

Great Yarmouth Local Development Framework

Spring 2010 Newsletter



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

Since the previous newsletter (Spring 2009) the Planning Policy Team has been involved in the:

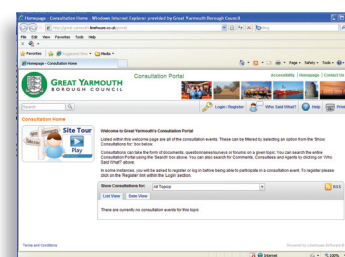
- Installation of the new online LDF preparation and consultation portal and training on its use.
- Assessment of responses to previous consultations (e.g. the Amendment to the Core Strategy).
- Preparation of the Site Specific Allocations Development Plan Document and the Development Control Policy Development Plan Document.
- Strengthening of the evidence base through studies produced in-house, such as the Strategic Housing Land Availability Assessment, and by consultants, such as the Strategic Flood Risk Assessment (September 2009).
- Assessment of sites proposed for consideration in the Site Specific Allocations Development Plan Document.
- Appointment of consultants (AECOM) to progress the Urban Regeneration Company's (URC) Area Action Plan
- Production of the Annual Monitoring Report 2008/09 (December 2009).

● Online Local Development Framework E-Consultation Portal

The Council now has an e-consultation portal for the Local Development Framework. The system has been introduced to make consultation on Local Development Framework issues more accessible.

The e-consultation portal makes it quicker and easier to respond to consultations using interactive documents, forums and questionnaires. The Council can also analyse and respond to online consultation responses faster and more accurately which will reduce the amount of time and resources it takes to respond to consultations and produce documents.

Other benefits to users of the e-consultation portal include being able to choose how you wish to be consulted and being able to customise your account towards specific themes such as housing.



The first online consultation will be for the next stage of the Core Strategy in the summer 2010.

For those yet to open an e-consultation account, have your say by registering at:

www.great-yarmouth.gov.uk/local-development-framework



GREAT YARMOUTH
BOROUGH COUNCIL

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● Amendment to the Core Strategy



The Amendment to the Core Strategy completed its six week period of consultation between 27 February and 14 April 2009.

The responses received from members of the public, statutory agencies and other interested parties have been assessed and are being used in the production of the proposed submission document which will be put forward to the Secretary of State for examination in public in July 2010.

● 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. The next stage will be a second Issues and Options consultation which is currently being drafted. The document is intended to allow interested members of the public, professional bodies and organisations

to put forward their views on potential development sites.

A large number of potential development sites have already been put forward for consideration by land owners and agents and these are currently being assessed. However, additional sites can still be submitted to the Council for inclusion in the next consultation document.

● Development Control Policies Development Plan Document (DPD)



The Development Control Policies DPD will contain a set of policies with criteria for the assessment of planning applications. These policies will enable

the Borough Council to make consistent decisions on planning applications and provide guidance to applicants and agents on what may or may not be acceptable in a development proposal. The policies will be in line with the Core Strategy Policies and reflect its vision and objectives.

A consultation document entitled “Development Control Policies Issues and Options” is

currently being drafted. The document is intended to allow interested members of the public, professional bodies and organisations to put forward their views on the proposed content of the Development Control Policies DPD.

The document will contain a brief introduction to each of the policy areas, followed by a discussion of relevant national and regional guidance/policy and the Core Strategy policy which relates to the subject. After each section a series of questions will invite the views and preferences of interested parties over the options which are being considered.

● Strategic Housing Land Availability Assessment (SHLAA)



The Strategic Housing Land Availability Assessment (SHLAA) is currently being prepared by the Council and is due to be completed by the end of in March 2010.

The SHLAA is an evidence base document that assesses whether or not submitted sites are suitable for housing development, are available for development, and, when they are likely to be developed.

The assessment is key to understanding which sites in the borough could be brought forward in the Core Strategy and Site Specific

Allocations DPD as potential allocations. However, any site featured in the SHLAA does not necessarily mean it will be allocated for housing development, only that it has the potential to accommodate housing if the Council wishes to pursue the site through the planning process.

Over the past 12 months the Council has been refining the SHLAA methodology, receiving potential sites from landowners and agents for inclusion in the assessment, and undertaking the assessment of sites. The draft methodology is available on the Council's website and this will be replaced by the final methodology and report at the end of March 2010.

● Strategic Flood Risk Assessment (SFRA)



The updated Strategic Flood Risk Assessment (SFRA) was completed by Capita Symonds in September 2009. The SFRA creates a strategic

framework for the consideration of flood risk when making planning decisions at a local level. It has been developed and updated with

reference to national Planning Policy Statement 25 (PPS25) and additional guidance provided by the Environment Agency.

The SFRA report and selected mapping is now available on the Council's website. Digital copies of the report plus the complete set of mapping are available upon request.

● Urban Regeneration Company Area Action Plan (URC AAP)



Consultants (AECOM) have been appointed to undertake the next stage of the Urban

Regeneration Company's (URC) Area Action Plan and progress it through to adoption.

AECOM Design and Planning are masterplanning consultants experienced in working with local and national government,

regeneration companies, regional development agencies, developer partners and communities.

The next version of the URC Area Action Plan will be out for consultation in May 2010 & will be more focused on the riverside waterfront areas of Great Yarmouth.

● Annual Monitoring Report 2009

The 2008/2009 Annual Monitoring Report has been completed and was submitted to the Secretary of State, through Go-East, for approval in December 2009. This was the fifth AMR to be produced by the Council.

Required by planning legislation, AMRs are produced each year by local planning authorities to show the progress of the Local Development Framework. Monitoring on a regular basis will indicate whether the LDF is achieving its objectives and is delivering sustainable development.

Want to find out more?

If you require further information or would like to look at any of the completed LDF documents, please visit our website or contact us using the details below:



Web: www.great-yarmouth.gov.uk/local-development-framework



Email: ldf@great-yarmouth.gov.uk



Post: Head of Planning and Development, Planning and Development Department, Maltings House, Malthouse Lane, Gorleston, Great Yarmouth, Norfolk, NR31 0GY.



Telephone: 01493 846430.

Mailing List

To be added to the mailing list, please email:
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Alternatively, please complete the form below and return it to:
**Great Yarmouth Borough Council, Planning Policy Team,
Maltings House, Malthouse Lane, Gorleston, Great
Yarmouth, Norfolk NR31 0GY**



Please add my details to the Local Development Framework mailing list

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Organisation (if applicable)

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Please supply an email address if you would like to be notified of future consultations by email

Areas of interest (please tick whichever apply)

Core Strategy

Site Specific Allocations

Development Control Policies

Urban Regeneration Company Area Action Plan
