	<i>Subject</i>	<i>Justification</i>	<i>Reference</i>
<i>BNV41</i>	Built Environment (Access and facilities for people with mobility difficulties - special needs housing)	Policy repeats the requirements of the DDA. Therefore, not required.	Refer to the Disability Discrimination Act 1995 and comments from Access Officer and NCC.
<i>REC2</i>	Sport and Recreation (Sports Halls)	Policy is out of date and fully implemented.	No alternative policy required.
<i>REC3</i>	Sport and Recreation (Synthetic Playing Pitches)	Policy has been implemented. Therefore, delete.	No alternative policy required.
<i>REC4</i>	Sport and Recreation (Local indoor facilities)	Not specific or criteria based. Policy of intent, therefore, delete	No alternative policy required.
<i>REC14</i>	Sport and Recreation (Countryside and coastal recreation)	Repetition of national guidance under the Public Rights of Way	Refer to national guidance and liaise with the Public Rights of Way Officer at NCC and GYBC

5 Appendix E: Glossary





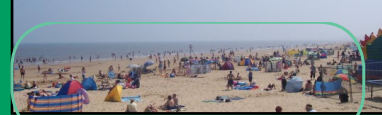
5 Appendix E: Glossary

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 Document</i> which sets the long-term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision.
DCLG	Department for Communities and Local Government	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> .
EERA	East of England Regional Assembly	The <i>Regional Planning Body</i> for the East of England.
EqIA	Equality Impact Assessment	A report produced by the local planning authority that focuses on assessing and recording the likely equalities impact of a local planning authority's strategy, policy or project on certain groups of people known equality target groups.
EiP	Examination in Public	<i>Development Plan documents</i> and the <i>Statement of Community Involvement</i> will be subjected to independent scrutiny by way of an Examination in Public.
	Front Loading	Strong emphasis placed upon consultation on the early stages of the plan making process so that the latter stages run smoother. Often in regard towards early community involvement in the production of <i>Local Development Documents</i> to gain public input and consensus at the earliest opportunity.



Acronym	Subject	Definition
	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.
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



Acronym	Subject	Definition
		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>LDF</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 providing guidance on an arrangement of different topics including housing, retail, employment, transport etc. Replaced by <i>Planning Policy Statements</i> .
PPS	Planning Policy Statement	Replaces <i>Planning Policy Guidance</i> . Designed to be more succinct, to separate policy guidance from practical implementation and to distinguish policy from advice.
	Preferred Options	Document(s) produced as part of the preparation of <i>Development Plan Documents</i> , and issues for formal public participation.
	Proposals Map	The adopted Proposals Map illustrates in a base map (reproduced from an Ordnance Survey map to a registered scale) all the policies contained in <i>Development Plan Documents</i> . It is site and location specific, unlike the <i>Key Diagram</i> . The proposals map is revised as each new <i>Development Plan document</i> is adopted and reflects the up to date planning strategy in the area.



Acronym	Subject	Definition
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.
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



Acronym	Subject	Definition
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.
SCS	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 the Council. PPS 12 "Local Spatial Planning" has a detailed definition.



