



Great Yarmouth Borough Council

Draft Local Development Framework: Annual Monitoring Report 2004/05

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December 2005

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Executive Summary

As required by recent planning legislation, authorities must produce annual monitoring reports (AMRs) to show if local development frameworks (LDFs) are achieving their aims and delivering sustainable development.

This is the first Great Yarmouth Borough Council AMR and is to be submitted to the Secretary of State for approval through the local Government Office by the end of December 2005. It covers the period 1 April 2004 to 31 March 2005.

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

Monitoring Local Development Framework

The AMR has found that work on the LDF is progressing in line with target milestones as set out in the Local Development Scheme. Work has begun on the Core Strategy (Issues and Options) and the Inspector's Binding Report on Statement of Community Involvement was received in November 2005 and classed a sound subject to minor amendments.

However, as a result of the draft Regional Spatial Strategy (RSS) for the East of England Examination in Public slippage and the Great Yarmouth and Waveney Urban Regeneration Company (URC) masterplan preparation our LDS timetable is also going to slip to allow conformity during the 2005/06 period.

Core Output Indicators

These are a set of national indicators which all authorities have to measure and they help inform spatial planning at regional and national levels. It is the first time they have been monitored. The AMR results for 2004/05 will form a baseline for these indicators. Future results will enable development trends to be identified and assessments to be made as to whether spatial planning policies are working or not.

Housing Trajectory

Guidance requires AMRs to use the housing trajectory method to assess future housing provision in an area. For Great Yarmouth this method shows that it has a good supply of brownfield land to meet housing demand over the coming years.

Developing the Evidence Base and Monitoring Systems

Although the council has in place a comprehensive evidence base and operational monitoring systems the AMR considers these need to be developed further to assist work on the Local Development Framework. Over the next 12 months the evidence base will be boosted by the availability of results from various studies while monitoring systems will benefit from potential county partnership working, development of local performance indicators, and enhancements to the 'Ocella' computer applications system.

1 Introduction

- 1.1 Monitoring is crucial to the successful delivery of local development frameworks. It helps authorities understand the social, environmental and economic issues affecting their areas and the key drivers of spatial change.
- 1.2 On a regular basis monitoring helps to show if LDFs are achieving their aims and delivering sustainable development. It also highlights whether targets are being achieved and if priorities are right or if they should be changed to reflect latest development trends.
- 1.3 As required by Section 5 of the Planning and Compulsory Purchase Act, Local Planning Regulation 48 and Strategic Environmental Assessment Regulation 7, authorities must produce annual monitoring reports (AMRs) in which they are required to undertake the following tasks:
 - review actual Local Development Framework (LDF) progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - assess the extent to which policies in local development documents are being implemented;
 - where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced;
 - identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - set out whether policies are to be amended or replaced.
- 1.4 Local development frameworks should be continually reviewed and revised and the AMR will be the main mechanism for assessing the framework's performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that maybe required.
- 1.5 In particular AMRs should consider:
 - whether the timetable and milestones for the preparation of documents set out in the local development scheme have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
 - whether policies and related targets in local development documents have been met or progress is being made towards meeting them or,
 - where they are not being met or not on track to being achieved, the reasons why;
 - what impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by the above. Local Planning Regulation 48(7) specifically requires information to be provided on net additional dwellings and local planning authorities should produce
 - housing trajectories to demonstrate how policies will deliver housing provision in their area.
 - what significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;

- whether the policies in the local development document need adjusting or replacing because they are not working as intended;
- whether the policies need changing to reflect changes in national or regional policy; and
- if policies or proposals need changing, the actions needed to achieve this.

1.6 The structure of AMRs should broadly reflect the issues to be addressed as set out above. However, beyond this, the structure is a matter for local judgement.

1.7 **First Annual Monitoring Reports**

1.8 According to good practice guidance the first AMRs should:

- be submitted to the Secretary of State through the relevant Government Office by the end of December 2005. It is appreciated that such AMRs are the first of their kind and will not be able to cover all requirements so therefore authorities are encouraged to regularly discuss their AMRs with Government Offices prior to formally submitting them.
- assess the whole year 2004/05 as there may be advantages to such an approach. However authorities are only legally bound to address the period of the year from 1 April 2004 to 31 March 2005 since the commencement of the Act (i.e. October 2004 to end of March 2005).
- present an analysis of existing ('saved') policies that constitute the LDF particularly in relation to core output indicators.
- refer to the local development scheme and the milestones contained within the scheme. Authorities should give an indication of progress and note if any adjustments to the scheme are considered necessary since the most recent version came into effect under Regulation 11

1.9 **Great Yarmouth Borough Council's First Annual Monitoring Report**

1.10 This first statutory Great Yarmouth Borough AMR 2005 comprises seven sections. It begins with an assessment of progress made on the LDF and this is followed by proposed changes to the adopted Local Development Scheme with reasoning, justification and implications of resources and risk. It then goes on to highlight performance against core output indicators and looks in detail at projected future housing provision by way of a housing trajectory.

1.11 Great Yarmouth Borough's AMR endeavours to cover as many guidance requirements as possible. But such guidance also acknowledges that the first annual monitoring reports will not be able to cover all requirements and that AMR format is a matter for local judgement. The final part of the AMR sets out how Great Yarmouth Borough's evidence base and monitoring systems will be developed to assist future LDF and AMR preparation.

1.12 **Spatial Portrait of Great Yarmouth**

1.13 The Borough of Great Yarmouth comprises an urban area which includes Gorleston with links to the large villages of Bradwell and Caister. It has rural parishes both to the south and north of the built up area. In mid 2004, Great Yarmouth Borough had a population of 92,100, making it the third largest centre within the county after Norwich and Kings Lynn. The population figure is likely to increase, forecasting 108,600 by 2028 (figure 3). The Borough covers a land area of some 17,000 hectares. It has some of the best and most versatile agricultural land in the east of England and is located on the edge of the Broads National Park and has a buoyant port and tourism industry.

1.14 Although in parts of the urban area unemployment and social deprivation are high, the town has many positive attributes, including a relatively prosperous rural area. It is surrounded by

a high quality coastal, countryside and Broads environment, including European designated sites. The town has an important built heritage which is being conserved and enhanced. The port of Great Yarmouth offers scope for maritime related industries and the ability to act as a gateway between the region and Europe. The workforce has a wide range of existing skills and established companies are strong in their particular fields. Completion of the A11 duelling will help address the towns' perceived peripherality but further transport infrastructure improvements, particularly to the A47, would assist the comprehensive regeneration of the town.

1.15 Vision for the Local Development Framework

1.16 The LDF reflects the objectives of both the Council and the Local Strategic Partnership. The Council's current vision is "We want our community to offer a high quality of life and a secure future for all our residents". The Council has four main themes:

- **Economic Objective:** *A prosperous and dynamic economy*
- **Environmental Objective:** *A safe and sustainable environment*
- **Social Objective:** *A healthy and cohesive community*
- **Learning Objective:** *To improve and coordinate learning activities across the Borough*

1.17 The Local Strategic Partnership will work with local people to improve their quality of life and its objectives are set down in the Community Strategy. The LDF will play a critical role in helping to deliver the spatial aims and priorities of the Council and the Local Strategic Partnership. Whilst the Community Plan objectives set the aims and aspirations of the borough, the LDF objectives are more specific goals for land use in the borough.

2 Monitoring Local Development Framework Preparation

- 2.1 As required by Section 5 of the Planning and Compulsory Purchase Act 2004 and Regulation 48, the annual monitoring report (AMR) must contain information on whether the timetable and milestones in the local development scheme (LDS) are being achieved. This requires the AMR to compare local development document (LDD) preparation timetables set out in the LDS which has come into effect under Regulation, against actual document production.
- 2.2 Planning Policy Statement 2 advises that the AMR should assess whether the council has met the local development scheme targets and milestones, is on target to meet them or is falling behind schedule or will not meet them and the reasons for this. The AMR should recommend if the LDS needs revising particularly where plan production is falling behind schedule.

2.3 Methodology for the Collection of Evidence

- 2.4 The main sources of information are:

- **Local Planning Application Records**

The Council's 'Ocella' database that is used to store details on planning applications. The data held in the 'Ocella' planning Application system is limited. The majority of monitoring data is collated manually by researching paper planning applications and Development Control Committee agendas.

- **Local Sources**

People locally involved and reports locally written.

- **Regional Authorities**

The Environment Agency (EA), English Nature (EN), English Heritage (EH) and the Countryside Agency, for example, collect information that does feed into the Core Output Indices

Certain data gaps have been identified in the planning application stages when collated electronically using 'Ocella'. These are:

- floor space (m²) lost by type,
- floor space gained by type,
- the number of bedrooms lost,
- the number of bedroom gained,
- details on flood risk assessments,
- the 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

ACTION 1

In order to help the LDF process, the Council needs to consider how best to ensure that information listed above is collected consistently in electronic format. Guidance could be given to applicants to the provision of details such as these outlined above in paper format. These details could be made a prerequisite on planning applications before they are validated locally. An alternative is that this data becomes a component of 1APP, the national standard planning application form that is expected to be introduced (see www.planningportal.gov.uk).

2.5 Local Development Scheme

- 2.6 Following consideration and approval by the council's Executive and Full Council, the first Great Yarmouth Borough Council LDS was submitted to the Secretary of State in March 2005, and became effective from April 2005. It essentially has three roles. Firstly it provides the starting point for the people of Great Yarmouth to find out about the current planning policies for the area. Secondly the LDS sets out the timetable for the preparation of the Local Development Documents (LDDs) and finally it sets a timetable for the review of the LDDs once they have been prepared.
- 2.7 The LDS is in effect a three-year programme for members of the public and key stakeholders to see what planning documents are being prepared. It also sets out milestones to tell them about the opportunities for them to get involved in the process.
- 2.8 The LDS states that the council intends to produce these documents to address the key planning issues arising in Great Yarmouth:-

- Statement of Community Involvement (SCI)
- Core Strategy Development Plan Document
- Site Specific Development Plan Document
- Development Control Development Plan Document
- South Gorleston Area Action Plan
- Gorleston (Claydon & St Andrews) Area Action Plan
- Green Space Strategy Supplementary Planning Document
- Planning Obligations (Section 106 Agreements) Supplementary Planning Document

2.9 Local Development Document Progress

- 2.10 As required by the LDS, work has begun on the SCI and the Core Strategy. Actual progress on these documents has been assessed against that scheduled in the LDS in terms of milestones given in Table 6.1 of the ODPM's document LDF Monitoring: A Good Practice Guide.
- 2.11 Although the base date for the AMR is 31 March 2005 in terms of performance indicators, guidance encourages the monitoring of LDD work progress to be actually as up to date as possible. The assessment was made at December 2005. Work on the other 4 DPDs is not scheduled to start until January 2006 so no assessment could be made of these documents. However, due to the preparation of the Great Yarmouth and Lowestoft Urban Regeneration Company (URC) masterplan, to become an Area Action Plan, and the number of representation received at the regulation 25 stage on the Core Strategy (Issues and Options) amendments are proposed to the LDS timetable. Therefore, this will have a knock effect with the remaining development plan documents having to be in conformity with Core Strategy. In

addition to this, it is essential that the Core Strategy has conformity with the draft Regional Spatial Strategy for the East England, currently running behind the anticipated timetable.

- 2.12 Figure 1 at the end of this section shows the LDF programme as shown in the LDS and our progress in achieving the milestones to date. Figure 2 illustrates our proposed changes to the LDS timetable with reasoning and justification.
- 2.13 A simple tick '✓' and cross '✗' symbol is used through the document to illustrate our progress in meeting the milestones.

2.14 Statement of Community Involvement (SCI)

- 2.15 The SCI sets out the standards and approach to involving the community and stakeholders in the production of the Local Development Framework. It also sets out the council's approach for consulting on significant planning applications. Progress being made on the SCI in relation to the LDS and milestones is now given.

2.16 Milestone in SCI preparation

Pre-production, including commencement of document preparation and Regulation 25 of the Town and Country Planning (Local Development) Regulations 2004 (key milestone)

Pre Production and Regulation 25

2.17 Implementation

- 2.18 The draft Statement of Community Involvement (SCI) was produced prior to the full publication of the Town and Country Planning (Local Development) Regulations 2004. There were wide ranging discussions throughout this period and the draft SCI was approved for wider public participation and consultation by Great Yarmouth Borough Council Local Development Framework Working Party on the 13th December 2004.
- 2.19 To gain an understanding of how we could best involve the community in the plan making process, in January 2005 we consulted with the entirety of our LDF database to respond to a Local Development Framework Consultation questionnaire. An on-line questionnaire was posted on the planning policy section of the website (www.great-yarmouth.gov.uk) which respondents could use to submit their comments electronically. This process did not only raise awareness of the new planning system, but also included various questions of how the community and stakeholders could best be involved and informed during the preparation of the LDF. The questionnaire also encouraged respondents to highlight any hard to reach group or sector that the Council should be engaging in the LDF process.
- 2.20 From the representations received (6.6%), 96% responded via the electronic response form and 4% by letter. The preferred method of **informing** the local community and stakeholders on Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) and major planning applications was via letter and email/website. The preferred method of **involving** the community and stakeholders on DPDs, SPDs and major planning applications was via leaflets and newsletters, website, Planning for Real events and more individual consultation. The majority of respondents put forward suggestions for hard to reach groups and methods of involvement. They included groups in hostels, young women's organisations and religious groups. The suggestion to use the Community Liaison and Information Points (CLIP) throughout the Borough and their associated databases has provided a vital link with the local community.
- 2.21 Furthermore, in December 2004 all the 20 Parish Councils within the Borough of Great Yarmouth were sent a questionnaire with the intention of establishing what methods of informing their local community had been used in the past and if they had a regular parish newsletter, website, magazine or notice board that could be used to inform the community on local issues and in preparation of the LDF. From the 100% response, 10 had a

newsletter/magazine/leaflet, 5 had a website, all had a notice board and further suggestion was made to use the local press, CLIP offices and local post offices.

2.22 In order to meet the requirements of Regulation 25 (pre-submission consultation) of the Town and Country Planning (Local Development) (England) Regulation 2004, there was further consultation formally asking the specific bodies set out in Annex E of Planning Policy Statement 12¹ for their views on the following:

- The types and methods of consultation we should be undertaking;
- The types of groups, organisations and individuals we should be consulting; and
- Their preferred type of consultation methods

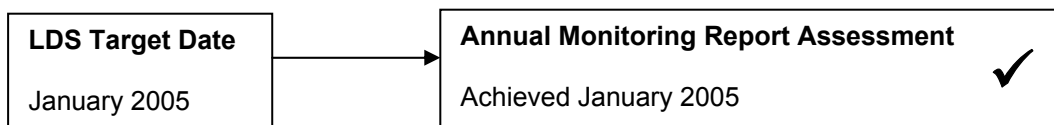
2.23 The main issues and how they were addressed are set out in section 2 (table 1) of this document.

2.24 Whilst Great Yarmouth Borough Council and Waveney District Council, as a sub-region, may not be in the position to produce joint Local development Documents at the present time, we are working jointly to align our timetables for these, with the potential to ensure that consultation with key stakeholders throughout the sub-region is effective. Joint background studies are being undertaken which should provide a greater understanding of the needs of the sub-region as a whole. Regular communication with neighbouring authorities in Norfolk is an on-going feature of working practice in Great Yarmouth.

2.25 Much of the feedback to consultation, questionnaires and discussions undertaken through Regulation 25 was received on quite an informal basis. These comments were then incorporated into the SCI from inception.

2.26 However, where comments have been made through Council meetings the minutes of those events are available as a record.

2.27 Responses at this stage were generally positive, supporting the guiding principles of Statements of Community Involvement. A key issue for most stakeholders involved at this stage was the availability of information to them and their inclusion in the LDF database. This leads from a general feeling that if the community can be engaged and informed in the process, this is the best approach. The majority of the representations that were made clarified their role as an organisation and what areas of the Borough were of concern to them and the impacts that the LDF may have.



Milestone in SCI preparation

Pre-submission public participation on the draft SCI (Regulation 26)

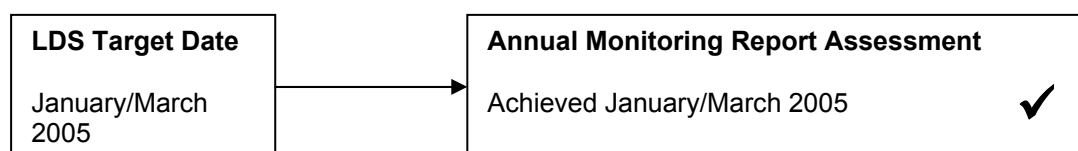
Implementation

2.28 The Statement of Community Involvement was published for consultation on Monday 28th February 2005 for a statutory period of six weeks ending on Monday April 11th 2005. Copies of the draft the Statement of Community Involvement were distributed to the specific bodies set out in Annex E of Planning Policy Statement 12 along with a copy of the public notice letter and a reply form with details of how to submit their representations, including methods to submit via an electronic reply form on the Council's website. The entirety of the LDF consultation database were also sent a letter detailing the statutory six (6) week period of SCI

¹ ODPM (2004) Planning Policy Statement 12: Local Development Frameworks

consultation detailing where the document was available and how they could make representations. In addition to the minimum requirements of the Regulations, the SCI was made available at Community Liaison and Information Points and Libraries throughout the Borough

- 2.29 Copies of the draft Statement of Community Involvement were made available for inspection, with copies of the reply form at Council Offices, Libraries and Community Liaison Information Points. At each location, posters advertised the availability of the document, and gave information about the period within which representations could be made and contact details.
- 2.30 Public notices informing people of the SCI and how they could get involved were placed in the Great Yarmouth Mercury on the 25th February, 2005, the Lowestoft and Beccles and Bungay Journals on Friday 25th February 2005 and the East Anglian Daily Times on Saturday 26th February 2005 along with a press release with the heading “**HAVE YOUR SAY ABOUT HOW TO BE INVOLVED IN THE PLANNING PROCESS**”. Mid way through the consultation period a reminder notice was placed in the advertised in the Great Yarmouth Mercury.
- 2.31 Information relating to the preparation of the Local Development Framework and the SCI were posted on the Great Yarmouth Borough Council website during the summer of 2004 giving notice of the forthcoming SCI and other related LDF documents. On the 25th February 2005 the documents were posted on the planning policy section of the web site <http://www.great-yarmouth.gov.uk> together with an online electronic response form. Notice of the SCI consultation was also placed on the front page of the Great Yarmouth Borough Council website with direct links to the SCI and consultation arrangements
- 2.32 In addition to Regulation 26 consultations, a further stage of consultation was carried out in May, 2005 with existing networks and partnerships to attempt to engage the hard to reach groups within the Borough. This was in response to further discussion with Planning Aid and the views submitted regarding the use of existing networks and partnerships. So that the Council was in a position to involve all the ‘hard to reach’ groups within the Borough we encouraged those existing networks and partnerships to inform the Council of the best methods of involving their hard to reach group.
- 2.33 There were twenty three (23) written responses. Ten (10) responses were submitted electronically; twelve (12) respondents made representations by letter, whilst one (1) used fax.



Milestone in SCI preparation

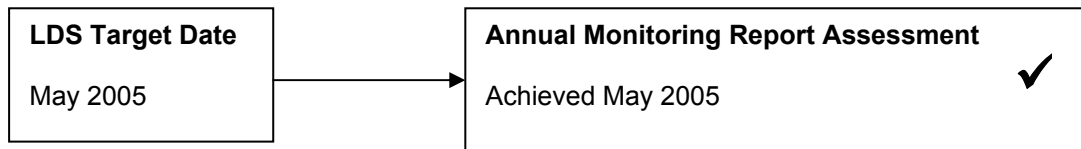
Preparation of submission statement

2.34 Implementation

- 2.35 Written responses were acknowledged following receipt of representations, informing all that there comments and suggested amendments would be taken to the Great Yarmouth Local Development Framework Working Party on 13th April 2005 for discussion prior to going to Executive Committee on 20th April 2005 and Full Council on 18 May 2005 to submit the SCI to the Secretary of State. All responses received were duly noted and a summary of all the responses upon completion of the consultation period was placed on the planning policy section of the Council’s website and clearly set out in the submission statement
- 2.36 Following further pre-submission consultation with existing networks and partnerships to attempt to engage the hard to reach groups within the Borough, the revised draft SCI reflects the existing possible methods of involvement. As a result of meetings with groups in the

area, we are able to involve those hard to reach through existing mechanisms used by each group. This involves using existing consultee databases, forums and resources.

- 2.37 The session with the Youth Forum Officer explored methods of involving young people in planning. As a result, along with the planning policy team, the Youth Officer is arranging several youth workshops, to include young mothers, young offenders and young ethnic minorities to discuss the planning issues in the Borough. The Youth Officer will be collating the information and producing a report of issues, which will help with in-house resources.
- 2.38 As a result of our session with the Ethnic Minorities Officer, Great Yarmouth Borough Council are in a position to best involve the ethnic minorities of the Borough. It is intended to regularly update the Ethnic Minorities Workgroup on consultations and use their existing databases. The SCI sets-out further ways of involving other hard to reach groups in the Borough. Of all those groups remaining, we have not yet received correspondence detailing their best methods of involvement. However, the SCI now lists the existing networks and partnership contacts as the best way of involving those remaining hard to reach. The Council will continue to make contact with them to clearly define the best methods of involvement.
- 2.39 Several alterations have been made to the SCI in response to comments and suggestions received from the public and other. These included changes to improve the clarity and understanding of the document and the clarity of the requirements on all stakeholders in the planning and development process. Significant alterations include our approach to involving the hard to reach groups in the area and the existing partnerships and networks which we can use as a way of involvement. We amended the draft SCI in view of the comments received.

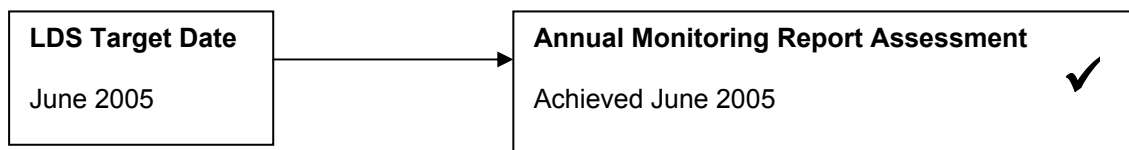


Milestone in SCI preparation

Submission of statement to Secretary of State as required by Regulation 28

2.40 Implementation

- 2.41 The SCI was formally agreed at the Great Yarmouth Borough Council Executive Committee on 20th April 2005 and Full Council on 18 May 2005 and submitted to the Secretary of State on 24th June 2005. From 29th June 2005 to 12 August 2005, we undertook consultation on our submitted SCI.



Milestone in SCI preparation

Pre-examination consideration of representations

2.42 Implementation

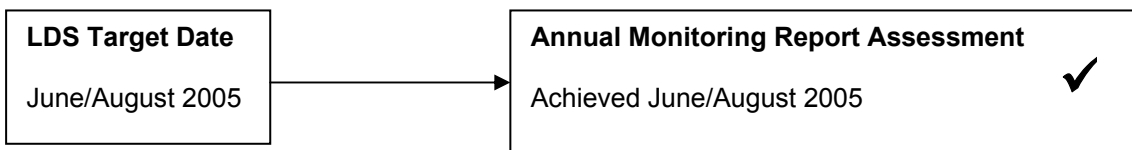
- 2.43 Representations on the SCI were invited over a 6 week period from the 29 June 2005 until the 12 August 2005. Copies of the draft the Statement of Community Involvement were distributed to the specific bodies set out in Annex E of Planning Policy Statement 12 along with a copy of the public notice letter and a reply form with details of how to submit their representations, including methods to submit via an electronic reply form on the Council's

website. The entirety of the LDF consultation database were also sent a letter detailing the statutory six (6) week period of SCI consultation and detailing where the document was available and how they could make representations (consultees included neighbouring Parish Councils). A copy of the SCI was made available on the Council's website (www.great-yarmouth.gov.uk). Copies were also made available at Great Yarmouth Borough Council Offices, Community Liaison Information Points (CLIP) and all local libraries in the Borough.

- 2.44 A total of 15 representations were received on the SCI from organisations and individuals. 8 responded by letter and 7 responded by e-mail. 4 representations (of which 3 used the representations form) were seeking minor amendments to the text of the SCI. From the 4 representations, 1 withdrew their objection following discussion with Great Yarmouth Borough Council, 2 were content for their representations being dealt by written representations and 1 did not indicate a preference. From the remaining 11, 1 representation form was submitted in support of the SCI. The remaining 10 representations made general comments relating to the LDF database, changes of addresses, acknowledging receipt, requesting to be kept informed throughout the LDF preparation process and providing links to statutory legislation, which did not seek changes to the content of the revised draft SCI.
- 2.45 Under the 9 tests of soundness, no tests of soundness have been highlighted as not being met. From the 3 representations received seeking changes to the text of the SCI, 2 submitted using the representations form and 1 via a written explanation of the suggested amendments.
- 2.46 A summary of the representations was submitted with the submission statement, including Great Yarmouth's proposed actions to be taken.

Summary of the Representations Received

- Representations Received: **15**
- Objecting to part or text of the SCI: **4 (1 withdrew their objections)**
- Those representations wanting to appear at a Public Examination: **0**
- Remaining representations: **10 (General comment - do not effect the content of the revised draft SCI)**
- Those tests of soundness being considered failed: **4, 5 & 7 as indicated by the Government Office for the East of England and Home Builders Federation.**



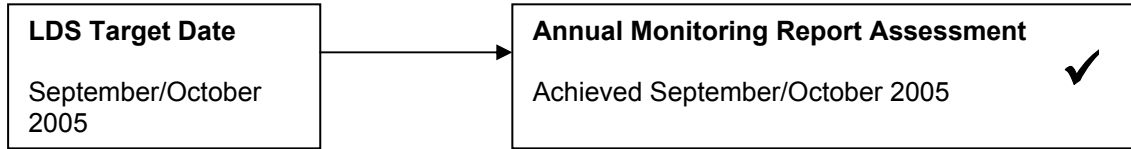
Milestone in SCI preparation

Examination Period, including commencement of the Examination

2.47 Implementation

- 2.48 On behalf of the First Secretary of State the Planning Inspectorate acknowledged receipt of the representations made under Regulation 31 of the Town and Country Planning (Local Development) (England) Regulations 2004 on the submitted Great Yarmouth SCI. The Planning Inspectorate noted that no person or organisation wished to exercise their right to be heard at an examination. As a result of this a written representations examination was to be carried out to the timetable contained within the Great Yarmouth LDS.
- 2.49 Inspector K Holland BA(Hons) Dip TP MRTPI ARICS was to carry out the written representations examination to consider the soundness of the SCI.

2.50 In accordance with PPS12 Annex D4, prior to the start of the examination the Planning Inspectorate is required to set deadlines for the submission of any further material from those seeking change to the SCI together with the deadline for any local planning authority response. The Council notified all who were seeking a change to the SCI to submit any supporting material by 14 September 2005. No further material was submitted which was clarified with the Planning Inspectorate on 28 September 2005.



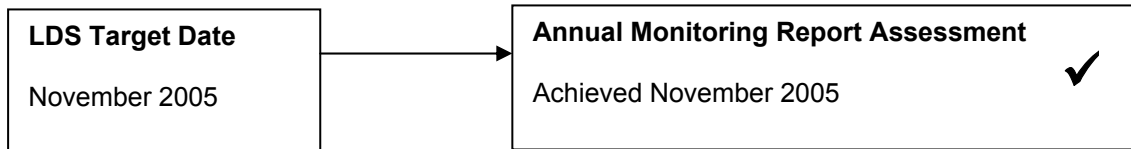
Milestone in SCI preparation

Binding Report

2.51 Implementation

2.52 In line with the Local Development Scheme the draft report by Inspector K Holland BA(Hons) Dip TP MRTPI ARICS was received on 22 November 2005. A factual check was carried out on the report and an amended report was not required. Great Yarmouth Borough Council, on 29 November 2005, accepted the draft report as the final version.

2.53 The report was binding upon the Council and the SCI will be changed in line with the Inspector's recommendations prior to adoption.



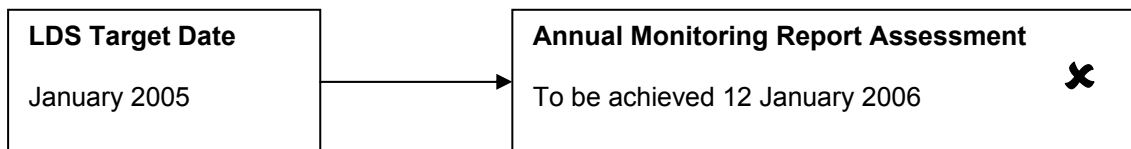
Milestone in SCI preparation

Adoption and Publication

2.54 Implementation

2.55 The Local Development Scheme anticipates adoption in late December 2005. However, all Local Development Framework Documents will need to be formally agreed by the Great Yarmouth Borough Council Local Development Framework Working Party on 15 December 2005, Executive on 21 December 2005 and Full Council on 12 January 2006 for adoption.

2.56 As a result of the Council Committee procedures we will be adopting the SCI 12 days later than timetabled in our LDS.



2.57 Core Strategy

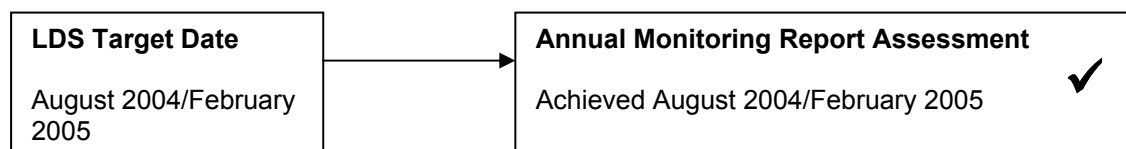
This will set out the spatial vision, spatial objectives and strategy for the development of Great Yarmouth and the strategic framework for the control of development.

Milestone in Core Strategy preparation

Pre-production –including commencement of preparation (key milestone)

2.58 Implementation

2.59 Initial work on the Core Strategy included preparing a spatial portrait of Great Yarmouth and discussion with relevant officers and presentations to relevant Council Forums.

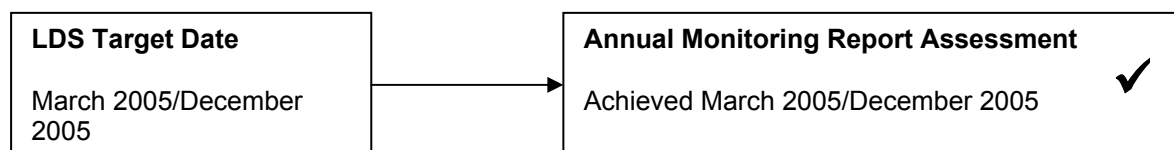


Milestone in Core Strategy preparation

Preparation of the scoping report for the sustainability appraisal, including consultation with consultation bodies as required by the SEA Directive and such other relevant bodies identified in Annex E to PPS 12 as the authority considers appropriate (key milestone) was carried out by Planning Policy Officers at Great Yarmouth Borough Council. Presentations were given to relevant Council Forums in direct relation to the Great Yarmouth Local Strategic Partnership.

2.60 Implementation

2.61 The sustainability appraisal of the Core Strategy was undertaken by Great Yarmouth Borough Council Planning Policy Officers.



Milestone in Core Strategy preparation

Preparation of issues and alternative options and initial sustainability appraisal report, including public consultation, as required by Regulation 25.

2.62 Implementation

2.63 Issues and alternative options

2.64 Work initially began on the Core Strategy’s Issues and Options Paper in August 2004. A ‘spatial portrait’ of Great Yarmouth forms the introduction to the Paper, followed by issues and options categorised by themes such as health and population, education, crime and anti-social activity, poverty and social exclusion, access to key services, housing, future housing growth, unemployment, average earnings and unemployment, business, tourism, shopping, coastal defence and flooding, waste, climate change and renewable energy, traffic, biodiversity and the historic cultural environment.

2.65 It is important that we prepare a development plan that meets the needs of the Borough and the community of Great Yarmouth. The draft Core Strategy gave a variety of issues and options and provided an opportunity for the public and stakeholders to make comments on the issues identified together with a range of potential solutions. We therefore asked the views at an early stage. The question was asked **“Do you have any further issues of concern and are there other ways that we could deal with them?”**

2.66 The draft Core Strategy was subject to a 6 week period of consultation from 24 October to 5 December 2005. The consultation included a draft Core Strategy questionnaire seeking

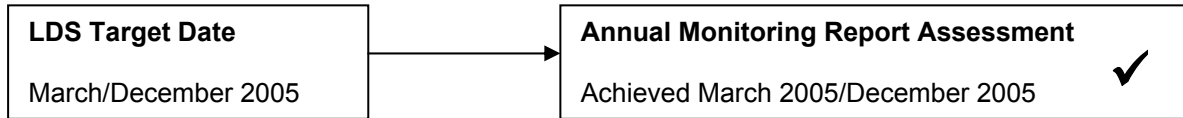
issues and preferred options for taking the Local Development Framework forward over the next 15 years. We also welcomed comments on the methodology used in undertaking the Sustainability Appraisal Scoping Report and the Sustainability Appraisal of the draft Core Strategy (Issues and Options).

2.67 To engage with a wider audience and take the opportunity to explain the new planning system further the Council arranged a number of **“Planning the Future of Great Yarmouth” Roadshows** throughout the 6 week consultation period. This provided the opportunity for the public and stakeholders to visit a mobile exhibition and speak with the Planning Policy Team about the issues and possible options.

2.68 In addition to this, we also attended a day long Local Development Framework workshop which resulted in extremely useful discussions on the issues and options with the public and stakeholders. This also took place on the 24 November 2005 during the 6 week period of consultation.

2.69 Initial sustainability appraisal

2.70 No longer a requirement to produce an initial Sustainability Appraisal.



2.71 Section Summary

2.72 The AMR has found that work on the LDF is progressing in line with target milestones as set out in the Local Development Scheme. The Statement of Community Involvement will be adopted on 12 January 2006 and work has begun on the Core Strategy.

2.73 However, the following section provides the proposed changes to the Great Yarmouth Local Development Scheme with reasoning and justification. The primary reason being the slippage in the draft Regional Spatial Strategy (RSS) for the East of England examination and the Great Yarmouth and Lowestoft Urban Regeneration Company masterplan preparation and conformity with the Development Plan Documents.

3 Proposed changes to the Local Development Scheme timetable for year 2006 to 2009.

3.1 Great Yarmouth Borough Council feel that pursuing the proposed changes to the timetable is justified for the reasons given below:

- the need to promote the regeneration case for the Nelson, Central & Northgate and Southtown & Cobholm wards through the development plan process as soon as practically possible because of the urgency of the work of the URC;
- as a consequence, as the Core Strategy needs to provide the strategic spatial planning context, there is a need to process this document ahead of, or at least in parallel with the Area Action Plan;
- it is not considered that the Great Yarmouth and Lowestoft sub-regional strategy, as set out in the RSS is particularly controversial. Indeed, there appears to be a widespread consensus for what it is trying to achieve. That being the case, it is felt that the regeneration case can be processed with all the speed without having to await the final version of the RSS to be published

3.2 Core Strategy

3.3 Great Yarmouth Borough Council and Waveney District Council are working on the basis of a two stage approach to consultation at the issues and options stage as a result of the number of representations received at the first consultation stage at Regulation 25. It is the anticipation of both authorities to consult at the Preferred Options stage (Regulation 26) at a later date. A two stage approach at Regulation 25 is considered necessary to take full account of all the representations received before reaching the Regulation 26 stage. The two stage approach to regulation 25 is more likely to be through workshops and meetings with key stakeholders to establish robust preferred options based on the representations received. Therefore, the Council propose amending the LDS timetable as set out in figure 2.

3.4 In addition, we want to progress our Core Strategy on an accelerated timetable that runs in parallel to rather than wait for the adoption of the Regional Spatial Strategy. Furthermore, it is paramount to pursue the preparation of the URC Area Action Plan on as speedy a timetable as possible. We are therefore intending to reach the Preferred Options Stage for both of these documents in the summer of 2006. Submission to the Secretary of State is expected to follow at the end of 2006, at the same time as the adopted version of the Regional Spatial Strategy is currently expected to be published.

3.5 We recognise, however, that pursuing such a timetable while the RSS is itself following its own statutory process towards adoption is not without some risk. There may still be uncertainties about the RSS timetable bearing in mind the need to fully debate the issues around the proposals for major growth in the region. We feel that pursuing this accelerated timetable is justified for the reasons given in this section.

3.6 Regional Spatial Strategy (RSS) for the East of England

3.7 The Council set out in the Local Development Scheme a timetable that progresses a Core Strategy rather than waits for the formal adoption of the RSS. It was our intention to update the Core Strategy either once the RSS had been adopted or in parallel with future review.

3.8 The reason and justification for this accelerated timetable was the Great Yarmouth and Lowestoft Urban Regeneration Company (URC). If the Council were successful in a bid for an URC we proposed having a Core Strategy in place to, in turn, provide a strategic context for the URC Area Action Plan (Including Runham Vauxhall/Bure Loop)

3.9 The adopted LDS therefore prepares Local Development Documents on an accelerated timetable that runs in parallel to, rather than waits for adoption of the RSS. The LDS

timetable runs as closely as possible to that for the final stages of the RSS at the time of adoption.

3.10 Great Yarmouth and Waveney Urban Regeneration Company (URC) Area Action Plan

3.11 The Council stated in the adopted LDS that a timetable for the URC will not be included. The LDS states that when a definitive programme or progression in the URC development had been established, the Council would promote a review through the LDS.

3.12 The URC has now been agreed and principally funded by the East of England Development Agency (EEDA) in partnership with Norfolk and Suffolk County Councils, Great Yarmouth Borough and Waveney District Councils.

3.13 Halcrow, the international infrastructure development consultancy, has been appointed to produce the regeneration master plan for the new Great Yarmouth and Lowestoft Urban Regeneration Company (URC). In preparing the master plan for the URC work has already begun with visioning workshops as of 7 December 2005. It is, therefore, important that the URC timetable produced in line the Core Strategy timetable to be in conformity. Therefore, the Council propose amending the LDS timetable to include the Urban Regeneration Company Area Action Plan as set out in figure 2

3.14 Development Plan Documents

3.15 Furthermore, there is likely to be a knock effect on the timetable for the remaining development plan documents having to be in conformity with the Core Strategy. Therefore, the Council propose amending the LDS timetable for DPDs as set out in figure 2.

3.16 South Gorleston Area Action Plan

3.17 Provision (policies and land allocations) covering this South Gorleston Development Area is made in the Great Yarmouth Borough – Wide Local Plan (2001) aimed at broadening the employment opportunities in the Borough. It will also meet a need to cater for modern business requiring an attractive environment that is not available on the tradition industrial estate. Policies in the BWLP cover the ‘Land Uses’, ‘Landscaping’, ‘Access’ and ‘Highways’, ‘Drainage’, ‘The Built Environment’ and ‘Other Special Requirements’.

3.18 Outline planning consent for the South Gorleston Development Area was granted in July, 1995. The development area comprises of some 72 hectares of which the total development land area is anticipated to be about 50 hectares. Phase 1 of the development is complete with phase 2 of the development masterplan is being prepared by T. A. Millard Consulting. The Planning application for phase 2 of the development is expected by the end of December 2005.

3.19 The adopted LDS set out a timetable for the preparation of the South Gorleston Area Action Plan. As a result of the accelerated preparation of the masterplan for the area and the soon to be submitted planning application by T. A. Millards consultanting the Council propose removing the AAP from the LDS and take forward through the Great Yarmouth Borough – Wide Local Plan (2001) where provision, policies and allocations are made as set out in figure 2.

Table 1: Proposed changes to the Great Yarmouth Local Development Framework

Document Title	Issues/Options (Regulation 25)	Preferred Options (Regulation 26)	Representations on the Preferred Options (Regulation 27)	Submission to Secretary of State (Regulation 28)	Anticipated Adoption Date	Monitoring and Review
Core Strategy Development Plan Document	Pre-submission continuous consultation between March 2005 – June 2006 . <i>6 weeks statutory consultation at stage 1 (Issues and Options) and further workshop work as part of stage 2 (Options).</i>	Pre-submission public participation: July 2006 – August 2006	Representations on Preferred Options: October 2006 – November 2006	Submission December 2006 – January 2007 <u>Representation on Submission</u> February 2007 – May 2007 <u>Examination</u> June 2007 <u>Inspectors Binding report</u> December 2007	Adoption – January 2008	Core strategy will be formally reviewed every two years, commencing January 2011). Monitoring will commence March each year.
Site Specifics and Proposals Map Development Plan Document	Pre-submission consultation: continuous consultation between September 2006 May 2007	Pre-submission public participation: June 2007 – December 2007	Representations on Preferred Options – January 2007 – May 2007	Submission January 2008 <u>New Site Allocations Consultation</u> March 2008 <u>Representations on Submission</u> June 2008 – August 2008 <u>Examination</u> September 2008 <u>Inspectors Binding report</u> January 2009	Adoption February 2009	Monitoring and Review every three years commencing February 2012. Monitoring will commence March each year.
Core Development Control Development Plan Document	Pre-submission consultation: continuous consultation between September 2006 May 2007	Pre-submission public participation: June 2007 – December 2007	Representations on Preferred Options – January 2007 – May 2007	Submission January 2008 <u>New Site Allocations Consultation</u> March 2008 <u>Representations on Submission</u> June 2008 – August 2008 <u>Examination</u> September 2008 <u>Inspectors Binding report</u> January 2009	Adoption February 2009	Monitoring and Review every three years commencing February 2012. Monitoring will commence March each year.

Document Title	Issues/Options (Regulation 25)	Preferred Options (Regulation 26)	Representations on the Preferred Options (Regulation 27)	Submission to Secretary of State (Regulation 28)	Anticipated Adoption Date	Monitoring and Review
Urban Regeneration Company Area Action Plan	Pre-submission continuous consultation between March 2005 – June 2006 .	Pre-submission public participation: July 2006 – August 2006	Representations on Preferred Options: October 2006 – November 2006	Submission December 2006 – January 2007 <u>Representation on Submission</u> February 2007 – May 2007 <u>Examination</u> June 2007 <u>Inspectors Binding report</u> December 2007	Adoption January 2008 –	Core strategy will be formally reviewed every two years, commencing January 2011). Monitoring will commence March each year.
Gorleston (Claydon & St Andrews) Area Action Plan	Pre-submission consultation: continuous consultation between June 2007 – August 2007	Pre-submission participation: September 2007 – October 2007	Representations on Preferred Options – December 2007 – February 2008	Submission March 2008 <u>Representation on Submission</u> May 2008 – July 2008 <u>Examination</u> August 2008 – November 2008 <u>Inspectors Binding report</u> December 2008	Adoption January 2009 –	Monitoring and Review every three years commencing January 2012. Monitoring will commence March each year.
Green Space Strategy Supplementary Planning Guidance		June 2008 – August 2008	September 2008 – November 2008		December 2008	The SPD will undergo formal review every three years commencing December 2011 Monitored on an annual basis
Code of Practice on Section 106 Planning Obligations		June 2008 – August 2008	September 2008 – November 2008		December 2008	The SPD will undergo formal review every three years commencing December 2011 Monitored on an annual basis

4 Resources

- 4.1 The Government acknowledges that the production of LDFs to agreed timescales represents an enormous challenge. It is essential that through the LDS, the Council identify the realistic level of resources that will be available to manage the LDF process.
- 4.2 The Local Plan Team sits within the Council's Planning and Development Department. It is anticipated that the size of the current Local Plan Team (presently 1 Planning Policy Manager, 3 Planning Policy Assistants and 2 Technicians) will significantly aid the transition towards an LDF. In effect, the establishment of a Local Development Framework Working Party considers changes, not only to existing policy, but in formulating and developing new policies for inclusion in the new LDF. The role of this Working Party is critical if policies in the future are to be robust and flexible to meet both practical and political aspirations. The Council are currently recruiting the vacant position for the Senior Planning Policy Assistant.
- 4.3 Officers believe the strain on resources will be alleviated to a certain extent by the fact that the Lowestoft and Great Yarmouth URC (including Runham Vauxhall/Bure Loop) will be appointing consultants to prepare a Development Framework and Delivery Strategy. The process is also helped by external consultancies undertaking the Strategic Flood Risk Assessment, Employment Land Study, Housing Needs Study and Retail Study. The production of the Green Space Strategy is to be produced internally by Great Yarmouth Borough Council Environmental and Health Department. The following table demonstrates the extent of the LDF preparation by the Local Plans Team.
- 4.4 Our work so far in the preparation of the Great Yarmouth Local Development Scheme, Statement of Community Involvement and the draft Core Strategy (Issues and Options) has been a learning curve. The Planning Policy team are now in a better position to deliver the Great Yarmouth Local Development Framework timetable having experienced the new system and its regulations for some 15 months.

Table 2: Extent of the LDF Preparation

	Great Yarmouth Borough Council Local Plans Team	External Consultancy	Great Yarmouth Borough Council Internal Department
Core Strategy Development Plan Document	X		
Site Specifics and Proposals Map Development Plan Document	X		
Development Control Policies Development Plan Document	X		
Urban Regeneration (including Runham Vauxhall/Bure Loop) Area Action Plan		X	
Gorleston Area Action Plan	X		
Green Space Strategy Supplementary Planning Document			X
Code of Practice on Section 106 Planning Obligations	X		
TOTAL	5	1	1

- 4.5 The Council's role with consultants will be in a number of respects, be one of supervision and involvement rather than direct responsibility. It is anticipated that this can be achieved through existing staff availability.
- 4.6 Finally, the Local Strategic Partnership (LSP) will be of great assistance to the Council's LDF preparation team in terms of alleviating potential resource difficulties. The LSP represents a focussed form of participation, through which the wider views of members can be sought.

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

- Planning Policy Officer 80%
- Senior Planning Policy Assistant (to be appointed) 80%
- Planning Policy Assistant x 3 90%
- The 5 professional staff are supported by two technical staff 30%

4.8 Risk Assessment

4.9 The preparation of the LDF is a complicated process. An analysis has been completed of the principal risks associated with undertaking the preparation of the LDF. These risks, listed below, have been taken into consideration in devising this LDS and will be closely monitored.

4.10 The main areas of risk to the proposed programme are considered to be from the following:

Staff Turnover: Four members of staff are currently working in various areas of the preparation of the LDF. One additional member of staff has now been appointed to work on the LDF on a 1 year extendable contract supported by Planning Delivery Grant. The contract's extension is dependent on Planning Delivery Grant availability. The Council is reviewing recruitment and retention policy in recognition of the current difficulties in retaining and attracting professional staff.

'Soundness' of DPDs: The Council will minimise this by working closely with GO-EAST and PINS at all milestone stages and in the run up to submission of DPDs.

Legal Challenge: The Council will minimise this by ensuring that DPDs are 'sound' and founded on a robust evidence base and well-audited stakeholder and community engagement systems. Each statutory step is checked and verified with Council's legal team

Programme Slippage: The programme is tight but considered realistic, although any further staff losses will be a problem. Members are being involved at an early stage to avoid delay through the political process. The Council have built some slack into the programme for contingency, and will regularly monitor progress. The use of consultants should help to maintain the timetable

Funding: Internal funding factors through the Planning Delivery Grant to complete the remainder of the LDF process will be closely monitored.

4.11 The Council's Cabinet, Executive and Full Council meetings are only agreed in May each year. This means it is difficult to plan ahead with any certainty as to when reports might be delivered to the relevant Committee or indeed Full Council.

Risks in summary
* preparing the Core Strategy in parallel, rather than sequentially, with the East of England Plan;
* discussions on the Area Action Plan timetable with the URC
* aligning timetables with Waveney District Council
* delays in undertaking background studies
* quantity and complexity of representations received
* recruiting qualified staff
* finance beyond 2005/6 + level of Planning Delivery Grant
* responses from other individuals and organisations
* difficulties in setting deadlines and milestones in the absence of confirmed dates for Committee meetings in the new civic year

5 Great Yarmouth Borough – Wide Local Plan (2001)

5.1 The Great Yarmouth Borough Wide Local Plan (BWLP) was adopted on 23 February 2001.

ACTIONS (Action 1: refer to page 7)

Lessons to be learnt for the LDF process are:

ACTION 2:

There should be fewer policies in line with recent Government advice.

ACTION 3

When designing policies, consideration should be given to their implementation and effective monitoring.

ACTION 4:

The Council should set itself objectives for which 'SMART' targets can be set:

- Specific
- Measurable
- Achievable
- Realistic
- Time bound (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005, page 65).

ACTION 5 In order for the LDF to take the lead on spatial planning issues, timelines for updating crucial documents should be adhered to.

In Core Output Indicators section, more details to some of the BWLP policies are given.

6 Core Output Indicators

- 6.1 Authorities are required to monitor a set of LDF core output indicators and publish the results in their AMRs. The main purpose of core output indicators is to measure physical activities that are affected by the implementation of planning policies. The selection of output indicators should be guided by the key spatial and sustainability objectives of the LDF.
- 6.2 The findings from these indicators are also used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their own annual monitoring reports.
- 6.3 There are 29 core output indicators, which need to be measured. Results for Great Yarmouth are given below by key policy themes for physical activities taking place in the year 2004/05 only. Future AMRs will enable trends to be identified and assessments to be made as to whether planning policies are working or not. It will also be some time before new LDF planning policies start having an impact. For the year 2004/05 physical activity was very much a reflection of the existing Great Yarmouth Borough – Wide Local Plan.
- 6.4 It is essential that the LDF core output indicators provide information that can feed into the monitoring of the regional indicators. Indicators are therefore collected on a consistent timeframe using a clearly identified set of definitions to allow meaningful analysis. To facilitate this, detailed definitions for each local development framework core output indicator are included with the indicator results. Every effort has been made to see that indicator results are based as closely as possible to the definitions given. This is the first time that information for core indicators has been collected and not all of this was readily accessible or in the ideal format. For some indicators information was simply not available at the time. The final section of the AMR proposes initiatives to help develop evidence bases and monitoring systems to further assist completion of future core output indicator results.

Economy

ECONOMY

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

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

Target

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

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

Data analysis

Table 3: Employment Land Developed

1a) Amount of floorspace developed by employment type	B1a 522 sq. m. B8 641 sq. m.
1b) Amount of floorspace developed for employment, by type, in employment or regeneration areas	B1a 522 sq. m B8 641 sq. m
1c) Amount of floorspace by employment type, which is on previously developed land	100%
1d) Employment land supply by type.	Total 92.3 ha.
1e) Losses of employment land in :- (i) development/regeneration areas and (ii) local authority area.	None. None.
1f) Amount of employment land lost to residential development.	None.

(Great Yarmouth Borough Council, 2005)

These figures only relate to existing employment areas.

Commentary

The amount of employment floorspace developed was small in 2004-05.

Housing

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

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

Target

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

The draft East of England Plan was published in December, 2004 however, the strategic housing target for the Norfolk Districts has not yet been established and will follow in the Spring 2006. Consultation is underway regarding the strategic target. The deposit draft East of England Plan 2021 sets a strategic target for Great Yarmouth of 6,000 dwellings to be provided between 2001-2021.

Data analysis

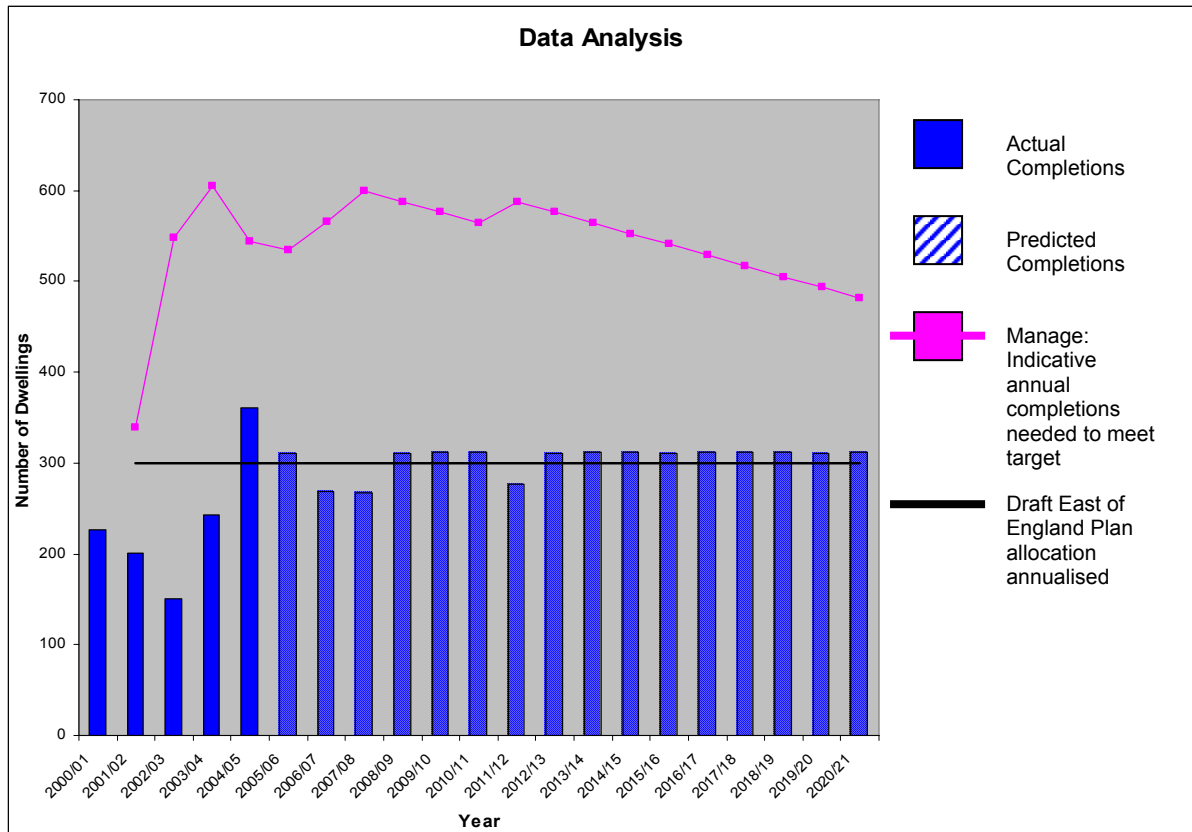


Figure 3: The past and anticipated supply of housing during the plan period 2001-2021 (Great Yarmouth Borough Council)

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

Commentary

During the past five years, the completions rate in Great Yarmouth has fluctuated above and below that shown in Figure 2.

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

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 taken for development.

Target

Nationally, at least 60% of additional housing should be provided on previously developed land¹. The Draft East of England Plan sets a target of 50% on all developments.

Data analysis

Table 4: previously Developed Land 2000 - 2005

Year	2000/01	2001/02	2002/03	2003/04	2004/05
Brownfield	54.3%	36.3%	59.7%	38.6%	17.6%
Greenfield	45.7%	63.7%	40.3%	61.4%	82.4%

(Great Yarmouth Borough Council, 2005)

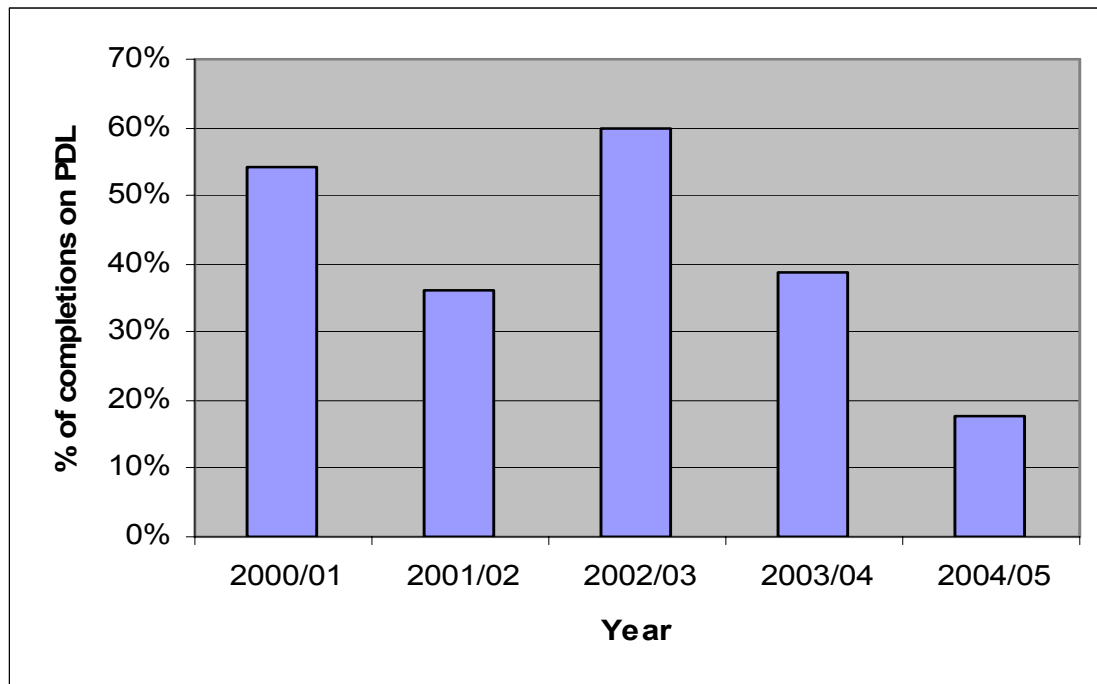


Figure 4: Percentage of new and converted dwellings built on previously developed land 2004/05 compared to previous years (Great Yarmouth Borough Council)

Commentary

Great Yarmouth is composed predominantly of the urban area of Great Yarmouth, Bradwell and Caister-on-Sea with a further 19 parishes with populations of between 55 and 4,370 located in open countryside. The rural nature of the Great Yarmouth district 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 started to produce completions which has caused the percentage of brownfield completions to fall dramatically. This has led to the Great Yarmouth District falling well short of the national target of 60%. The creation of the Lowestoft and Great Yarmouth Urban regeneration Company should, by developing run down industrial areas within the town of Great Yarmouth and Gorleston, help redress this recent decline.

Indicator 2c	<p>Housing densities Percentage of new (gross) dwellings completed at:</p> <ul style="list-style-type: none"> i) less than 30 dwellings per hectare (dph); ii) between 30 and 50 dph; ii) above 50 dph.
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Objective

To ensure an efficient and appropriate use of land.

Target

PPG3 encourages housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare) and should seek higher densities in areas with good public transport accessibility.

Data analysis

Table 5: Density of completions 2004-2005

Density (PPG target)	Sites of 10 or more dwellings	Sites of less than 10 dwellings
Less than 30 dph	44.0%	44.2%
Between 30 and 50 dbh	56.0%	9.5%
Above 50 dph	0.0%	46.3%

(Great Yarmouth Borough Council, 2005)

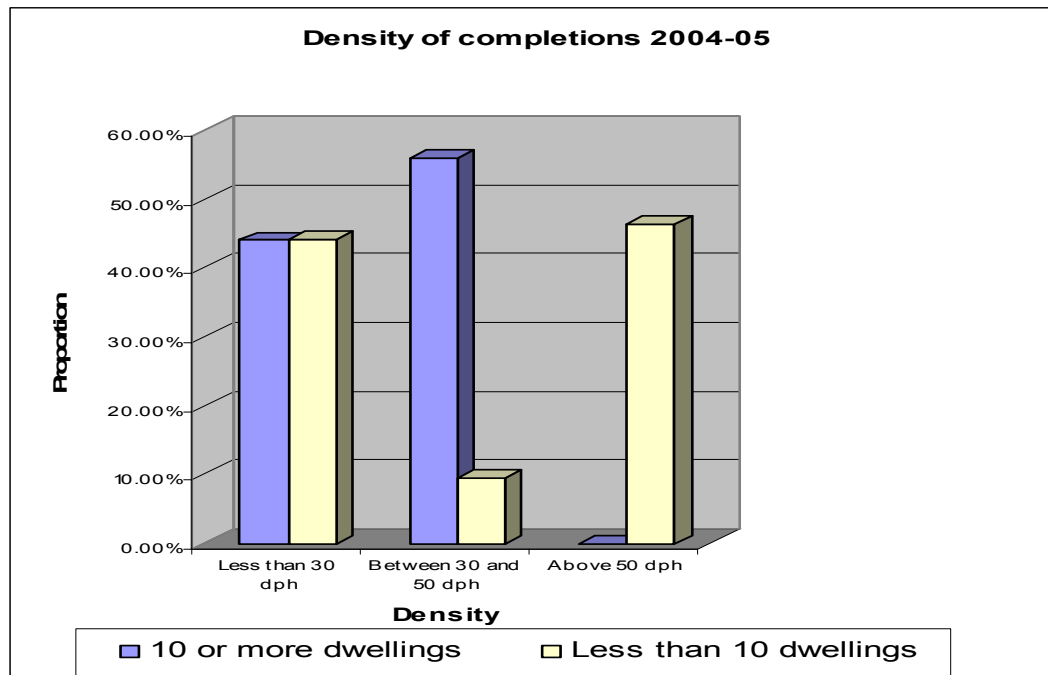


Figure 5: Density of dwellings completed during 2004/05 split by site capacity (Great Yarmouth Borough Council)

Commentary

In Great Yarmouth, there is a high need for housing, especially affordable housing, but there is only a limited amount of land available for development without extending into the open countryside. The Borough Council therefore expects land to be developed efficiently. Most areas in the urban part of the Borough have excellent public transport links, in the rural parishes this is not the case. PPG3 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.

The results show that on large sites, the density of completions during 2004/2005 have been at the PPG3 target of 30-50 dph or lower, with none above 50 dph. Small sites have 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 and conversions/changes of use to flats. Over a quarter of completions in 2004-05 were on small sites so it is considered worthwhile monitoring the density of small sites. The threshold for affordable housing provision is 25 dwellings or sites of 1 hectare or more which allows the Borough Council to check that contributions to or provision of affordable housing are not being lost as a result of under development.

This current level of density is expected to be bettered in the future due to recent approvals and forthcoming proposals being at a much higher density and current lower density developments nearing completion. The Urban Regeneration Company is also expected to also contribute to improving the current fairly low density rate.

Indicator 2d	Number of affordable house completions
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Objective

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

Target

PPG3 says that local authorities should use surveys to demonstrate local need for affordable housing. These surveys would then form the basis for Local Plan policies on the delivery of affordable housing. The draft Regional Spatial Strategy for the East of England sets an overall regional target that at least 30% of all new housing should be affordable. In order for the region to achieve this, some authorities targets that are lower than this will be balanced with authorities with higher targets.

The Great Yarmouth Borough-wide Local Plan 1988 -2006 requires 15% of dwellings to be affordable on residential sites with a capacity of 25 or more dwellings or on a residential site of 1.0ha or more. Great Yarmouth has a strategic target provision of 6,800 dwellings over the Plan period and by assessing the trend of size of sites coming forward for development, it is considered that the yield of affordable dwellings from residential development with the Local Plan 1988-2006 policies should be approximately 294 dwellings (18 per year).

Data analysis

Table 6: Number of Affordable Housing Completions

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	0	0.0%
2003/04	243	16	6.6%
2004/05	361	9	2.5%

(Great Yarmouth Borough Council, 2005)

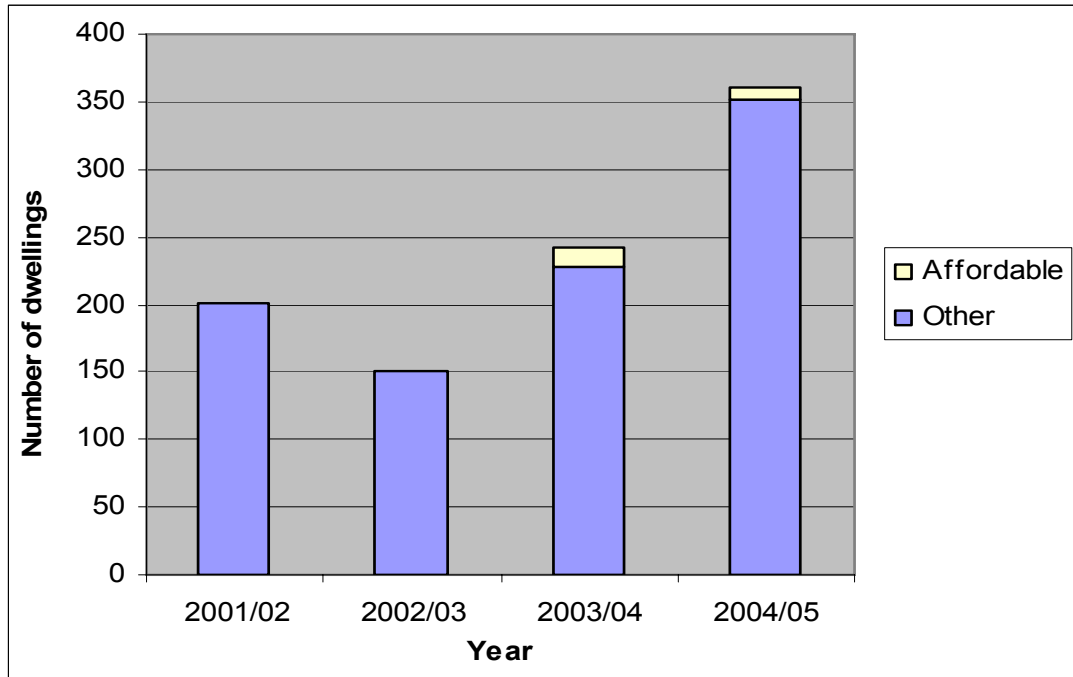


Figure 6: Net total dwelling completions compared with net affordable dwelling completions delivered through planning policies. (Great Yarmouth Borough Council)

Commentary

The gross and net number of affordable housing completions delivered through local plan policies for the 2004/2005 period was 9 (There are extremely few affordable dwellings completed that are not through planning obligations, 6 during the period 2002/2005). It is considered useful to compare net affordable housing completions with net total housing completions to indicate the proportion of affordable housing being developed compared to all completions. This data is only available for the previous 3 years because the local plan was only adopted in 2001. Most of the sites which have been developed since the Plans adoption gained planning consent before this date and, therefore, were not subject to the affordable policies contained within it. This is reflected in the low number of affordable housing completions delivered through local plan policies to date. With new sites gaining planning consent since the local plans adoption the number and proportion of such dwellings is expected to increase. The proportion of affordable housing permitted is analysed at Indicator 2d.

The need for affordable housing in the district is high and increasing. The average number in the Housing Register during 2003/04 – a year of change in lettings systems – was 3418. As at April 1 2004, however, the Housing Needs Register stood at 4158, and is increasing at a rate of over 150 per month. These figures are likely to be affected by the pull of a new system, and by changes in eligibility criteria following the Homelessness Act, 2002. Households registered and assessed as in housing needs stand at 1910 (April 2004). Of these, 487 are in high need. It is clear that to deliver significantly more housing negotiated through planning obligations alone will not satisfy this level of need.

Indicator 2e	Number of affordable house permissions against completions.
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Objective

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

Target

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

Data analysis

Table 7: Number of affordable house permissions against completions.

Year	Affordable housing permissions	Affordable housing completions
2001/02	43	0
2002/03	41	0
2003/04	6	16
2004/05	22	9

(Great Yarmouth Borough Council, 2005)

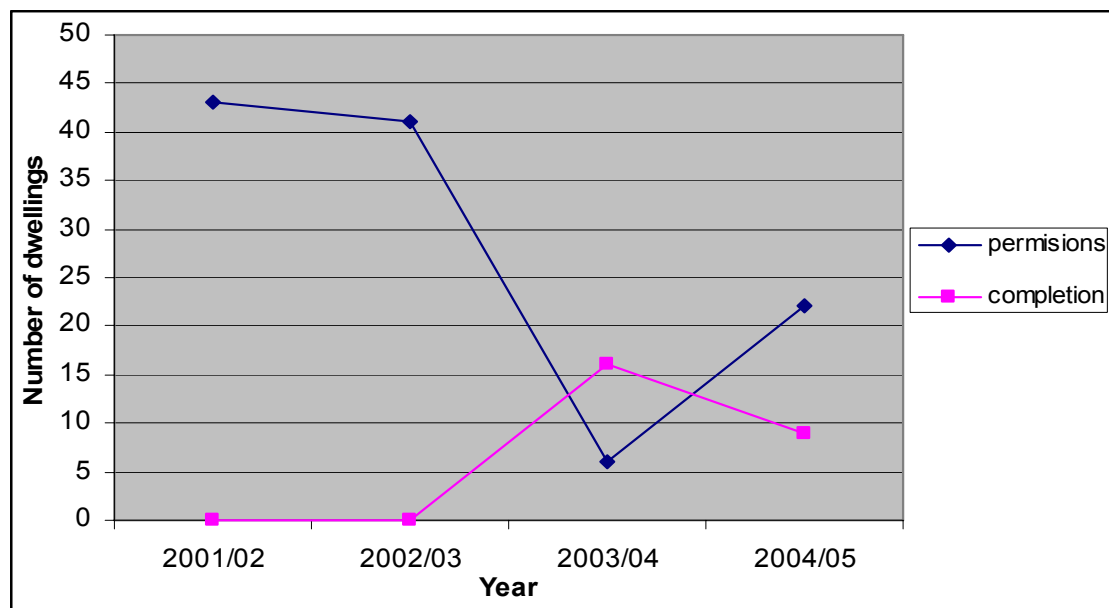


Figure 7: Pattern of affordable housing permissions and completions over the past 4 years (Great Yarmouth Borough Council)

Commentary

Indicator 2e, compares the number of affordable housing permissions with the number of affordable housing completions delivered through planning policies. Developers are under obligation to build the affordable housing via a S106 legal agreement (planning obligation) and agreement with a Registered Social Landlord. However, developers are under no obligation to implement planning applications with solely market housing which is why there is a difference between the delivery of market and affordable housing. On occasions, planning permissions for market housing are not implemented although this is more common on smaller sites and conversions as opposed to large schemes.

It may be useful in future AMRs to monitor the delivery of a signed Section 106 legal agreement (planning obligation) and whether or not this is having an impact on the delivery of affordable housing.

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

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

Target

PPG3 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”.

The consultation document Planning for Mixed Communities also emphasises that the presumption is that affordable housing should be in kind and on-site.

To date no financial contributions have been made to Great Yarmouth Borough Council in lieu of on-site provision of affordable housing although some unimplemented permissions have the option of negotiating a financial contribution in lieu of on site provision. Contributions are not currently required from commercial developments.

Indicator 2g	Average percentage of affordable housing permitted via S106 legal agreements (planning obligations) on residential sites.
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Objective

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

Target

PPG3 says that local authorities should use surveys to demonstrate local need for affordable housing. These surveys would then form the basis for Local Plan policies on the delivery of affordable housing. The draft Regional Spatial Strategy for the East of England sets an overall regional target that at least 30% of all new housing should be affordable. In order for the region to achieve this, some authorities’ targets that are lower than this will be balanced with authorities with higher targets.

The Great Yarmouth Local Plan 1988-2006 requires 15% of dwellings to be affordable on residential sites with a capacity of 25 or more dwellings, or on a residential site of 1.00 ha or more. Great Yarmouth has a strategic target provision of 6,800 dwellings over the Plan period and by assessing the trend of size of sites coming forward for development, it is considered that the yield of affordable dwellings from residential development with the Local Plan 1998-2006 policies should be approximately 294 dwellings.

Commentary

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

Policy HOU14 in the Great Yarmouth Borough-Wide Local Plan 1988-2006 requires developers to provide affordable housing on qualifying sites. This is normally done through negotiation with a figure of at least 15% expected in all qualifying developments.

To date qualifying sites have produced an average proportion of 15% of housing which is affordable.

Indicator 2h	Mix of housing completed by house size in respect of: i) market dwellings; ii) affordable dwellings
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Objective

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

Target

An objective of PPG3 is that Local Planning Authorities should “plan to meet the housing requirements the whole community”. The ODPM published a consultation document which states that “Local Planning Authorities should ensure that their policies seek to achieve a mix of housing which will create sustainable communities by securing a wide range of housing which promotes social inclusion.”

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

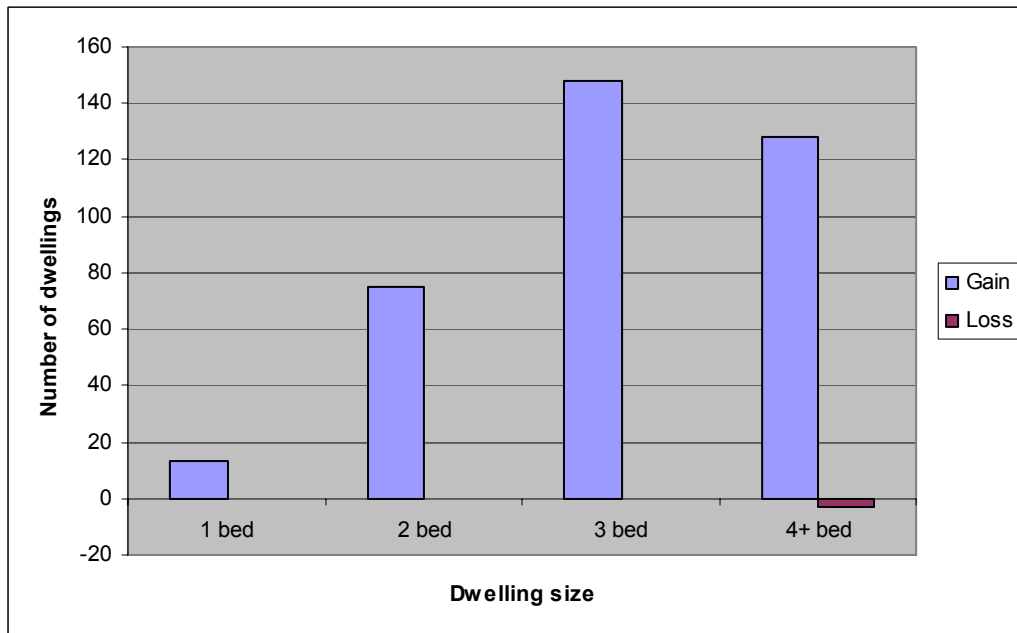


Figure 8: Mix of market dwelling size completed during 2004/05 (Great Yarmouth Borough Council)

Commentary

Figure 16 shows that the size of all dwellings completed during 2004/2005 was significantly skewed towards three and four bed units (75%). Due to the low number of affordable dwellings completed during 2004/05 a separate graph has not been produced this year,

however, the proportion of 3 and 4 bed dwellings completed was similar as for all completions (77%). These figures indicate a clear and continuing demand for larger dwellings.

Although the location of smaller dwellings was not monitored separately this year, of the changes of use/conversions (31) about 74% were within the town of Great Yarmouth and nearly all were 1 and 2 bed units.

Transport

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

Completions of none residential developments was not monitored against compliance with car parking standards during 2004-05. It will be necessary to develop a system to monitor this in future years.

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

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

To provide new housing in proximity to local facilities.

Data analysis

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

Table 8: 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.

Service/opportunity/service	Percentage of dwellings in accessible locations 2004/05
GP	97%
Hospital	77%
Major Food Store	86%
Primary School	100%
Secondary School	92%
Further Education	85%
Workplace	85%

(Great Yarmouth Borough Council, 2005)

Commentary

Most new development has been concentrated around the urban area of Great Yarmouth, Gorleston and Bradwell where accessibility to public transport is good. The relatively high percentage of development within 30 minutes of these services is expected to continue in the coming years with the regeneration of derelict and run down areas within the town.

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

Limit traffic growth in Great Yarmouth

Target

No growth in annual average daily 12 hour traffic flows across the Great Yarmouth Town Centre Cordon.

Data analysis

The chart below is based on Norfolk County Council monitoring of traffic flows across the great Yarmouth Town Centre Cordon, and shows the trend in traffic growth in Great Yarmouth over the last 7 years.

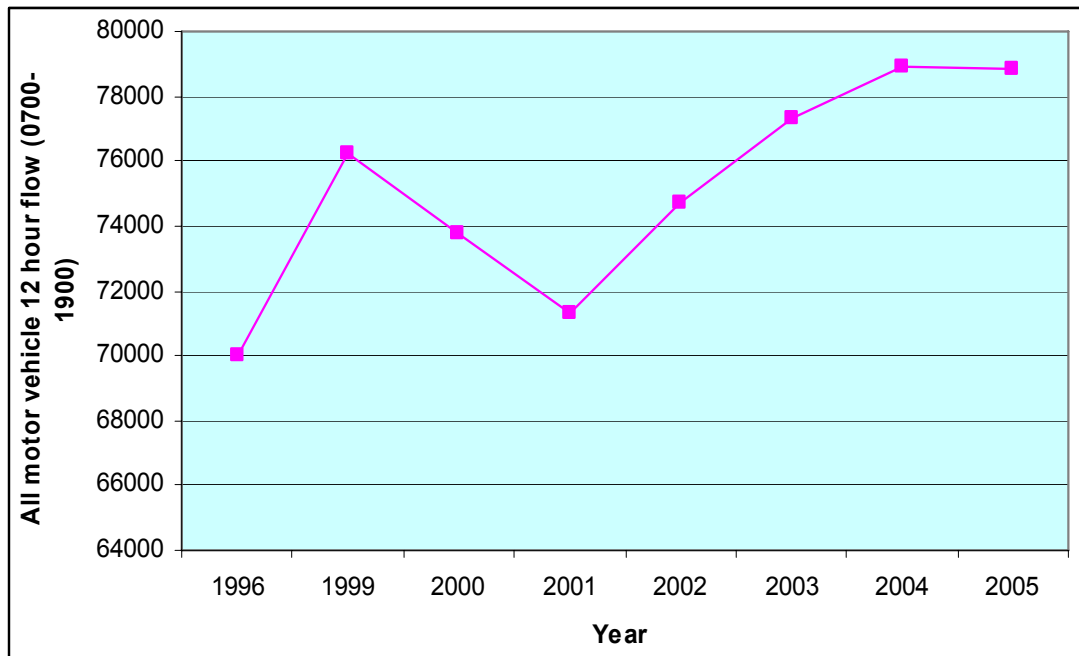


Figure 9: Traffic growth in Great Yarmouth 1999-2005

Commentary

Figures for the Great Yarmouth show an average growth rate of 1.3% per annum since 1996. The total growth since 1996 is 12.5%.

Local Services

Indicator 4a	Amount of completed retail, office and leisure development.
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Monitoring of completed retail, office and leisure development was not carried out in 2004-05. It will be necessary to develop systems to monitor this in future years.

Indicator 4b	Percentage of completed retail, office and leisure development in town centres.
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Monitoring of completed retail, office and leisure development in town centres was not monitored in 2004-05.

Indicator 4c	Amount of eligible open spaces managed to Green Flag Award standard.
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Flood Protection and Water Quality

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

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

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

Target

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

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

The Environment Agency did object to two minor applications which were approved. One was for the conversion of an office, at first floor level, to a residential flat. As the proposal is a first floor conversion officers felt a Flood Risk Assessment was inappropriate given the upper floor already had an office use. The second was the conversion of first floor premises to flats and change of use to restaurant. The Environment Agency's objection related to the proposed restaurant use. However, the change of use of the existing bar to a restaurant did not require planning consent and, therefore, not included in the total in the commentary.

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

Commentary

The data currently available indicates that during the monitoring period the Borough Council has not approved any major schemes, which are likely to have significant implications for flood risk or water quality. Only one minor scheme was approved contrary to Environment Agency advice. The Great Yarmouth Borough-Wide Local Plan 1988-2006, contains a set of policies on flooding which seeks to protect the undeveloped flood plain from built development, and to ensure that development within existing built up areas, where there is a risk of flooding, are only permitted where the appropriate standard of flood defence is provided, and the development will not lead to an increased risk of flooding elsewhere. The Local Plan also contains a policy on water quality. Provided these policies are applied new development should not have an adverse impact on water quality or accentuate flooding in Great Yarmouth.

Protecting the Natural Environment

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

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

Target

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 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.

Local policy on biodiversity is set out in the Great Yarmouth Local Plan 1988-2006 which states that the Borough Council will seek to conserve statutory and non-statutory sites of important landscape and wildlife habitats.

To avoid development (or land management) which adversely affects priority species and habitats.

Data analysis

In this first year of monitoring, the data establishes the baseline information. In future years changes in the area will be measured.

Within the Borough of Great Yarmouth there are 9 (4 of which are only partly within the Borough area) Sites of Special Scientific Interest (SSSI), of which 80.24% are in favourable condition, this is above the East of England average. SSSI's include:

- Winterton-Horsey Dunes
- Shallam Dyke Marshes, Thurne
- Hall Farm Fen, Hemsby
- Trinity Broads
- Upper Thurne Broads & Marshes
- Burgh Common & Muckfleet Marshes
- Great Yarmouth North Denes
- Breydon Water
- Halvergate Marshes

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

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

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

Following a county-wide survey by the Norfolk Naturalists Trust some areas have been identified as County Wildlife Sites (CWS) in the Borough. These are the best semi-natural habitats, other than SSSI's, and cover a total area of 189.99 hectares of which the dominant habitat types are lowland neutral semi-improved grassland (57.18hectares), and broad-leaved semi natural woodland (53.12hectares) 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.

The County Wildlife Sites in the area include:

- **Fritton Warren South (58.85hectares)**
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 (5.12ha)**
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 (6.1ha)**
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.
- **Howard's Common and Wild Duck Caravan Park (17.04ha)**
This site is located immediately adjacent to the village of Belton and forms a remnant area of a once tract of heathland.
- **Brick Kiln Coverts (3.70ha)**
The site is a small area of derelict coppice with standards woodland which is of interest in a largely arable context.

- **Winterton PCC Land (9.82ha)**
The site consists of dense scrub and woodland with a mosaic of grassland communities.
- **West Covers and Home Broad (22.25ha)**
The majority of this site comprises semi-natural broadleaved coppice with standards woodland, with areas of marshy neutral grassland, reed swamp and tall fen vegetation.
- **Decoy Wood and South Wood (53.77ha)**
The site 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 (9.12ha)**
The site comprises an enclosed area of wet heathland and unimproved acidic grassland grazed by both sheep and rabbits, to the north is a block of broadleaved woodland.
- **California Coastal Strip**
The site is an area of dense bracken and scrub with patches of shorter, more species-rich dune grassland. The site appears to receive a high degree of visitor pressure.

Commentary

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

Encouraging Sustainable Development

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

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

The Government's target is that by 2010, 10% of electricity should be generated from renewable sources, with the aspiration that this increases to 20% by 2020. Current national estimates of production are around 3%, so there is a long way to go.

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

Analysis

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

The first renewable energy scheme to be installed in the Great Yarmouth district was at Somerton which consists of 10 turbines and produce 2.25 mega watts. This was followed by a single turbine nearby with a capacity to produce a further 2.25 mega watts.

An additional renewable energy scheme became operational during the monitoring period 2004-05. This consists of a 30 turbine wind farm of the east coast of Great Yarmouth at Scroby Sands and is capable of producing 60 mega watts, enough to serve the needs of 41,000 homes, a community the size of Great Yarmouth.

The Borough Council has no information on other types of renewable energy, such as solar power.

Commentary

The district currently has enough wind turbines, both onshore and offshore, to generate 65 mega watts of power. In addition to this there is an approved planning permission to construct 4 x 1.5 mega watt turbines in the South Denes Industrial Area. It is important that the amount of renewable energy produced nationally is increased in the next few years in order to reduce reliance on fossil fuels and emissions of greenhouse gasses, which contribute to global warming.

7 Developing the Evidence Base and Monitoring Systems

7.1 Good practice guidance recognises that the first AMRs will not be able to fully meet requirements although this report has made every effort to do so where possible. It is realised that a lot of work needs to be done on developing authorities' evidence bases and monitoring systems, especially for the local indicators, to support local development framework preparation. In respect of Great Yarmouth's LDF, several improvements outlined below are to be undertaken in time for collation of the second AMR late next year.

7.2 Evidence Base

7.3 The first aim for the LDF's evidence base is to develop a baseline of existing social, environmental, and economic conditions within Great Yarmouth. It will be necessary to review:

- the principal physical, economic, social and environmental characteristics of the area;
- the principal purposes for which land is used in the area;
- the size, composition and distribution of the population of the area;
- the communications, transport system and traffic of the area (including accessibility by transport);
- national and regional planning policy and other local strategies and initiatives; and
- any other considerations which may be expected to affect those matters.

7.4 Good practice guidance also recommends the following as potential components of the evidence base:

- possible proposals, particularly residential and commercial uses which could be implemented during the plan period;
- land use issues including development densities, location of underused land/buildings, contamination, flood risk and instability;
- accessibility, including the location and types of facilities, availability and quality of public transport services;
- open space audits, sport/recreation and walking/cycling provision;
- housing requirements and potential housing supply, including local housing assessments, urban capacity studies and the availability of brownfield land in adjoining areas;
- economic issues, including the availability and use of buildings, the requirement of existing businesses and inward investors, rates of new business formation, enquiries about sites and accommodation, sectoral analysis and skills audits;
- the establishment of baseline information and the sustainability appraisal framework;
- town centre uses such as shopping and leisure, the availability and use of existing centres, the accessibility of centres, retail expenditure patterns and proposals in adjacent areas;
- minerals and waste issues, including minerals resources, constraints and waste arising;
- public service uses such as health centres, hospitals, education etc. This should consider associated delivery programmes;
- social factors such as educational achievement, skills levels, crime and antisocial behaviour and deprivation levels;
- the aspirations of local communities and stakeholder groups in terms of the location of future growth and development; and;
- the balance between uses in particular locations, including local access issues and opportunities for change.

7.5 Land availability surveys are updated on an annual basis and an urban Housing potential study was adopted in April 2004. Annual National Land Use Database (NLUD) returns for brownfield sites have been completed.

7.6 To enhance the LDF's evidence base the results of several studies will be available over the course of the next 2 months. An Employment Land Study and a Strategic Flood Risk

Assessment of Great Yarmouth are in draft form and available in early 2005. A Great Yarmouth Retail study is soon to be commissioned as of 21 December 2005. This will tell the authority if any more shops are needed and how healthy the district's shopping centres are. It will also recommend shopping policies for inclusion in the core strategy.

- 7.7 The evidence base is also enhanced by an updated version of the area's Playing Pitch Strategy (September 2003) and the authority will begin work a joint Housing Needs Study with Waveney District Council.

7.8 Monitoring Systems

- 7.9 As mentioned in the first section of this document a number of initiatives are being implemented to improve the monitoring side of LDF preparation. These involve: the computer applications system; establishing partnerships; and developing future indicators.

- 7.10 Over time it is expected that there will be an increasing number of indicators introduced to assess the LDF's spatial planning performance. For example how it is impacting on people's health and general quality of life. It is therefore proposed that AMR partnerships be formed with the local primary care trust and the strategic health authority. The general well being of Great Yarmouth residents is a responsibility of the local strategic partnership. The council itself holds a vast store of information among its various services each having its own evidence bases and monitoring systems. It is put forward that a council monitoring group be established and led by planning officers with the purpose of identifying all service datasets available and assisting one another with their monitoring reports. It is also proposed that we enter into service level agreements with agencies and bodies that will be supplying and reviewing data on an annual basis. Already excellent links exist between the LDF and the local transport plan teams and this assisted the completion of transport related indicators in this report.

- 7.11 This first LDF AMR looks at core output indicators. As work progresses on the LDF it will be necessary to develop new indicators to help monitor the effectiveness of LDF planning policies and report results in subsequent AMRs. Work on Great Yarmouth's first LDF planning policy document, the Core Strategy, has just started. As its policies develop consideration will need to be given as to how they will be monitored and the sorts of indicator that will be needed. It is recognised that clear aims will need to be established for each of the Core Strategy's policies and policy targets and that indicators should be easy to measure. There are three types of target: process targets which monitor progress such as work on the LDF; policy targets for measuring housing completions for instance; and sustainability appraisal targets. In developing targets the community will be involved so it can be given a sense of ownership.

7.12 Section Summary

- 7.13 Although the council has in place a comprehensive evidence base and operational monitoring systems these need to be developed further to assist work on the local development framework. Over the next 2 months the evidence base will be boosted by the availability of results from various studies while monitoring systems will benefit from new partnership working, development of local performance indicators, and enhancements to the computer applications 'Ocella' system.

Appendix 1: Housing Trajectory

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Actual completions	226	201	151	243	361									
Projected completions						310	268	267	311	312	312	277	311	312
Draft East of England Plan allocation annualised		300	300	300	300	300	300	300	300	300	300	300	300	300
Manage: Indicative annual completions needed to meet target		339	548	605	544	534	566	599	588	576	564	587	576	564
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21						
	312	312	311	312	312	312	311	312						
	300	300	300	300	300	300	300	300						
	564	552	541	529	517	505	494	482						

Figures for actual completion includes net gains from changes of use/conversions.