

2 Housing

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2 Housing

2.1 INTRODUCTION

- 2.1.1 Strategic planning guidance for East Anglia, has sought to direct growth towards the less prosperous north and east. This means making sufficient housing land available to accommodate future growth - this is all the more important now that the Borough has the benefit of Assisted Area Status. Not only do the housing requirements of the future population need consideration but also those of the existing population in terms of homes for rent or purchase. The Borough Council's Housing Needs Survey highlights key areas of need, particularly in terms of housing requirements for the 2645 households throughout the Borough identified as living in unsuitable housing, unable to afford appropriate private sector housing and needing to move in the near future. (This chapter of the plan attempts to address the issues of the level of housing provision, its location, quality and type). It incorporates the aims and objectives of the Borough Council's Housing Strategy which sets priorities for responding to housing needs, trends and developments within the Great Yarmouth area between 1995 and 2006.

2.2 HOUSING REQUIREMENT

- 2.2.1 Strategic housing requirements for the Borough are set out in the Norfolk Structure Plan (1993), approved by the Secretary of State for the Environment in March, 1993. This states that land will be provided for about 6,800 new dwellings in the Great Yarmouth area over the period 1988 to 2006.

2.2.2 POLICY HOUSING PROVISION IS MADE FOR ABOUT 6,800 NEW DWELLINGS IN THE BOROUGH BETWEEN 1988 AND 2006. (COUNCIL ARE SUFFICIENT HOUSING PROVISION THROUGHOUT THE PLAN PERIOD.)

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- 2.2.3 Substantial housing land is already allocated in various statutory and non-statutory local plans and these are, on the whole, carried through to this new Borough-wide Local Plan. In addition, substantial areas of land already have the benefit of planning permission. Taking into account these factors, Table 2 sets out the components of housing land availability in relation to the strategic housing requirement of the Borough to 2006.

Existing Housing Land Allocations

- 2.2.4 There are sites which been allocated for residential development in earlier local plans but have not come forward for various reasons. These reasons include poor ground conditions leading to high foundation costs, access difficulties or simply matters of land ownership. In order to ensure that there is at all times an adequate supply of housing land in the Borough, the Council has adopted the guiding principle that these allocations should not be renewed unless there is every likelihood that planning applications will be submitted and development started in the very near future.

TABLE 2

Strategic Housing Requirement to mid 2006		6800
a)	House Completions mid 88 to Dec 95	2290
b)	i) Dwellings under construction	110
	ii) Dwellings with consent	1110
		<u>1220</u>
	less "abandoned" sites	-40
		<u>1180</u>
c)	i) Housing land allocation carried forward from statutory and non-statutory plans	910
	ii) Expired consents acceptable for housing under Policy HOU2	450
	less expired consents not likely to be renewed	- 55
		<u>1305</u>
		1305
d)	Allowance for windfall developments *	
	i) Urban Sites]	550
	ii) Rural Sites] 5 dwellings or more	220
	iii) Individual Sites - less than 5 dwellings	370
		<u>1140</u>
		1140
		5915
		5915
	Shortfall =	885
	Add Allowance for permissions not taken up (ie. 10% of bii + c)	240
		<u>240</u>
	Number of new dwellings required	1125

* This has been derived from a 30% sample of all residential consents granted in the preceding 5 years and represents only 45% of the real rate of permissions being granted per annum.

2.2.5 POLICY HOU2 APPLICATIONS FOR THE RENEWAL OF PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT AND FOR PROPOSALS TO REVIVE EXPIRED PLANNING PERMISSIONS FOR SUCH DEVELOPMENTS WILL BE GRANTED TO DEVELOPERS WHO CAN DEMONSTRATE THAT THE RELEVANT DEVELOPMENT IS VIABLE.

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(Objective: To ensure that land allocated for residential development is brought forward.)

Housing Land Supply - Monitoring

2.2.6 In order to ensure that there is a more than adequate 5-year supply of housing land, Borough-wide, it is important that the amount of housing land available for development is carefully monitored. Housing land availability is generally reviewed every 6 months.

2.2.7 **POLICY HOU3** THE BOROUGH COUNCIL WILL REGULARLY REVIEW AND UP-DATE THE AVAILABILITY OF HOUSING LAND TO ENSURE THAT AT ALL TIMES THERE IS SUFFICIENT LAND AVAILABLE TO MEET THE NEEDS OF THE BOROUGH IN EXCESS OF 10 DWELLINGS TO 2006.
Deleted
 (Objective: To ensure an adequate supply of housing land.)

2.3 NEW HOUSING PROVISION - LOCATION OF FUTURE HOUSING SITES

2.3.1 Following the principle of sustainability and guidance set out in Government Planning Policy Notes (PPG's) and the Norfolk Structure Plan, it is the policy of the Local Plan that all new housing development should be located, as far as is practicable, close to the main urban areas of Bradwell, Caister, Great Yarmouth and Gorleston. By locating new development close to main transport routes giving reasonable access to employment areas the need for lengthy car journeys to work is minimised. Development close to main settlements also reduces the impact of new development on areas of high landscape value.

2.3.2 Table 2 indicated a need to identify land to accommodate approximately 1125 new dwellings on "new development sites" throughout the Borough. Sites have been identified to provide for a range of house types and locations and avoiding where ever possible development which might adversely affect the historic natural environment, i.e. conservation areas, parkland, the setting of Listed Buildings or ancient monuments.

- 2.3.3 **POLICY HOU4** PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN EXCESS OF 10 DWELLINGS WILL BE REQUIRED TO COMPLY WITH THE FOLLOWING CRITERIA. *
- (A) THE SITE SHOULD BE IN OR ADJACENT TO AN EXISTING SETTLEMENT;
 - (B) THE DEVELOPMENT SHOULD NOT EXTEND INTO OPEN COUNTRYSIDE UNLESS SPECIAL JUSTIFICATION IS GIVEN (FOR EXAMPLE, WHERE SIGNIFICANT ENVIRONMENTAL OR AMENITY GAINS COULD BE ACHIEVED TO THE BENEFIT OF THE COMMUNITY);
 - (C) SATISFACTORY ACCESS COULD BE MADE AVAILABLE AND TRAFFIC GENERATED BY THE PROPOSAL WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE LOCAL HIGHWAY NETWORK THAT COULD NOT BE AMELIORATED BY FURTHER INFRASTRUCTURE PROVISION OR IMPROVED PUBLIC TRANSPORT LINKS;
 - (D) THE DEVELOPMENT WOULD BE OR HAS THE POTENTIAL TO BE WELL SERVED BY PUBLIC TRANSPORT;
 - (E) THERE WOULD BE NO LOSS OF SITES OF LANDSCAPE OR WILDLIFE IMPORTANCE;
 - (F) THERE WOULD BE NO LOSS OF BEST AND MOST VERSATILE AGRICULTURAL LAND OR AREAS OF SPECIAL LANDSCAPE VALUE;
 - (G) THERE WOULD BE NO HARM TO THE HISTORIC ENVIRONMENT; AND,
 - (H) SITES SHOULD NOT BE SUBJECT TO COASTAL (MARINE) EROSION OR BE SUBJECT TO FLOOD OR BE ON LAND OF KNOWN INSTABILITY.

* The above criteria may in exceptional circumstances not relate to all of the allocated sites.

2.3.4 To meet the Borough's housing land requirements to 2006, new major housing provision to accommodate up to 1125 dwellings will be as follows:-

2.3.5 POLICY HOU5 SITES FOR NEW HOUSING DEVELOPMENTS OF MORE THAN 10 DWELLINGS PROVIDING A TOTAL OF ABOUT 1050 DWELLINGS ARE ALLOCATED AT:-

	Approx nos	ha
Bradwell - off Cotman Drive	40	2.18
Bradwell - Blue Sky Caravan Park	180	
Caister - (i) West Road	150	5.6
Caister - (ii) West Road	55	2.2
Gorleston - Church Road	95	3.2
Great Yarmouth - North Quay	50	1.1
Great Yarmouth - Southtown/Business Park	140	5.7
Hemsby - Waters Lane	80	3.8
Hopton on Sea - East of Old Lowestoft Road	160	6.4
Martham - Hall Road	70	2.5
Martham - Elmside House	30	1.27
	1050	

The above figures are based on an average net density of 25 dwellings per hectare.

Note: This represents a nominal 75 units under requirement.

2.3.6 Developers of all sites will be expected to have regard to the master plan/development brief prepared by the Council to ensure that phased completion of each scheme and provision of appropriate facilities to serve the needs of new residents.

2.3.7 POLICY HOU6 NEW SMALLER-SCALE HOUSING DEVELOPMENTS OF 10 DWELLINGS OR LESS ARE PROPOSED AT:-

a)	Ormesby St Margaret	Scratby Road
b)	Winterton	The Loke
c)	Winterton	Somerton Road
d)	Winterton	Downing Farm
e)	Winterton	Empsons Loke

2.3.8 Allowance has been made in the housing land supply calculation for windfall developments throughout the Borough which includes infilling of smaller sites or plots within existing settlements and for larger developments of up to 10 dwellings on sites within the urban area or within larger villages provided specific criteria are met.

2.3.9 POLICY HOU7 NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING

CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;

- (C) **SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;**
- (D) **AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,**
- (E) **THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.**

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

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- 2.3.10 POLICY HOU8 INDIVIDUAL DWELLINGS OR SMALL GROUPS OF DWELLINGS* MAY BE PERMITTED IN THOSE AREAS WHERE POLICY HOU7 APPLIES AND WITHIN THE VILLAGE DEVELOPMENT LIMITS OF BURGH CASTLE, FRITTON AND ST OLAVES, HOPTON-ON-SEA (LINKS ROAD/WARREN ROAD), ORMESBY ST MARGARET (YARMOUTH ROAD), ORMESBY ST MICHAEL, REPPS, ROLLESBY, RUNHAM, STOKESBY, THURNE, WEST SOMERTON AND WINTERTON. IN ALL CASES CRITERIA (A) TO (E) OF POLICY HOU7 SHOULD BE MET.**

(Objectives: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* developments generally comprising not more than 5 dwellings.

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- 2.3.11 POLICY HOU9 A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.**

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the development proposal.)

Dwellings In The Countryside

- 2.3.12 Special justification will be required for all housing, including mobile homes, outside the areas defined in Policies HOU4 to HOU8. It will normally be expected that most agricultural and forestry workers and those associated with the Borough's tourism industry will be able to live in the nearby town (Gt Yarmouth or Gorleston) or village rather than for them to live on site. There may be exceptions to this rule, but the onus will be on the applicant to justify an exception to policy. All applications for dwellings in the countryside will be scrutinised thoroughly with the aim of detecting attempts to abuse the concession the planning system makes for such dwellings. Housing essential for the operation of other uses - existing institutions, for example - within the countryside may also be acceptable in special circumstances but will be stringently controlled. Dwellings approved under this policy as an exception to meet a proven need will be subject to an appropriately worded occupancy condition.

2.3.13 POLICY HOU10 PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:

- x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE
- xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A

FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

Conversion of Existing Buildings

2.3.14 A number of substantial and attractive buildings capable of reuse, stand in open countryside beyond the defined limits of settlements. Many have been successfully converted to residential use. Some may still suit that purpose although prior consideration should be given to reuse for commercial purposes if at all possible.

- 2.3.15 **HOU11** **OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP FOR OTHER SETTLEMENTS, PROPOSALS FOR THE CHANGE OF USE OF EXISTING BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED WHERE:**
- (A) **THE APPLICANT CAN DEMONSTRATE THAT EVERY REASONABLE ATTEMPT HAS BEEN MADE TO SECURE SUITABLE COMMERCIAL RE-USE; OR**
 - (B) **RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR COMMERCIAL RE-USE; AND,**
 - (C) **THE BUILDING IS SUITABLE FOR CONVERSION ENABLING RESIDENTIAL USE TO BE ACHIEVED WITHOUT EXTENSIVE ALTERATION, REBUILDING AND/OR EXTENSION;**
 - (D) **THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;**
 - (E) **SUITABLE ACCESS CAN BE PROVIDED WHICH DOES NOT SIGNIFICANTLY HARM THE APPEARANCE OF THE BUILDING, OR ITS SETTING, OR THE SURROUNDING COUNTRYSIDE;**
 - (F) **THE PROPOSAL COMPLIES WITH OTHER RELEVANT POLICIES OF THE PLAN.**

(Objective: To allow development in the countryside only where there is a proven long-term need.)

Static Residential Caravans And Residential Mobile Homes

2.3.16 The stationing of static residential caravans and mobile homes used for residential purposes will be considered as though they were permanent dwellings. Applications for new static residential caravan sites and mobile home sites, and extensions thereof, will be determined in accordance with Policies HOU7 to HOU8. Any planning consent may also be subject to the imposition of a planning condition limiting the duration of the permission because of the relatively short-lived nature of the materials used in certain vans.

- 2.3.17 **POLICY HOU12 PLANNING APPLICATIONS FOR THE SITING OF NEW STATIC RESIDENTIAL CARAVANS WILL BE DETERMINED ON THE SAME BASIS AS OTHER FORMS OF HOUSING DEVELOPMENT AND ANY PERMISSION MAY ALSO BE SUBJECT TO A TIME LIMITATION CONDITION.**

(Objective: To allow and control residential caravan developments.)

2.3.18 Sites for gypsy or travellers' caravans, new age travellers and travelling showmen are dealt with under Policies HOU26 to HOU28.

2.4 NEW LOW COST HOUSING PROVISION

Affordable Housing

- 2.4.1 The Borough Council has, for some time, been aware of pressures for private rented accommodation through the rapid increase in “Houses in Multiple Occupation” and the changes of use of small hotels and guest houses to rented all-year-round accommodation. Equally, the lack of low cost starter homes and “affordable” housing in both rural and urban areas has caused problems for some local people.

TABLE 3

The Borough Councils target (as advised in PPG3) for affordable housing is derived as follows:-

Allocations carried forward from existing plans	910 (i)
New plan allocations	1050 (ii)
	1960

Seeking 15% of new development as “affordable housing” gives a target of 294 dwellings in the plan period.

NB Additional “affordable housing” units may be derived from larger windfall sites in the urban area where the sites area exceeds 1ha in accordance with the provisions of DoE Circular 6/98.

(i) *line c(i) of table 2*

(ii) *from policy HOU5*

- 2.4.2 The Borough Council has taken steps to address the problems associated with the rural areas by adopting an “exceptions” policy which allows affordable housing to be built on “off-plan” sites subject to specific criteria being met (eg. there is a particular local need that cannot be accommodated in any other way).

Affordable Housing In Urban Areas And Villages

- 2.4.3 Whilst the Plan will provide sufficient sites within the Borough to meet local housing demand, many local residents, who live and work in the area may be unable to find housing at an affordable price. The Council has, through a Housing Needs Survey, found that, over the period, the total projected number of households in need of low cost housing amounts to 7,645 householders.
- 2.4.4 The Borough Council’s Housing Strategy examines ways in which this need can be met, for example through refurbishment of existing housing stock, use of vacant dwellings or building conversion. The Council also recognises the need to provide affordable low cost market and subsidized housing, irrespective of tenure, ownership and financial arrangements, that will be available to people who cannot afford to occupy houses available on the open market. It is considered that a “reasoned target” for provision of affordable housing under Planning Policy Guidance Note 3 - “Housing” is 15% of the leeway figure for housing completions over the Plan period (see Table 3) i.e. a total of 294 dwellings. The Council will negotiate with developers to determine the proportion of affordable housing deemed appropriate for individual housing sites. In general, an element of affordable housing should only be sought on developments of 25 or more dwellings (or on sites of more than 1.0ha) and when assessing individual sites, the

Council will have regard to factors such as location, density, accessibility to local services including public transport and the economics of provision. Advice on the practical implementation of this policy can be found in the appendix to this chapter which sets out the various mechanisms for both on site and off site provision in accordance with advice contained in DoE circular 6/98 entitled "Affordable Housing".

- 2.4.5 In the rural area, the problem can be partially overcome by allowing development on sites not allocated in a local plan; however, it is difficult (unless the developer is a housing association) to ensure that the benefits of low cost land purchase are passed on, indefinitely, to future occupiers or owners. This principle also applies in urban areas.
- 2.4.6 The Plan's housing land allocations are considered adequate to meet market demand in terms of overall scale and distribution. However in rural areas there may be pressures on housing stock from outside the community, such as retired people and long distance commuters who can often afford to pay more for their housing than local people. The result can be to increase house prices to a level which those on modest incomes who already live and work in the area cannot afford. It may therefore be necessary to accept that special arrangements need to be made for certain groups e.g. people on low incomes, those ineligible for mortgages or those whose work makes it imperative that they live in a particular locality. The development of sites not earmarked for general housing need may be one way of lowering housing cost. Such an arrangement would need to be very carefully controlled.
- 2.4.7 With a view to establishing rural local need, the Borough Council has involved the Norfolk Association of Town and Parish Councils, which works alongside parishes willing to undertake local housing need studies. Housing associations also expressed an interest. A Borough-wide Housing Needs Survey was undertaken in the Spring/Summer 1995.
- 2.4.8 It should be noted that rural exceptions sites would not be part of the provision for general housing need but additional to it, and would therefore not be part of Joint Land Availability Studies with the Building Industry. Housing for social need within areas for estate development provided in accordance with Policies HOU4 to HOU7 will usually be acceptable.

- 2.4.9 POLICY HOU13 WITHIN OR ADJOINING VILLAGES PLANNING PERMISSION MAY BE GRANTED ON LAND NOT ALLOCATED FOR RESIDENTIAL PURPOSES WHERE IT CAN BE DEMONSTRATED THAT IT WOULD SECURE THE PROVISION OF AFFORDABLE HOUSING TO MEET A PARTICULAR LOCAL NEED WHICH COULD NOT BE ACCOMMODATED IN ANY OTHER WAY. ALL DWELLINGS RESULTING FROM THIS POLICY WOULD BE AFFORDABLE AND SUBJECT TO ARRANGEMENTS TO ENSURE THAT THE BENEFITS OF AFFORDABILITY PASS TO THE INITIAL AND SUBSEQUENT OCCUPIERS. SUCH DEVELOPMENTS WILL ONLY BE PERMITTED WHERE:**
- (i) TRANSFER OF MANAGEMENT AND CONTROL OF THE DWELLINGS CAN BE GUARANTEED TO MAINTAIN AFFORDABILITY FOR INITIAL AND SUBSEQUENT OCCUPIERS THROUGH AGENCIES SUCH AS HOUSING ASSOCIATIONS;**
- (ii) THEY ARE SUBJECT TO A LEGALLY BINDING PLANNING OBLIGATION BETWEEN THE COUNCIL, THE DEVELOPER AND/OR THE LANDOWNER;**
- (iii) THEIR SCALE RESPECTS THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT; AND**

Deleted

(iv) THERE ARE ADEQUATE LOCAL FACILITIES INCLUDING
SCHOOLS, CHILDREN'S PLAY CENTRES AND SPORTS CENTRES.
(Objective: To provide so many dwellings as there is a proven
need.)

Note: Other policies and standards will not be relaxed where housing schemes are proposed.

- 2.4.10 POLICY HOU14 FOR DEVELOPMENTS ON LAND WITH AN AREA OF 1.0HA OR MORE OR COMPRISING 25 DWELLINGS OR MORE, THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS TO DETERMINE THE PROPORTION OF AFFORDABLE LOW COST MARKET OR SUBSIDISED HOUSING DEEMED APPROPRIATE FOR INDIVIDUAL SITES. LEGALLY BINDING PLANNING OBLIGATIONS MAY BE REQUIRED TO BE MADE UNDER THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT**

1990 PRIOR TO THE GRANT OF PLANNING PERMISSION TO ENSURE
THE PROVISION OF AFFORDABLE HOUSING FOR RENT OR PURCHASE
WHERE A NEED IS IDENTIFIED.

(Objective: To ensure the provision of genuine low-cost housing for rent or purchase where a need is identified.)

* Note: The Borough Council in applying Policy HOU14 will not request a developer to provide sheltered housing under this policy unless there is clear demand for this housing type and an appropriate management agency available to ensure that communal and maintenance responsibilities can be fulfilled through the likely life of a potential project.

- 2.4.11 On sites to which Policy HOU4 applies, the Council will negotiate with developers to secure a proportion of affordable housing for rent.
- 2.4.12 All developers which provided properties for affordable housing needs should be aware that the Borough Council will expect around 40% of the dwellings to be available for rent and to be managed either by a Housing Association or the Council; the local authority will expect to be able to nominate households in housing need to the tenancies. The Borough Council in seeking the provision of affordable housing, as Local Planning Authority, may seek the provision of special needs or sheltered housing under Policy HOU14.
- 2.4.13 Any proposals which offer affordable housing by means of an initial discounted purchase price only will not generally be considered under these policies.

Self Build

- 2.4.14 Self-build housing schemes have generally been unsuccessful in the Borough. A scheme, initiated by private individuals on Council owned land in the early 1980's was considered to be a failure and will not be encouraged.

2.5 SITE REQUIREMENTS FOR NEW BUILD AND EXISTING DWELLINGS

New Build

- 2.5.1 All new housing development proposals should have regard to their affect on existing residential property or other adjacent land uses, the character of the environment in which they are located, the need for adequate access for dealing with traffic generation (including approach roads) and the provision of adequate services. Appropriate

measures should be included to safeguard the residential amenity of new housing especially where in close proximity to non-residential uses such as industry. Adequate landscaping should be an integral part of any proposal and not a decorative afterthought. A site survey should accompany all applications for more than 10 dwellings identifying those features of interest worth keeping as an integral part of the scheme e.g. groups of trees, hedgerows, banks, ponds.

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- 2.5.2 POLICY HOU15 ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.**

(Objective: To provide for a higher quality housing environment.)

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- 2.5.3 POLICY HOU16 A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.**

(Objective: To provide for a high quality of new housing development.)

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- 2.5.4 Housing densities need to vary according to location and site characteristics and in order to reflect demand. The subdivision of gardens to create plots and infilling can dramatically change the character of an area even though the resultant plots are not small by current standards. In the built up area, housing areas without variety in density and house type can create stereotyped uninteresting environments. Large areas of unrelieved high density development can be particularly depressing giving rise to a condition best described as town cramming.

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- 2.5.5 POLICY HOU17 IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.**

(Objective: To safeguard the character of existing settlements.)

Existing Dwellings - Extensions And Alterations

- 2.5.6 There is a need to allow some flexibility within the existing housing stock in order to meet changes in housing demand which may vary due to economic and social circumstances. It is however necessary to ensure that the occupants of neighbouring properties are protected and the character of the existing area is not adversely affected.

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- 2.5.7 POLICY HOU18 EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:**
- (i) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA;
 - (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
 - (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.
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- 2.5.8 There is some demand to convert or change the use of existing dwellings to other uses such as doctors or dentist surgeries, offices, small shops or other commercial purposes. This should only be permitted where it will not adversely affect the amenities of neighbouring residential property or the surrounding area.

2.5.9 POLICY HOU19 CHANGE OF USE OF EXISTING DWELLINGS WILL ONLY BE PERMITTED WHERE IT WILL NOT SIGNIFICANTLY ADVERSELY AFFECT THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTY OR THE AMENITY OF THE LOCALITY.

(Objective: To permit local service provision without prejudice to residential amenity or the local environment.)

Living Over The Shop

- 2.5.10 The Borough Council's Housing Investment Programme recognises the importance of converting vacant floor space above shops to residential use, in order to improve the vitality of shopping areas and increase the Borough's housing accommodation stock, whilst bringing vacant property into beneficial use and responding to housing need. Reference should be made to Class F of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 which provides further information on the need to obtain planning permission for the use of accommodation over retail premises for residential purposes.

2.6 REPLACEMENT DWELLINGS AND BUILDING CONVERSIONS

Replacement Dwellings In The Countryside

- 2.6.1 New dwellings will not be permitted in the countryside except in special circumstances. However, replacement dwellings in the countryside may not cause demonstrable harm where they are of similar size and character to the dwelling to be replaced. It would, for example, be unreasonable to prevent the replacement of buildings which are habitable but structurally unsound and/or offer very poor internal facilities with restricted floorspace.

2.6.2 POLICY HOU20 REPLACEMENT DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP) WILL BE PERMITTED PROVIDED THAT:

- (A) THE EXISTING DWELLING IS HABITABLE;
- (B) THE PROPOSED REPLACEMENT IS OF SIMILAR OR IMPROVED DESIGN AND CHARACTER TO THE EXISTING DWELLING AND SYMPATHETIC TO ITS SURROUNDINGS;
- (C) EXCLUDING PROVISION OF A GARAGE OR OUTBUILDINGS, THE AMOUNT OF ADDITIONAL FLOORSPACE CREATED IS NOT GREATER THAN 10% OF THE EXISTING DWELLING;
- (D) THE REPLACEMENT DWELLING IS LOCATED ON, OR IMMEDIATELY ADJACENT TO, THE SITE OF THE EXISTING DWELLING AND WITHIN ITS CURTILAGE;
- (E) THERE IS NO INCREASE IN THE NUMBER OF DWELLINGS; AND, WHERE APPROPRIATE
- (F) THE BUILDING IS NOT INCLUDED IN THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

(Objective: To allow the replacement of unsatisfactory dwellings subject to environmental considerations.)

Replacement Dwellings In Urban Areas

- 2.6.3 In the established built-up area there may be instances where it is no longer economic to maintain a structure, due for example to structural faults. As long as the building is considered to be a habitable dwelling, Policy HOU15 will apply:-

Conversion Of Farm Or Rural Buildings

- 2.6.4 Matters relating to the conversion of farm or rural buildings to residential or other uses are dealt with in Chapter 9 - Built Environment, paragraph 9.2.19 & 20 and covered by policy UDN9.

2.7 HOUSING FOR THE ELDERLY AND CARE IN THE COMMUNITY

- 2.7.1 In recent years there has been a significant number of housing schemes designed specifically for the elderly to provide this type of accommodation. Where accommodation is purpose-designed for one particular sector of the market it may not be suited to general housing need and, consequently, it is likely that conditions restricting the use to that specified in the application may be imposed. It is particularly important to ensure that the residential amenity of neighbouring occupiers is protected.

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- 2.7.2 **POLICY HOU21 PROPOSALS FOR THE CHANGE OF USE OR CONSTRUCTION OF NEW RESIDENTIAL HOMES OR NURSING HOMES FALLING WITHIN USE CLASS C2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSAL MEETS THE FOLLOWING CRITERIA:**
- (A) THE SITE HAS GOOD ACCESS, APPROACH ROADS AND FOOTWAYS AND HAS REASONABLE ACCESS TO A RANGE OF PUBLIC TRANSPORT, COMMUNITY FACILITIES, A LIBRARY/MOBILE LIBRARY, PLACES OF WORSHIP, PLACES OF ENTERTAINMENT, A DOCTOR'S SURGERY AND SHOPPING FACILITIES, INCLUDING A POST OFFICE.
 - (B) THE SITE SHOULD BE REASONABLY LEVEL AND BE LOCATED IN THE URBAN AREA OF GREAT YARMOUTH, GORLESTON OR CAISTER, OR WITHIN THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP;
 - (C) GARDEN SPACE IS PROVIDED SUFFICIENT IN AREA TO MEET THE NEEDS OF THE RESIDENTS OF THE DEVELOPMENT;
 - (D) IMPLEMENTATION OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 10% OF SIMILAR ESTABLISHMENTS IN ANY ONE BLOCK OF DEVELOPMENT ENCLOSED BY THE PUBLIC HIGHWAY SYSTEM;
 - (E) SO FAR AS POSSIBLE, EXISTING LANDSCAPE FEATURES OF SIGNIFICANCE ON THE SITE ARE PRESERVED;
 - (F) ACCESS ARRANGEMENTS ARE SUITABLE FOR AMBULANCES, WITH PARKING AND SERVICING SPACE PROVIDED IN ACCORDANCE WITH APPENDIX (A) OF CHAPTER 3 OF THE PLAN;
 - (G) THE SITE IS OUTSIDE AN AREA SHOWN AS PRIME HOLIDAY ACCOMMODATION ON THE PROPOSALS MAP; AND,
 - (H) COMPLIANCE WITH OTHER RELEVANT POLICIES OF THE PLAN.
- WHERE THE PROPOSAL INVOLVES CONVERSION OF AN EXISTING BUILDING, THE FOLLOWING ADDITIONAL CRITERIA WILL APPLY:

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- (I) CONVERSION COULD BE ACHIEVED WITHOUT NEED FOR MAJOR EXTENSION WHICH WOULD SIGNIFICANTLY IMPINGE ON THE CHARACTER OF THE BUILDING;
 - (J) THE DEVELOPMENT AND/OR ITS OPERATION WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS; AND, (where appropriate)
 - (K) IN THE CASE OF A LISTED BUILDING, THE DEVELOPMENT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IT POSSESSES.

(Objective: To ensure a good quality of life for the elderly and infirm and safeguard the character of existing areas.)

2.8 CONVERSIONS OF BUILDINGS TO RESIDENTIAL FLATS

Residential Flats In Holiday Areas

- 2.8.1 Within areas designated as being of prime importance to the holiday industry, the Borough Council has had a long established policy to resist conversions to non-conforming uses. Outside areas considered by the Borough Council to comprise of “prime holiday accommodation”, the loss of holiday flats to alternative uses is unlikely to have a detrimental effect on the tourism industry and could be beneficial to the viability of the remaining provision.

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- 2.8.2 **POLICY HOU22 WITHIN PRIMARY HOLIDAY ACCOMMODATION AREAS AS IDENTIFIED ON THE PROPOSALS MAP THE CONVERSION/CHANGE OF USE OF PROPERTIES TO PERMANENT RESIDENTIAL USES WILL NOT BE PERMITTED. OUTSIDE THESE AREAS, PROPOSALS TO CHANGE THE USE OF HOLIDAY FLATS TO PERMANENT RESIDENTIAL PURPOSES WILL BE PERMITTED SUBJECT TO POLICY TR12 AND THE REQUIREMENTS OF POLICY HOU23.**

(Objective: To preserve prime holiday accommodation.)

2.9 CONVERSION OF BUILDINGS TO BEDSITS AND HOUSES IN MULTIPLE OCCUPATION

- 2.9.1 A house in multiple occupation is defined in Section 345 of the Housing Act, 1985 for the purposes of Part XI of the Act as “a house occupied by persons who do not form a single household”. This section was amended by the Local Government and Housing Act, 1989 to include any purpose built or converted flat whose occupants do not form a single household. The Council has a registration scheme for Houses in Multiple Occupation which includes all types whether flats; bedsits or lodgings.

Residential Conversions

- 2.9.2 The change of use of prime holiday accommodation units to permanent residential multi-occupied uses can have a damaging effect on an area in terms of noise, amenity and lack of parking. It may consequently also affect the viability of nearby or adjacent holiday accommodation uses. However, in other areas, the conversion of properties into multi-occupied units designed for permanent all-year-round accommodation may be acceptable.

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- 2.9.3 **POLICY HOU23 THE CONVERSION OR CHANGE OF USE OF PROPERTIES TO BEDSITS AND OTHER TYPES OF MULTI-OCCUPIED UNITS OF RESIDENTIAL ACCOMMODATION WILL BE PERMITTED WHERE:**

- (A) THE SITE IS OUTSIDE AN AREA SHOWN AS 'PRIME HOLIDAY ACCOMMODATION' ON THE PROPOSALS MAP;
- (B) THE CHARACTER AND AMENITIES OF THE LOCALITY WOULD NOT BE SIGNIFICANTLY ADVERSELY AFFECTED;
- (C) THE SITE IS NOT IN AN AREA PREDOMINANTLY COMPRISING PROPERTIES IN SINGLE FAMILY OCCUPANCY;
- (D) CLUSTERING OF PROPERTIES IN MULTIPLE OCCUPATION WOULD NOT OCCUR; *
- (E) THERE IS NO PROPERTY USED AS A SINGLE UNIT OF FAMILY ACCOMMODATION DIRECTLY ADJOINING THE PROPOSED DEVELOPMENT;
- (F) THE PROPOSED DEVELOPMENT AND ASSOCIATED FACILITIES COULD BE PROVIDED WITHOUT SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS;
- (G) THERE IS ADEQUATE ON-STREET CAR PARKING AND THE ON-STREET CAR PARKING REQUIREMENTS OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 70% OF THE AVAILABLE 'OVERNIGHT' ON-STREET RESIDENTIAL PARKING PROVISION BEING EXCEEDED UNLESS ADEQUATE ALTERNATIVE PROVISION IS MADE; AND,
- (H) THE BUILDING IS 3 OR MORE STOREYS HIGH OR MORE THAN 95SQ M FLOOR AREA.

(Objective: To retain prime holiday accommodation, protect residential amenity and ensure adequate standards of accommodation.)

Note: Clustering constitutes 3 properties in multiple occupation forming a continuous group, or 50% of the length of any continuous frontage or sharing common boundaries.

Conversion To Hostels And Common Lodging Houses

2.9.4 A hostel or common lodging house is a different form of multi-occupied accommodation and requires specific registration with the Borough Council's Environmental Health Department. Policy HOU24 will apply to changes of use or new development proposals relating to hostels and common lodging houses.

2.9.5 POLICY HOU24 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF PREMISES TO HOSTELS OR COMMON LODGING HOUSES ONLY WHERE:

- (A) THE PROPERTY DOES NOT FRONT ONTO THE WEST SIDE OF SOUTHTOWN ROAD BETWEEN PASTEUR ROAD AND BECCLES ROAD;
- (B) THE PROPERTY IS IN AN AREA OF MIXED USES (IE. NOT IN A STREET OR AREA IN WHICH THE LAND-USES ARE PRIMARILY INDUSTRIAL, RESIDENTIAL, OR 'PRIME* HOLIDAY ACCOMMODATION');
- (C) THE PROPERTY IS WITHIN EASY REACH OF PUBLIC TRANSPORT AND LOCAL AMENITIES/SERVICES;
- (D) CLUSTERING OF HOSTEL ACCOMMODATION DOES NOT OCCUR TO A DEGREE WHICH WOULD SIGNIFICANTLY ADVERSELY AFFECT THE CHARACTER AND AMENITIES OF THE STREET OR AREA;
- (E) CAR PARKING CAN BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN.

(Objective: To provide for lodging needs whilst protecting residential amenity.)

Note: As guidance the Borough Council will normally consider more than one hostel in a street to be an unacceptable level in relation to Criteria D above.

* ie primary and secondary holiday accommodation.

2.10 MEETING SPECIAL NEEDS IN NEW AND EXISTING DWELLINGS

Accommodation For The Less Mobile

- 2.10.1 The Borough's future housing stock needs to be adaptable to meet the needs of elderly and disabled people, who represent a significant proportion of the population. In association with the government policy to promote "Care in the Community" the housing market needs to provide for a wide range of housing demand (including the disabled and the elderly). The Borough Council wishes to ensure that the design and housing mix of new housing developments integrates and spreads evenly within its layout accommodation which is either suited or easily adaptable to meet the needs of the disabled or less mobile.

Adaptable/Accessible Housing

- 2.10.2 At least 14% of all adults (O.P.C.S. 1988) in Norfolk suffer from some form of disability, and some 22% of persons in Great Yarmouth are of pensionable age (1991 Census). As most of people become less mobile in later life, it is important that new housing developments are designed to allow access for all sections of society and be able to accommodate changing requirements. Good design should allow access to the less mobile, including the elderly and parents with children in prams or pushchairs. The policies of the Plan will help to ensure that new housing will be accessible to the less mobile and to wheelchair users.
- 2.10.3 The Borough Council will encourage the provision of a proportion of adaptable housing (defined as general needs housing modified to make it accessible for most people with disabilities) especially bungalows and ground floor flats within new housing developments. In addition to the requirements for public buildings, estate design layout should facilitate access for disabled persons by providing adequate drop crossings and disabled parking spaces within grouped parking areas. Parking spaces should be located as close and accessible as possible to the dwellings or facilities they serve. Gardens and open space areas should also be accessible to disabled people. Details of the Council's expectations/requirements are given in Chapter 9 - The Built Environment, at Section 9.4.

Special Needs Housing

- 2.10.4 Specialised accommodation for the severely physically or mentally disabled will need to be individually or custom designed with the particular needs of intended individuals or groups in mind.

2.11 IMPROVEMENT OF EXISTING HOUSING STOCK

- 2.11.1 Much of the Borough's housing stock is provided by pre-war terraced properties served by roads that were not built to meet today's traffic requirements. The Borough Council

recognises the valuable contribution that older housing makes to the total provision and that it should be retained and, where necessary, improved. The stated objective of the Borough Council's Housing Strategy is:-

“To ensure that everybody in the area is reasonably housed, in accommodation of the type and tenure most appropriate to their needs and desires, by helping to provide, or providing directly, an adequate supply of attractive and affordable housing for all sectors and that the location and quantity of different housing types is appropriate to the differing needs of the urban and rural communities.”

- 2.11.2 Over recent years the Borough Council has had a rolling programme of improvement to its housing stock and the Middlegate area of Great Yarmouth has been considerably improved through Estate Action Programme funding and further work has to be carried out. Cobholm was declared a Housing Renewal Area in March, 1995. Regeneration of derelict buildings and sites through housing development forms an integral part of the Council's Regeneration Strategy for the South Denes Area.
- 2.11.3 The Borough Council also achieves improvements to the existing housing stock by offering house renovation grants, working closely with housing associations, through action relating to unfit properties and houses in multiple occupation and by responding to public complaints.

2.11.4 POLICY HOU25 THE BOROUGH COUNCIL WILL SEEK TO ENSURE THE CONTINUED IMPROVEMENT OF THE HOUSING STOCK IN BOTH THE PUBLIC AND PRIVATE SECTOR BY USING THE FULL RANGE OF HOUSING AND PLANNING POWERS AVAILABLE (SUCH AS THE DECLARATION OF DEVELOPMENTAL NEEDS, THE HOUSING ACT 1988 AND THE HOUSING ACT 1996) TO ENSURE THAT THERE IS AN ADEQUATE SUPPLY OF AFFORDABLE HOUSING IN THE SOUTH DENES AREA).

Deleted

(Objective: To ensure the continued improvement of the Borough's housing stock.)

2.12 MISCELLANEOUS

Land Reclamation

- 2.12.1 There are a number of sites in the Borough which are derelict, degraded or unsightly and may qualify for Land Reclamation Grant if in public ownership. The use of derelict land for housing purposes can help reduce the need to develop greenfield sites, improve the environment and raise confidence in older residential areas.

Gypsies

- 2.12.2 Under the Caravan Sites Act, 1968, the County Council is obliged to provide a site for gypsies. A transit site was provided, in the mid 1980s, at Gapton Hall, Great Yarmouth. It currently provides some 20 pitches.
- 2.12.3 The Council has no evidence to support the view that the site is of insufficient size to meet the immediate needs of gypsy travellers who need to find a temporary site in the Borough's administrative area.
- 2.12.4 Where planning permission is granted for such development it may be subject to conditions to ensure that the requirements of the Borough Council in respect of landscaping, access and on site activities are properly controlled.
- 2.12.5 In order to assess any future public or private planning applications for gypsy sites the following policy will apply:-

2.12.6 POLICY HOU26 APPLICATIONS FOR GYPSY OR TRAVELLERS SITES WILL BE CONSIDERED IN THE CONTEXT OF EVIDENCE OF NEED THAT AN APPLICANT WILL BE REQUIRED TO PROVIDE. THE APPLICANT WILL FURTHER BE REQUIRED TO DEMONSTRATE THAT THE APPLICATION MEETS THE FOLLOWING CRITERIA:

- (A) ELECTRICITY AND WATER SERVICES AND FOUL AND SURFACE WATER DRAINAGE ARE AVAILABLE;
- (B) THE PROPOSED USE OF THE LAND WOULD NOT CONFLICT WITH ANY ADJOINING OR NEARBY USES OF LAND OR LANDS;
- (C) THE PROPOSED USE DOES NOT DAMAGE THE LANDSCAPE OR CAUSE OTHER ENVIRONMENTAL NUISANCE;
- (D) ADEQUATE ACCESS TO THE SITE CAN BE PROVIDED; AND,
- (E) SUITABLE FACILITIES CAN BE PROVIDED FOR THE HANDLING, PROCESSING AND DISPOSAL OF ALL WASTE MATERIAL RELATED TO THE LEGITIMATE BUSINESS INTERESTS OF THE OCCUPIERS OF THE PROPOSED DEVELOPMENT.

(Objective: To provide for the needs of gypsies.)

New Age Travellers

2.12.7 A modern type of nomadic traveller, not necessarily of gypsy extraction, is identified as 'New Age Traveller'. Whilst recognising a need to find suitable short-term accommodation for such travellers the Plan does not provide for the creation or establishment of encampments or site(s) for this type of habitant.

2.12.8 POLICY HOU27 NO SITES ARE IDENTIFIED IN THE PLAN TO MEET THE NEEDS OF NEW AGE TRAVELLERS WHO MAY CONSIDER SHORT OR LONG-TERM RESIDENCE IN THE BOROUGH. HOWEVER, SHOULD AN INDIVIDUAL OR GROUP OF SUCH TRAVELLERS IDENTIFY A SITE FOR RESIDENCE, THE SITE WILL BE ASSESSED AGAINST CRITERIA OF POLICY HOU26. APPLICANTS WILL NEED TO DEMONSTRATE TO THE BOROUGH COUNCIL THAT SUCH CRITERIA CAN BE MET.

(Objective: To provide for the possible needs of New Age Travellers.)

Travelling Showmen

2.12.9 Travelling showmen (members of the Showmen's Guild of Great Britain) who are associated with fairs and other fairground/amusement operations sometimes require seasonal accommodation sites. Several sites for the standing of Showmen's Guild Member's caravans have been granted planning permission in the Borough over recent years.

2.12.10 In order to meet the needs of showpeople the local plan requires any permanent residential sites to comply with the main housing policies of the document. However, temporary storage and/or accommodation sites will be allowed provided they can comply with criteria (a) to (e) of Policy HOU26.

2.12.11 POLICY HOU28 SITES FOR TRAVELLING SHOWMEN WILL BE ASSESSED, IF THEY ARE TO BE OF A PERMANENT NATURE, ACCORDING TO POLICIES HOU7 TO HOU8 OF THE PLAN. TEMPORARY ACCOMMODATION SITES WILL BE ASSESSED AGAINST THE CRITERIA SET OUT IN POLICY HOU26. APPLICANTS WILL NEED TO DEMONSTRATE TO THE BOROUGH COUNCIL THAT SUCH CRITERIA CAN BE MET.

(Objective: To meet the needs of travelling showpeople.)

Note: An assessment of need for companying applications under this policy will need to be endorsed by the Council. It is noted that the showmen's guild of Great Britain.

Deleted

- 2.12.12 The needs of showmen associated with travelling circuses will be assessed within the policy guideline.

