

Local Development Framework Newsletter - Spring 2009



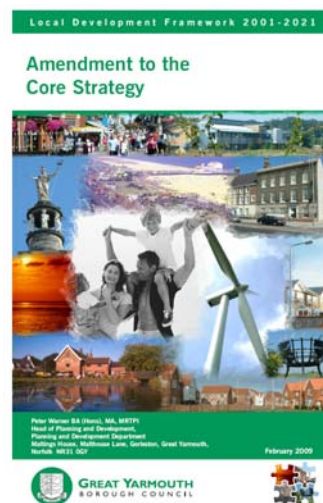
This newsletter is published each quarter to provide an update on the Great Yarmouth Local Development Framework. Previous newsletters can be downloaded from www.great-yarmouth.gov.uk

What's happening now?

Amendment to the Core Strategy

The team has finished preparing the Amendment to the Core Strategy and has submitted it to the LDF Working Party and Council members ready for the Strategy to be published for a 6 week period of public consultation between **27 February 2009** and **14 April 2009**. This follows work on the initial Core Strategy Preferred Options which was published for consultation in the summer of 2006. In light of a high number of complex representations received and the need to strengthen the evidence base underpinning the Core Strategy, the Council were advised by Go-East to draft an 'Amendment to the Core Strategy'

The Core Strategy is available to download from www.great-yarmouth.gov.uk or can be purchased from the Planning and Development Department, the contact details are at the end of the newsletter.

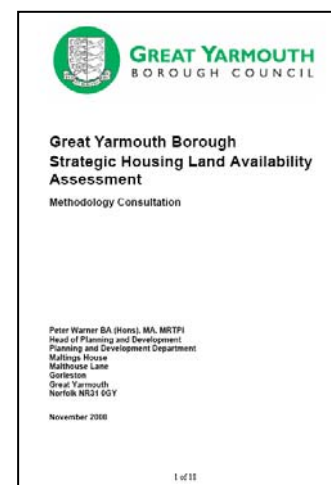


Core Strategy Key Stages	
Amendment to Preferred Options Consultation	27 February 2009 - 14 April 2009
Submission Consultation	June - July 2009
Submission of Core Strategy	November 2009
Examination in Public	March 2010
Inspector Binding Report	June 2010
Adoption	July 2010

Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment or *SHLAA* is a technical document produced by the Planning Policy team to find out where land is suitable and available for potential housing development. **The SHLAA does not allocate sites** but underpins the Local Development Framework and in particular forms background evidence for the Core Strategy and Site Specific Allocations Development Plan Document.

The draft SHLAA Methodology was published and consulted upon in December 2008 and is currently being re-drafted in light of comments received. To refine the SHLAA Methodology further, the Planning Policy team, are assembling a SHLAA Working Party, a forum where interested professional and voluntary organisations will work alongside planning officers to ensure that the adopted assessment is a sound document that has the capability of fairly informing the plan preparation process.



What's happening next?

Urban Regeneration Company Area Action Plan Preferred Options

The 1stEast Urban Regeneration Company (URC) was established to transform the brownfield and waterfront areas of Great Yarmouth and Lowestoft; its geographical focus in Great Yarmouth is geared towards the wards of Nelson, Central and Northgate, Southtown and Cobholm.

Submission: September 2009
Examination in Public: May 2010
Adoption: October 2010

The Preferred Options of the URC Area Action Plan (AAP) was consulted upon in January 2007 and work is currently being progressed on the submission draft which is due for consultation in the summer of 2009.

Site Specific Allocations Development Plan Document (DPD)

The purpose of the Site Specific Allocations DPD is to assign different land uses such as residential, employment or retail to sites which are sustainable and suitable for use.

As part of the Issues and Options consultation in the summer of 2007, a number of sites were put forward for consideration in the DPD. However, due to the high volume of sites received at the consultation stage, the new evidence base e.g. Strategic Flood Risk Assessment (see below), and new national and regional planning guidance, the Council was advised by Go-East to undertake a further Issues and Options Stage.

The Planning Policy Team are therefore continuing to receive sites for consideration in this Development Plan Document, and an additional round of consultation will take place in the summer of 2009.

Supporting Studies

The Planning Policy team are continuing to strengthen the evidence base of the LDF either through studies produced in house or through external consultants:

- Urban Housing Potential Study (2004, Baker Associates)
- Employment Land Study (2006, Bone Wells)
- Retail and Leisure Study (2006, DTZ)
- Landscape Character Assessment (2008, Landuse Consultants)
- Housing Market Assessment (2007, Great Yarmouth Borough Council)
- Strategic Housing Land Availability Assessment (*in progress*)
- Water Cycle Study Scoping Report (*in progress*)
- Strategic Flood Risk Assessment (2006, Capita Symonds) *This study is currently being updated and will be available c. March 2009.*

Development Control Policies Development Plan Document (DPD)

A Development Control Policies DPD is being produced to set out the policies that guide decisions regarding planning applications.

The DPD was consulted upon at its Issues and Options stage in the summer of 2006 alongside the Site Specific Allocations DPD. However, because of the newly published evidence base that informs this DPD, the Core Strategy and Site Specific Allocations DPD, the Council was advised by Go-East to undertake a further Issues and Options stage.

It is anticipated that the Planning Policy team will undertake an additional round of consultation on the DPD in the summer of 2009.



LDF Future Progress

The Planning Policy team are committed to producing a series of Supplementary Planning Documents (SPDs) to add a detailed dimension to some of the core policies and guidance within the Local Development Framework. Initial work will begin with providing a tariff based SPD on Planning Obligations once the Core Strategy has been adopted.

Supplementary Planning Document	Date of Anticipated Adoption
Planning Obligations (within and outside of the Urban Regeneration Company Area)	July 2010
Green Space Strategy	August 2011
The Conge Development Brief	July 2012

Local Development Scheme

The Local Development Framework timetable was revised following recent changes to the regulations that guide the production of the LDF, issued in 2008. The revised timetable is included within the Local Development Scheme, which has been submitted to GO-East. The Local Development Scheme was included in the Annual Monitoring Report which is available at www.great-yarmouth.gov.uk.

Annual Monitoring Report


It is important that a specific monitoring framework is in place to help identify situations that could trigger a revision or the need to create new policies. The Annual Monitoring Report (AMR) is produced each year by the Planning Policy team which monitors and records the impact that the LDF is having upon the Borough of Great Yarmouth. The latest AMR was submitted to GO-East in December 2008.

Personnel Changes

The Planning Policy team has had a reshuffle since the departure of a key member of the team in March 2008. Sarah Slade is the new Senior Planner (Policy) following an internal promotion, and Kim Balls has joined us as the new Planning Policy Assistant. David Glason (Planning Policy Manager) continues to lead the team and Tony Chaney continues as a Planning Policy Assistant.


Want to find out more?

If you require additional information, or would like to view any of our Local Development Framework documents, please visit our website or contact us using the details provided below:

 www.great-yarmouth.gov.uk and follow the links:
Planning and Development/Planning Policy/ Local Development Framework

 ldf@great-yarmouth.gov.uk

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