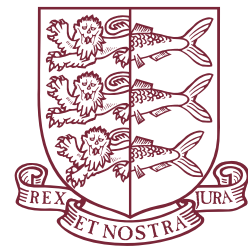


# 0 Introduction & Objectives

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# 0 Introduction & Objectives

## 0.1 BACKGROUND AND CONTEXT

### Introduction and Strategic Context

- 0.1.1 The purpose of the Borough-wide Local Plan is to interpret the strategic planning guidance given in the Norfolk Structure Plan and apply this to precise sites and areas of land, at the local level.
- 0.1.2 The Borough Council will use this Borough-wide Local Plan to help decide planning applications.

### The Plan

- 0.1.3 This is the first local plan to cover the whole of the Borough Council's administrative area (apart from those areas administered, for planning purposes, by the Broads Authority). Advice from Central Government makes it clear that correctly made and up-to-date statutory local plans can be expected to be supported if the policies and proposals contained in them are challenged. The Borough-wide Local Plan will provide a greater degree of certainty over the planning policies that apply throughout the area.\*
- 0.1.4 The Plan supersedes all other existing local plans and guidelines, the "old style" statutory Town and County Maps and has reviewed all earlier land use allocations. It also has regard to the Broads Local Plan and is co-ordinated with planning policies for the Lowestoft area.

## 0.2 THE PLAN AREA

- 0.2.1 The Plan Area is the administrative area of the Borough of Great Yarmouth, excluding the Broads Executive Area, as shown on the Proposals Map.
- 0.2.2 At Winterton, the plan boundary follows the Broads Authority's boundary as far as the mean high water mark. It then turns northward following the Broads Authority boundary until it reaches the administrative boundary of Great Yarmouth and North Norfolk District Councils. It then turns eastward across the beach as far as the mean low water mark.
- 0.2.3 A small part of the area covered by the Plan, to the west of Great Yarmouth, is physically separated from the main part of the Plan Area by the Broads Authority Executive Area boundary. This area lies to the north of the A47 Trunk Road and is known as the Bure Loop or Whitehouse Farm.
- 0.2.4 To the south of the Plan Area, the boundary follows the Hopton-on-Sea Parish/Suffolk County boundary east to the North Sea. The Plan boundary extends eastward as far as the mean low water mark at the county boundary.

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\* **Note** When a planning authority determines a planning application it must have regard to the provisions of the Development Plan (in this case, the Borough-wide Local Plan) in making its decision. This is a requirement of the Town and Country Planning Act, 1990 (Section 54A).

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0.2.5 The plans which have been replaced by the Borough-wide Local Plan are as follows:-

### **Statutory**

The Great Yarmouth Development Plan Town Map, 1954

Norfolk County Map

The Great Yarmouth South-West Area Local Plan, 1992

### **Non-Statutory**

The Great Yarmouth Development Plan Town Map, 1968

East Coast Plan 1968

Market Gates GIA Plan 1976 and 1981

Corleston Town Centre Plan 1978

Great Yarmouth Town Centre Local Plan 1980

Bure Loop Development Guidelines 1981

Martham Village Guidelines 1982

Port and South Denes Local Plan 1981 and 1985

Hemsby Local Plan Review 1985

Caister-on-Sea Local Plan 1985

Filby Development Guidelines 1985 and 1986

Cobholm Local Plan 1986 and 1987

Runham Vauxhall Local Plan 1988

Seafront Local Plan 1988

Fleggburgh Development Guidelines 1989

## **0.3 AIMS OF THE LOCAL PLAN**

0.3.1 The Borough-wide Local Plan has the following main aims:-

- (a) To apply the strategy outlined in the Norfolk Structure Plan (1993) in the form of land use allocations and detailed land use policies for specific areas of land.
- (b) To provide detailed guidance for the control of development
- (c) To bring local planning issues before the public
- (d) To resolve conflicting pressures for different land uses in the plan area and co-ordinate development with the provision of the necessary service infrastructure.

## **0.4 FORMAT OF THE LOCAL PLAN**

0.4.1 The Plan as modified is divided into four sections. Section 1 comprises the introduction and objectives. Section 2 deals with the general topic policies and proposals for the whole of the Plan Area and contains two main themes "Living and Working" and "Environment and Leisure". Section 3 contains, the Environmental Appraisal and details of Implementation and Finance. Section 4 contains the Appendix. All sections are integral parts of the local plan document.

0.4.2 Chapters 1-7 "Living and Working" - place emphasis on the need to promote economic development and to ensure an adequate supply of housing land and accommodation. These chapters cover: Economic Development and Industrial Land; Housing; Transport and Communications; Shopping; Tourism; Education and Community Services; Infrastructure and Public Utility Services.

0.4.3 Chapters 8-10 "Environment and Leisure" - place renewed emphasis on environmental considerations. These chapters cover: The Natural Environment; The Built

Environment (including urban design, advertisements and signs, access and mobility matters) and Sport and Recreation.

- 0.4.4 Chapter 11 deals with the Bure Loop Development Area and Chapter 12 the South Gorleston Development Area. The Environmental Appraisal is contained in Chapter 13 and details of Implementation and Finance are in Chapter 14.
- 0.4.5 The "Technical Appendix" contains relevant Planning Policy Advice Notes, and Standards required as a consequence of development which are included as part of the Plan.
- 0.4.6 It is important to everyone that the right balance between the future economic development and general planning needs of the Borough are balanced by environmental considerations and it is hoped that this Plan will achieve that balance.

## 0.5 STRATEGIC OBJECTIVES

- 0.5.1 The Borough-wide Local Plan should provide for the development needs of the Borough to 2006 whilst conserving, protecting and where possible enhancing the quality of the rural, coastal and urban environment.
- 0.5.2 The Borough Council has adopted the health of the local economy as an overall priority, as this has a social and environmental impact as well. In August 1993 Central Government recognised the severe economic problems facing the Borough through the designation of the Great Yarmouth Travel to Work Area as an Assisted Area. This gives the Local Authority and private companies access to additional grant aid, and increased levels of existing grants such as Land Reclamation Grants.
- 0.5.3 The Borough-wide Local Plan recognises the opportunity that these designations provide and aims to maximise their benefits to the Borough. However, strict policies are put forward in the plan to limit development to those locations where the impact on the rural and urban environments, including the coast, can be minimised. It is recognised that it is not only the rural environment that needs to be safeguarded against development pressures but also the built environment. The Plan aims to achieve a balance between finding sufficient housing and employment land to meet the needs of the Borough in the twenty-first century and the conservation of the environment. It is recognised that sustainability should be, and is, a guiding principle. Sustainability can be defined in the plan as the protection and conservation of the Earth's resources and built heritage ensuring a better quality of life for everyone now, and for generations to come. The use of 'brownfield land' and the reduction in commuting are all elements which will contribute to a sustainable environment. To achieve this the following strategic objectives are set:-

- 0.5.4 POLICY SO1 THE POLICIES AND PROPOSALS IN THE BOROUGH-WIDE LOCAL PLAN WILL BE OPERATED TO SECURE THE FOLLOWING OBJECTIVES:**
- (a) THE PROVISION OF LAND FOR NEW DEVELOPMENT CONSISTENT WITH THE REVIEWED NORFOLK STRUCTURE PLAN 2006;
  - (b) ECONOMIC GROWTH AS A MEANS OF PROMOTING EMPLOYMENT AND INVESTMENT, AND THE MEETING OF THE BOROUGH'S FUTURE HOUSING REQUIREMENTS;
  - (c) IMPROVED TRANSPORTATION LINKS TO AND WITHIN THE BOROUGH AND TO THE EXPANSION OF THE PORT;

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- (d) MINIMISATION OF THE IMPACT OF NEW DEVELOPMENT ON THE ENVIRONMENT HAVING FULL REGARD TO THE PRINCIPLE OF SUSTAINABILITY;
- (e) MINIMISATION OF LAND TAKE FOR DEVELOPMENT OF GREENFIELD SITES BY PRIORITISING DEVELOPMENT ON BROWNFIELD LANDS;
- (f) THE PROTECTION AND ENHANCEMENT OF THE NATURAL AND BUILT HERITAGE OF THE BOROUGH INCLUDING THE COUNTRYSIDE, THE COAST, LANDS BORDERING THE BROADS AUTHORITY'S EXECUTIVE AREA, HISTORIC BUILDINGS AND AREAS AND ARCHAEOLOGICAL REMAINS, AND WHERE POSSIBLE, THE PROVISION OF IMPROVEMENTS;
- (g) THE CREATION BY NEW DEVELOPMENT OF AN ATTRACTIVE ENVIRONMENT;
- (h) THE ACHIEVEMENT OF THE AIMS OF THE BOROUGH COUNCIL'S LAND RECLAMATION, REGENERATION AND RENEWAL AREA STRATEGIES JOINTLY PREPARED BY THE PUBLIC AND PRIVATE SECTORS;
- (i) MINIMISATION OF THE NEED TO TRAVEL, AND WHEREVER POSSIBLE, ENSURANCE OF THE PROVISION OF CONVENIENT TRAVEL;
- (j) INsofar AS THE USE OF LAND IS CONCERNED, PROVIDE FOR ADEQUATE SERVICES/FACILITIES FOR EXISTING SETTLEMENTS AND NEW DEVELOPED AREAS.

Deleted

*(Objective: To provide for the Borough's future development needs whilst safeguarding and improving the urban and natural environment.)*

0.5.5 It should be noted that the Council has to have regard, in its policy and decision making process, to the proximity of the Broads Authority's Executive Area which is a wetland habitat of National and International importance.

0.5.6 The housing chapter provides for the preparation of "Development Briefs" to control the design, layout and form of housing on new development sites.

## **0.6 REQUIREMENT OF DEVELOPERS TO CONTRIBUTE TOWARDS NEW INFRASTRUCTURE AND SERVICES : PLANNING OBLIGATIONS**

0.6.1 The Council will expect developers of any scheme which requires new infrastructure, services and other amenity or community facilities (including the expansion of an existing facility) to make appropriate provision or contribute towards the provision in proportion of the need arising from the scale of the development. Such requirements will be secured through the use of planning conditions or by the means of a legal agreement, under Section 106 of the town and Country Planning Act, 1990, with the developer. The type of provision may include:

- ◆ improvements to public transport highway access, including roads, cycleways and footways
- ◆ affordable housing
- ◆ open space and childrens' playspace
- ◆ schools
- ◆ libraries

- ◆ environmental measures
- ◆ sport and leisure facilities
- ◆ community and health facilities (including churches)
- ◆ flood protection works and emergency service requirements

0.6.2 Agreements secured under Policy SO2 may include arrangements for phasing and financial guarantees and will be secured before the grant of planning consent.

0.6.3 Developer contributions will only be sought where there will be a shortfall in provision of infrastructure and/or community arising from the proposal. Details of the Council's site specific requirements will be included in "development briefs" prepared by the authority and in the form of Supplementing Planning Guidance which will be issued separately and will be the subject of separate consultation.

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**0.6.4 NEW POLICY SO2 DEVELOPMENT WILL ONLY BE PERMITTED WHERE COMMUNITY FACILITIES, ESSENTIAL INFRASTRUCTURE, SERVICES AND OTHER AMENITIES ARE ADEQUATE OR WHERE THERE IS A FIRM UNDERTAKING OR AGREEMENT TO MAKE NECESSARY OR APPROPRIATE PROVISION THAT IS RELEVANT AND DIRECTLY RELATED TO THE PROPOSED DEVELOPMENT.**

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## **0.7 THE DECISION MAKING PROCESS**

0.7.1 Decisions on planning applications are made by the Borough Council's Planning Committee. In making these decisions the Council must have regard to the provisions of the 'development plan', strategic and both regional and national planning guidance. In reaching its decision, the Council must have regard to any other "material considerations".

0.7.2 Planning applications will, therefore, be generally determined against the policy provisions of this local plan. Whilst this document will be the starting point in the decision making process, it is inevitable that there will be exceptions to policy particularly if there are a significant number of material considerations which need to be taken into account by the Council. Users of the plan are advised that Section 54A of the Town and Country Planning Act, 1990 by reference to "other material considerations" allows for flexibility to make for exceptions to any policies or policy. The plan, therefore, sets out where exceptions are likely and the criteria on which they are based.

