

# Authority Monitoring Report

## 2015/16

An update on progress of  
the Local Plan, delivery of  
policies and proposals and  
monitoring information

Housing | Economy | Environment | Society | Travel

Published December 2016



## **What is the purpose of this document?**

The purpose of this document is to report on the progress and implementation of the Waveney Local Development Framework (Local Plan).

Whilst every effort is made to ensure the accuracy of data in this report it can not be guaranteed free of errors.



# Contents

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Progress against Local Development Scheme milestones .....</b>	<b>4</b>
<b>3. Implementation and performance of adopted policies .....</b>	<b>5</b>
Housing.....	8
Economy.....	16
Environment.....	26
Society .....	32
Travel.....	38
Progress on Site Specific Allocations DPD.....	46
Progress on Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD ....	52
<b>4. Monitoring of Sustainability Appraisal significant effects .....</b>	<b>64</b>
<b>5. Other Monitoring .....</b>	<b>71</b>
Community Infrastructure Levy .....	71
Planning Obligations or Section 106 Contributions .....	73
Neighbourhood Planning .....	73
Local Development Orders.....	74
Duty to Cooperate.....	75
Appendix 1 List of indicators to monitor Core Strategy Objectives and Sustainability Appraisal significant effects .....	80
Appendix 2 References .....	87
Appendix 3 Glossary of terms .....	88
Appendix 4 Abbreviations used .....	93



# 1. Introduction

- 1.1 Waveney District Council has produced an Annual Monitoring Report (AMR) each year since 2004/05. The production of an AMR was a requirement under Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, until 2012.
- 1.2 Changes to planning legislation introduced as part of the Localism Act 2011 have amended the requirements for monitoring. Local planning authorities are now required to publish an Authorities Monitoring Report (AMR) under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 There are key pieces of information that must be covered by an AMR: -
  - progress on Local Development Framework (LDF) documents against the timetable in the Local Development Scheme;
  - details of any policies not being implemented;
  - net amount of additional affordable housing;
  - total housing completed;
  - any Community Infrastructure Levy receipts;
  - details of any neighbourhood plans or neighbourhood development orders that have been adopted; and
  - any action taken under the duty to cooperate.
- 1.4 Monitoring plays an important role in the successful delivery of Local Development Frameworks. The AMR is the main mechanism for assessing the effects of the LDF and the performance of its policies. The results of monitoring will feed into any future review or revision of policies that may be required. The AMR therefore forms an integral part of the LDF, by assessing performance and making arrangements for the early review of outdated or redundant planning policies.

## Content of the report

- 1.5 This report covers the period from for the whole of Waveney District excluding that part lying within the Broads Authority area. The Broads Authority has its own Local Plan policies and monitors these separately. Although now required to have an objectively assessed housing need figure, Waveney will continue to include the part of the Broads Authority Area within the District when monitoring housing delivery.
- 1.6 Four Development Plan Documents (DPDs) making up the Waveney Local Development Framework (Local Plan) are now adopted and are being monitored: -
- Core Strategy DPD adopted January 2009;
  - Site Specific Allocations DPD adopted January 2011;
  - Development Management Policies DPD adopted January 2011;
  - Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD adopted January 2012.



- 1.7 Each adopted DPD has a Monitoring Framework setting out how the performance of the policies they contain will be monitored. A Sustainability Appraisal was carried out for each of the documents which identified additional indicators to monitor any significant positive or negative effects of the plan. In total 177 indicators have been identified which can be used to monitor the performance of Local Development Framework policies and the significant effects they are having on sustainability criteria.
- 1.8 Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently (for example through the national Census or specially commissioned studies). Results for some indicators will change rapidly to signal recent changes, such as housing completions, employment figures or the



number of vacant shops in town centres. Others, such as health, education and many environmental indicators, will show changes and trends over a longer timescale. This means that it is not always possible, practical or useful to report on every indicator every year.

1.9 This report presents information in the following sections:

- **Section 2) Progress against Local Development Scheme milestones** – A review of progress towards producing the documents set out in the LDS, whether timetables and milestones set out are being met, if not the reasons why and how it is to be addressed. Any necessary changes to the adopted Local Development Scheme are detailed.
- **Section 3) Implementation and performance of Adopted Policies** – Assesses the implementation of adopted policies, particularly in relation to Core Strategy objectives. It presents results for a series of indicators and summarises how Waveney District is performing in these areas. It identifies any policies which have not been used over the last 12 months and policies that may need to be reviewed in the future.
- **Section 4) Monitoring of Sustainability Appraisal Significant Effects** – A summary of whether the predicted significant effects of planning policies have yet been observed.
- **Section 5) Other Monitoring** – Covers monitoring requirements for Community Infrastructure Levy, Neighbourhood Planning and Duty to Cooperate.
- **Section 6) Local Plan review** – Provides an overview of the proposed timetable and project plan for the review of the Local Plan.

## 2. Progress against Local Development Scheme milestones

- 2.1 Work has commenced on preparing a new Waveney Local Plan<sup>1</sup> for Waveney and a new [Local Development Scheme](#) was adopted March 2016.
- 2.2 The Local Development Scheme covers the three year period from 2015 to 2018.

### *Summary timetable*

Issues and Options	April / May 2016
Preferred Options	May / June 2017
Final draft	October / November 2017
Submission for Examination	December 2017
Examination hearing	February / March 2018
Inspector's Report	April 2018
Adoption	May 2018

- 2.3 The Local Development Scheme does not contain any milestones for this current monitoring year (2015/16). The first milestone is for the Issues and Options (April 2016) and this milestone has been met.

Milestone	Milestone met?	Comments
<b>Issues and Options</b> April / May 2016	✓	<a href="#">Options for the new Waveney Local Plan</a> 22 April – 17 June 2016

- 2.4 All responses received have been published alongside a [Summary of Responses to Options Consultation](#) (August 2016) comprising:
- Part 1: Responses to Questions
  - Part 2: Responses to Sites
- 2.5 Once adopted, it is expected that the new Local Plan will replace all existing adopted policies.

<sup>1</sup> <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/new-waveney-local-plan/>

### 3. Implementation and performance of adopted policies

#### Assessment of unimplemented policies

- 3.1 Regulation 34 of the Local Planning Regulations 2012 requires local authorities to identify which of their policies are not being implemented, to state the reasons why, and identify the steps (if any) being taken to rectify this. Such policies may need to be amended or replaced, for example if they no longer reflect national guidance or are no longer relevant to the local area.
- 3.2 As the LDF is a spatial plan, policies are implemented partly through the determination of planning applications but also through other actions, for example promoting the preparation of Town and Parish Plans (policy CS06 – Community Based Regeneration) and supporting new infrastructure such as completion of the Northern Spine Road in Lowestoft (policy CS15 – Sustainable Transport).
- 3.3 All adopted Local Development Framework (LDF) policies are being implemented with the exception of those affected by recent Government changes regarding affordable housing provision and Code for Sustainable Homes (CfSH) compliance, and water and energy efficiency now set through Building Regulations. The changes affect parts of the policy rather than the whole policy intent.

#### Policies not being implemented as adopted

Development Plan Document Policy	Reason not being implemented
<p><b>Development Management Policies DPD:</b></p> <ul style="list-style-type: none"> <li>• DM04 Sustainable Construction - CfSH; energy efficiency; water efficiency</li> <li>• DM17 Housing Type and Mix - Lifetime Homes standards</li> </ul> <p><b>Area Action Plan DPD:</b></p> <ul style="list-style-type: none"> <li>• WEW1 Energy Requirements within the AAP area</li> </ul>	<p>On 25 March 2015 the Government released a <a href="#">Ministerial Statement</a> following the outcomes of the Housing Standards review. This clarifies that Local Authorities can only apply sustainable construction standards that are consistent with the Government's new technical standards. The requirement to comply with the Code for Sustainable Homes standard in the Local Plan can no longer be applied. The Council has prepared a <a href="#">Planning Policy Position</a></p>

Development Plan Document Policy	Reason not being implemented
<ul style="list-style-type: none"> <li>• WEW2 Water Efficiency and Quality</li> </ul>	<a href="#">Statement</a> which sets out how the affected planning policies will be applied from 15 April 2015.
<b>Development Management Policies DPD</b> <ul style="list-style-type: none"> <li>• DM18 Affordable Housing</li> </ul>	DM18 requires all developments of 5 or more dwellings to provide 35% affordable housing (DM18). However, since the Government imposed site size thresholds in 2014 which has since been upheld by the Court of Appeal (May 2016), Waveney has only been able to require 35% affordable housing for sites of 11 or more dwellings.

## Assessment of planning appeal decisions




- 3.4 Planning appeals decisions can indicate where adopted policies may need to be updated, for example if they no longer reflect national policy or are not being interpreted as intended by planning inspectors.
- 3.5 During the monitoring year 2015/16, 11 appeal decisions were received from the Planning Inspectorate. 5 cases were allowed conditionally, 5 cases were dismissed by the Planning Inspector and the final appeal was withdrawn by the appellant.
- 3.6 Two of the allowed appeals relate to householder alterations or extensions, and a single new dwelling within the side garden of an existing ['backland'] dwelling. The final approval (with an associated Listed Building consent) relates to an application for the demolition of an existing former shop building and the construction of a new dwelling within the curtilage of a listed building within a conservation area. These were allowed because the Planning Inspector placed less significance on the issues of design, impacts for the built historic landscape, impacts on neighbours or potential highway impacts than the local planning authority. None were allowed due to inconsistency with national policy.

## Assessment of implemented policies

- 3.7 Analysis of monitoring data can give an indication of the use and performance of implemented policies. In some areas it could take several years for the impacts of

policies and objectives to be assessed through monitoring. However, it is possible to assess where Core Strategy objectives are already being delivered, and where more work needs to be done to affect change.

- 3.8 This assessment will concentrate on the implementation of Core Strategy objectives, as these provide the overarching strategy for the area. Appendix 1 lists the indicators to monitor progress of the Core Strategy objectives. The Development Management Policies DPD (2011), Site Specific Allocations DPD (2011) and Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD (2012) provide more detailed policies to help deliver Core Strategy policies, and all contribute towards delivering Core Strategy objectives. An assessment of how these policies are performing is provided where relevant.
- 3.9 The Core Strategy objectives have been arranged into five key themes - housing; economy; environment; society and travel. Where appropriate, key indicators are presented to support the assessments and theme summaries. A RAG (Red Amber Green) status alert is used as follows:

-  Positive results that indicate progress toward delivering LDF policies and objectives
-  Uncertain results that show some progress although may require intervention to ensure that future results do not slide into the negative
-  Negative results that require continued monitoring and possible intervention to ensure that the LDF policies and objectives are met within the plan period

- 3.10 Tables 3.1 (page 43) and 3.2 (page 54) at the end of this section summarise the progress that has been made towards delivering the sites allocated for development in the Site Specific Allocations DPD and the Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD.

## Housing

### What are we trying to achieve?

#### **Core Strategy Objective 6**

Promoting balanced and mixed communities through housing provision and in particular addressing the need for affordable housing.

- Deliver an average of 290 dwellings per annum including a mix that meets the needs of the community including a minimum of 30% of affordable housing.

Key policies: -

- Core Strategy – CS11 ‘Housing’
- Development Management Policies – DM17 ‘Housing Mix and Type’, DM18 ‘Affordable Housing’
- Area Action Plan – HC1 ‘Housing in the AAP Area’, HC2 ‘Distribution of Housing Sites’
- Site Specific Allocations – Housing sites as listed in Table 3.1 (pg 42).

### What progress has been made?

#### Summary

#### **Core Strategy**

The Waveney Core Strategy sets out the District’s housing requirements for the period 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2025. Waveney requires 6,960 new dwellings during this period, an average annual completion rate of 290 dwellings per annum. During the period 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2016, 4,350 new dwellings have been completed. This is 123 dwellings less than would be expected at this point in time based on the average rate of 290 dwellings per annum. As part of the current Local Plan review housing requirements will be reassessed.

#### **Site Allocations**

Reflecting Government policy, and public consultation as part of the plan making process, the majority of the housing allocations in the Waveney Interim Local Plan 2004 and the current Site Specific Allocations 2011 and Area Action Plan 2012 are, where possible, on previously developed land. Additionally, some of these sites are ‘enabling’ sites which will provide enhanced facilities elsewhere and release the current site for housing development. These types of sites can potentially require a

longer period of time to become available and build out than greenfield sites due to the more complex issues for building on previously developed land.

Tables 3.1 and 3.2 provide an update on the delivery of the site allocations and good progress has already been made in bringing forward many of these sites. Two allocations in Lowestoft have delivered 55 new homes and an allocation in Reydon has delivered 38 new homes. Two sites in Lowestoft are scheduled to complete next year (2016/17) delivering 17 affordable new homes and 20 supported flats. Several other sites have planning permission including sites in Lowestoft, Beccles and Bungay. Delivery has been slower than predicted in the DPD housing trajectories but considering the recent economic climate that is not unexpected. An upturn in the local housing market is confirmed by recent planning application submissions, pre-application enquiries and starts on site.

Some local developers have expressed concern that there is a shortfall of housing land, that there are viability issues on particular allocated sites, and that housing requirements have not been reviewed. The Council monitors the delivery of its housing requirement in its annual **Strategic Housing Land Availability Assessment Update** and **Statement of a 5 year Supply of Housing Land**. These documents are prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) and take into account suitability, availability and deliverability (including viability) of identified sites.

On 10 November 2015, Waveney District Council hosted a Housing Market Forum for developers, housing associations and others involved in the house building industry to gain a greater understanding of the issues affecting the housing market in Waveney. Workshop discussions concentrated on the housing market, rate of delivery, housing mix and design issues. The discussions will help inform the development of policies in the revised Local Plan.

### **Strategic Housing Land Availability Assessment Update (SHLAA)**

The current SHLAA (2016) has identified land for a total of 3,568 new homes which are likely to be delivered over the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2025. 2,174 will be delivered in the five year period (2016-2021) and 1,394 will be delivered in the period from 2021 to 2025. With existing delivery of 4,227 new homes in the period 2001 to 2016 and the identified supply of 3,568, a total of 7,795 new homes will be delivered over the period. This exceeds the Core Strategy target by 835 new homes. The SHLAA also identifies a further 712 homes to be delivered post 2025. The SHLAA only identifies a 9 year supply of housing and there will be a need to reassess the annual housing need figure as part of the Local Plan review.

### **5 Year Housing Supply**

The five year period covered by the 2016 Statement of a 5 year Supply of Housing Land is 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021. The Statement identifies 2,174 new homes to be delivered in the 5 year period against a target of 1,888 dwellings which includes a 20% buffer as required by the National Planning Policy Framework. The Statement identifies 5.8 years supply, 286 units above the 5 year supply requirement.

### **Household and Population Projections**

The 2011 Census shows that Waveney has a total population of 115,254. This is an increase of 2912 people since the 2001 Census. The number of new households formed over this period was 2459 creating a total of 50,883 households. The total number of new homes delivered was 3460 during the same period. The housing requirement set out in the Core Strategy has therefore met current projected population growth and household formation rates. However, as part of the Local Plan review the housing needs for the District will be assessed to determine if a new housing target is required.

### **Housing Delivery 2016 Onwards**

Although housing delivery in Waveney has been relatively low again this year it is in line with that predicted in the five year supply statement. Between 2016 and 2025, it is anticipated that the average number of dwellings completed will increase to over 390 dwellings per year. Delivery on the 800-home development with supporting community facilities in Oulton (Lowestoft) is expected to deliver over 50 dwellings per year from April 2016 and as at August 2016, over 70 homes are now occupied with a further 130 homes under construction. Recent approvals for 1,150 new homes on part of the Sustainable Urban Neighbourhood (SSP3, Area Action Plan) and 139 starts on site (Apr-Aug 2016) supports the improving situation.

### **Affordable Housing Delivery**

Between 2001 and 2016, 751 affordable dwellings have been completed. 178 affordable homes have detailed planning consent (75 currently under construction) and a further 380 homes are anticipated to be developed under permissions with current outline consent. Allocated sites currently without any planning consent are expected to deliver approximately a further 300 affordable homes.

Waveney has an adopted policy that requires all developments of 5 or more dwellings to provide 35% affordable housing (DM18). However, since the Government imposed site size thresholds in 2014 which has since been upheld by the Court of Appeal (May 2016), Waveney has only been able to require 35% affordable housing for sites of 11 or more dwellings.



The Council as a landowner is facilitating the delivery of affordable housing by providing land to housing associations to deliver affordable housing. Policy DM22 (Housing development in the countryside) allows an exception for affordable housing where it meets an identified local housing need in areas where market housing would not normally be permitted.

As part of the Housing and Planning Bill the Government is proposing to introduce a policy for Starter Homes. These will be for purchase with at least 20% off market prices and for first time buyers under the age of 40. As currently proposed Starter Homes will come under the umbrella of the affordable housing definition. The predicted impact on affordable housing delivery by Government policy for Starter Homes is not yet clear and there is some concern that there will be implications for the delivery of traditional forms of affordable housing.

### **Self Build and Custom Build Register**

The [Self-Build and Custom Housebuilding Act 2015](#) places a duty on local councils in England to keep and have regard to a register of people who are interested in self build or custom build projects in their area. This register will help inform the Council of the level of demand for self build and custom build plots in Waveney and enable the Council to develop a strategy for matching people to plots in their area.

As of 31 March 2016, 60 declarations of interest have been registered in regard to self build plots of which 56% were for plots of 250 square metres or more in size across a variety of locations in the District with demand generally highest in the villages. Further information on the Self Build and Custom Build Register can be found at <http://www.eastsuffolk.gov.uk/planning/self-build-and-custom-build-register/>

### **Conclusions**

In conclusion, despite the low levels of development in recent years, the delivery rate is on track to meet the Core Strategy housing targets and the range and types of new homes being completed generally meets policy requirements. Overall affordable housing provision has been low compared with targets. The Local Plan review will reassess these targets which may indicate that a revised housing target and the percentage of affordable housing is required.

- 135 new homes have been delivered this year. This is below the target of 290 per annum, however the previous delivery rate and predicted delivery average over the whole plan period is still above the Core Strategy

requirement of 6,960 dwellings by 835 units (Policy CS11).

- 12 affordable homes on four sites have completed this monitoring year. All developments are wholly for affordable housing, providing eight homes in Lowestoft and four in Southwold. Additionally, Orwell Housing purchased a general needs plot which had commenced and subsequently stalled and completed the building works to provide an additional 2 bedroom home for affordable rent in Lowestoft.
- The housing elements on three sites allocated in the Sites Specific Allocations Development Plan Document have delivered 93 homes (LOW3, LOW5, SOU2). Planning consents issued on other allocated sites will deliver over 1,400 new homes.
- 45% of all housing completions this year has been for three bedroom homes and 29% have 4 bedrooms or more. The requirement of Policy DM17 to shift towards the provision of smaller dwellings (40% one and two bedrooms) has therefore not been met, only achieving a total of 25% of all completions.

## Housing completions

Indicator	2015/16	2014/15	2013/14	2012/13
Net additional dwellings delivered	<b>135</b>	136	167	159
Affordable housing completions (gross)	<b>12</b>	24	68	61
Number of dwellings completed (allocations) - land allocated in the Site Specific Allocations DPD adopted January 2011	<b>8</b>	11	45	29
Number of vacant dwellings – non-WDC-owned vacant dwellings returned to occupation as a direct result of action by WDC	<b>0</b>	7	6	3

Source for all Indicators: WDC Planning Policy and Delivery and Housing Teams

## House types and sizes

Indicator	Description	2015/16	2014/15	2013/14	2012/13
Housing types and sizes (gross completions)	1 Bed	10	26	24	26
	2 Bed	26	38	72	69
	3 Bed	66	51	64	69
	4+ Bed	41	33	27	37
	House	99	97	109	125
	Bungalow	28	20	34	35
	Flat	16	31	44	41

Source: WDC Planning Policy and Delivery Team. NB excludes temporary or residential mobile homes

## Housing trajectory (housing land availability)

This table identifies the net additional dwellings expected to come forward over the remainder of the Core Strategy plan period (1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2025) by source of supply. A total of 3,568 dwellings have been identified to be delivered in the period 2016-25. A further 712 dwellings have been identified to be completed after 31<sup>st</sup> March 2025.

Source of identified supply 2016-2025	Net additional dwellings expected	
	2016-2025	Post 2025
Site Specific Allocations DPD	425	0
Broads Authority Site Specific Policies DPD	76	0
Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD	1288	360
Neighbourhood Plans	105	0
Deliverable sites not currently in the planning process	150	0
Sites with planning permission – small and large sites	1323	352
Windfall provision	201	0
<b>Total Provision 2016-2025</b>	<b>3568</b>	<b>712</b>

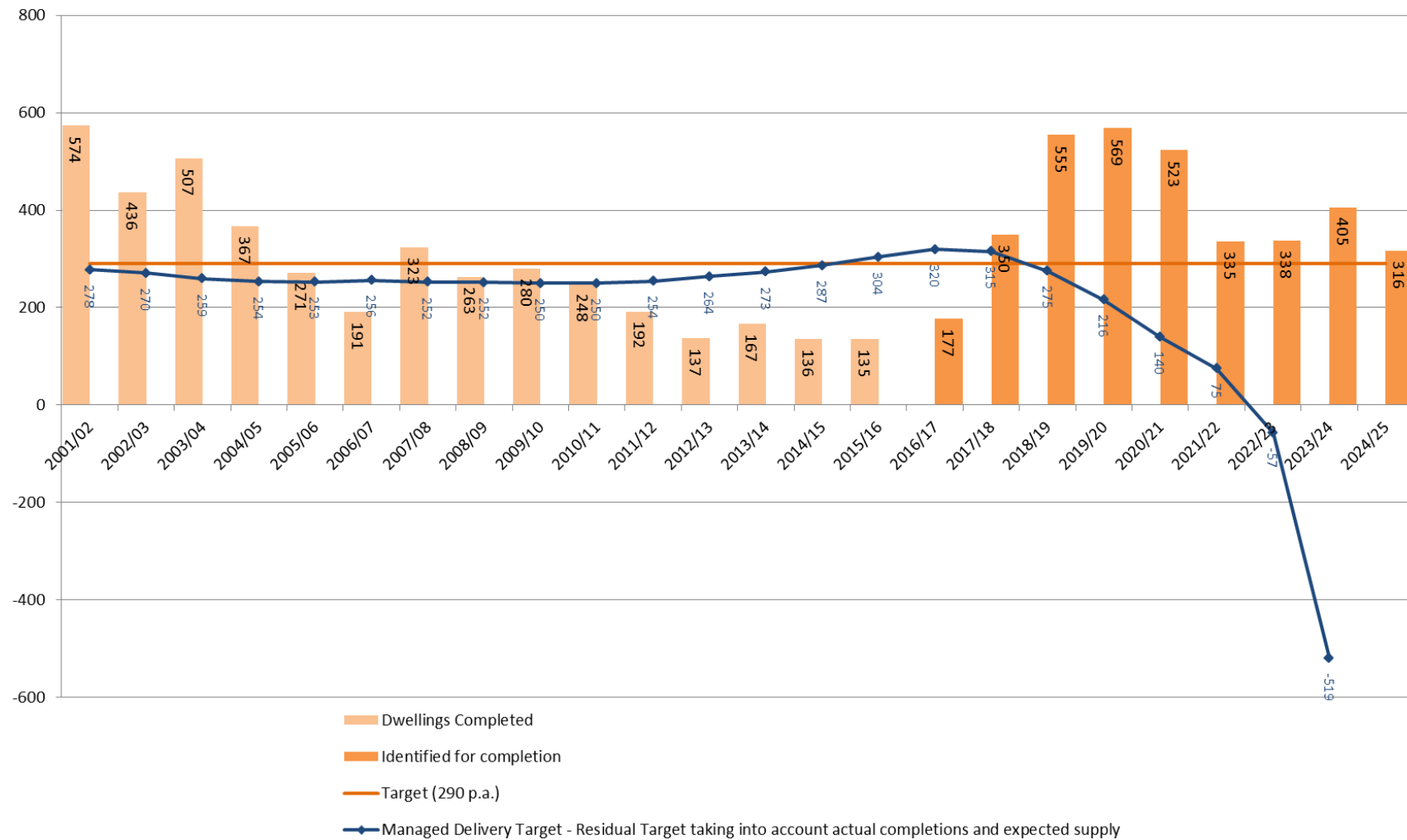
Source: Table 4.1 Housing Trajectory, [Waveney Strategic Housing Land Availability Assessment 2016](#)

The following table and housing trajectory chart (Figure 3.1) show that the Core Strategy housing requirement will be exceeded. As referenced earlier in this document, these housing figures are evidenced in the [Strategic Housing Land](#)

[Availability Assessment 2016](#) and the [Statement of a 5-year supply of housing land 2016](#) available on the Council's website.

	Net additional dwellings expected 2001-2025
Dwellings completed 2001-2016	4,227
Dwellings identified for completion 2016-2025	3,568
Total provision 2001-2025	7,795
<b>No. of units above Core Strategy requirement of 6,960 dwellings</b>	<b>835</b>

Figure 3.1 Housing trajectory chart





## Economy

### What are we trying to achieve?

#### **Core Strategy Objective 1**

Promoting the regeneration and renaissance of the Lowestoft sub-regional area (with Great Yarmouth), in particular the central area in and around Lake Lothing and the harbour, and the market towns of Beccles, Bungay, Halesworth and Southwold.

- Improved perception of Lowestoft.
- Increasing the vitality and viability of Lowestoft and the market towns.

#### **Core Strategy Objective 10**

Meeting the jobs growth target for the District.

- 5,000 additional jobs by 2021.

#### **Core Strategy Objective 11**

Developing the renewable energy and educational sectors.

- Increase the number of jobs in the renewable energy and educational sector.

#### **Core Strategy Objective 12**

Promoting sustainable tourism and the cultural development of the District.

- Increase the economic benefits of tourism in a sustainable way.
- Increase participation in cultural activities.

Key policies: -

- Core Strategy – CS05 ‘Area Action Plan for Lake Lothing and the Outer Harbour’, CS06 ‘Community Based Regeneration’, CS07 ‘Employment’, CS08 ‘Renewable Energy Cluster’, CS10 ‘Retail, Leisure and Office Development’, CS13 ‘Tourism’, CS14 ‘Culture’.
- Development Management Policies – DM08 ‘Existing Employment Areas and other Employment Sites’, DM10 ‘Town Centre Boundaries’.
- Area Action Plan – All policies.
- Site Specific Allocations – Employment and other community sites allocations are listed in Table 3.1.

## What progress has been made?

### Summary

#### **Employment Growth and Land Availability**

There is some concern that Waveney is failing to meet the job growth targets set out in the Core Strategy. In 2001 there were 40,300 employee based jobs in Waveney. As of 2014 there are only 39,700 representing a fall in employee jobs of 600<sup>2</sup>.

The jobs target in the Core Strategy was based on the East of England Plan (May 2008) which set an indicative target of 5,000 additional jobs in Waveney for the period 2001 – 2021 with a similar figure for Great Yarmouth. This jobs target is now 8 years old and was set pre-recession and did not fully take into account the emerging opportunities presented by the offshore sector. The target will need to be revisited as part of a Local Plan review.

Lowestoft has been confirmed as the construction management base and operations and management base for East Anglia ONE for the 30 year lifespan of the windfarm. The agreement, worth an estimated £25 million, has been agreed between Scottish Power Renewables and Associated British Ports and initial investment in the port will be used to carry out upgrades to the port and surrounding area. Once East Anglia ONE is completed approximately 100 people will be employed full-time as the port. Construction is planned to commence in 2017, with the first turbines installed by 2019, and the project will be fully operational during 2020.

The offshore construction coordination base for Galloper Wind Farm Ltd<sup>3</sup> was officially opened in June 2016 operating out of the OGN facility at Commercial Road (the former Shell base). The base will also be used as a transit port to the wind farm site with up to 200 people moving through the site on a daily basis. The construction phase is expected to be complete and the wind farm operational by March 2018.

Confirmation of proposed extension of the Riverside Road and Mobbs Way sites of the Great Yarmouth and Lowestoft Enterprise Zone and the time for which business rate relief is applied is expected Spring 2017.

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<sup>2</sup> These figures exclude those who are self employed working in Waveney. Comparative data between 2001 and now on self employed work is not available. 2001 figure from the annual Business Inquiry Employee Analysis which was replaced in 2009 by the Annual Business Register and Employer Survey.

<sup>3</sup> <http://www.galloperwindfarm.com/>

In terms of total employment land supply there is sufficient employment land available to deliver the required levels of jobs. However, this is an indication that take up of available employment land is still small.

The large untapped supply of employment land and the lack of take-up of key allocated sites and other available employment land may explain the lack of jobs growth. The recent recession may be partly to blame for the lack of take up. However, there also remain viability challenges in developing employment land in the short term, particularly large unserviced greenfield sites. The Employment Land Availability Assessment 2016 shows that the majority of supply is in the form of larger unserviced sites which will be financially challenging to develop in the short term meaning supply is quite limited in the short term. It is also important to consider whether available employment land is still the most desirable to the market.. With this in mind, the existing supply of employment land will need to be reviewed as part of the Local Plan review to ensure the land available is the most appropriate land to help increase the provision of jobs.

## **Tourism**

Tourism continues to play a significant role in the economy of Waveney with 335,000 staying trips and almost 5 million day trips made to the District in 2015. The total tourism value is worth £293M to the local economy supporting 5,390 tourism jobs (Economic Impact of Tourism – Waveney 2015, Destination Research)

The Lowestoft Coastal Community Team<sup>4</sup> was formed in Spring 2015 supported by funding from the Department for Communities and Local Government. The Lowestoft Coastal Community Seafront Strategy was launched March 2016 and identifies potential opportunities to help shape ideas and priorities for key locations including the historic Scores, the East of England Park and the south Lowestoft seafront and their links to the town centre. Further consultation will take place and the final master plan for the area will be published early next year.

As a result of a visitor survey carried out by Lowestoft Vision<sup>5</sup>, new pedestrian wayfinding signage will be erected early next year. This will improve the visitor experience and navigation around the town including South Beach, Kirkley Village, Royal Plain, Station Square, the town centre, High Street and Ness Point.

To off-set the closure of tourist information centres in Lowestoft and Southwold, the

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<sup>4</sup> <http://www.coastalcommunities.co.uk/coastal-teams/lowestoft/>

<sup>5</sup> [http://www.lowestoftvision.co.uk/index.php?option=com\\_content&view=featured&Itemid=129](http://www.lowestoftvision.co.uk/index.php?option=com_content&view=featured&Itemid=129)



Council has encouraged a range of commercial businesses such as shops and restaurants to become part of the Waveney Visitor Information Point Network (VIP)<sup>6</sup>. The VIPs offer a range of free literature on the things to see and do within the area.

This monitoring year a range of tourism related applications have been approved including those to create new holiday accommodation such as camping sites and self-contained tourist accommodation in the rural areas and a heavy horse centre including a café in Shipmeadow. Other proposals will intensify existing uses such as increasing the numbers of caravans or extend the occupancy period.

### **Town Centres**

Town Centre surveys carried out this year show that the number of vacant units has fallen in all town centres with the exception of Halesworth (an increase of 1 unit). Lowestoft (Main and Core Shopping Streets) records a decrease of 5 vacant units this year (25 in total). One of the largest stores in the town (QD Stores) has closed this monitoring year however it re-opened October 2016 as a Poundstretcher store which has re-located in the town. Since the retail survey was completed the Bhs store has closed; this is the largest store in the town (gross ground floor footprint floorspace).

Vacancy rates are an important indicator of the health of town centres. The number of vacant units in Lowestoft (Main and Core Shopping Streets) has reduced by 2.5% or 5 units this year. The vacancy rate in Lowestoft is 11.8%, with 10 of the 25 vacant units located along the Core Shopping Street (London Road North frontage / Britten Shopping Centre). Bungay has the highest rate for the market towns at 6.9% and Southwold the lowest at 2%.

Another indication of the health of town centres is the proportion of A1 retail premises occupied by charity shops. 8.1% of retail premises (11 units) in Lowestoft are occupied by charity shops which compares favourably with Beccles (10.2% or 12 units) and Bungay (10.3% or 7 units). Halesworth and Southwold have 3 and 4 charity units respectively (5.2% and 7.5%). 7 of the 11 charity shops in Lowestoft are located along the Core Shopping Street.

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<sup>6</sup> <http://www.eastsuffolk.gov.uk/contact-us/tourist-information/>

## Employment

- 13,592m<sup>2</sup> of B1, B2 and B8 development was completed with 745m<sup>2</sup> lost to other uses during 2015/16. The employment gains include 4,866m<sup>2</sup> within the Great Yarmouth and Lowestoft Enterprise Zone: 3,600m<sup>2</sup> B1a office at Riverside Road; 188m<sup>2</sup> B1a office and 1,078m<sup>2</sup> comprising 3no. B1-B8 industrial units at Mobbs Way. 2,156m<sup>2</sup> was completed in the rural areas (outside of DM01 physical limits and existing and allocated employment sites). Of the floorspace lost to other uses, one site falls within existing employment areas (DM01, EMP1 and EMP4). This loss was for the change of use of a B2 general industrial unit (512m<sup>2</sup>) to D2 gymnastic club.

  - B1a Offices (other than Financial and Professional Services)
  - B1b Research and Development
  - B1c Light Industry
  - B2 General Industrial
  - B8 Storage or Distribution
- The amount of available employment land is 81 hectares (site allocations and land with planning permission). If taking into account the amount of vacant sites located within existing employment sites (DM08, EMP1 and EMP4) this increases to 83.8 hectares.
- According to the latest Business Register and Employment Survey (BRES) the total number of employee jobs in Waveney in 2015 was 39,500. This is a small decrease from 39,700 in 2014; these figures however exclude agricultural jobs. The Annual Population Survey shows that for the period April 2015 - March 2016, 44,300 people in Waveney were employed as employees and 5,000 people are self employed (aged 16-64).
- In April 2015, average full time wages for Waveney residents was £24,328, a slight decrease on the previous year (£24,425). In comparison, 2015 figures for Suffolk are £27,869. (NOMIS: ASHE, Annual Survey of Hours and Earnings).
- House prices are 7 times that of earnings in Waveney. In Suffolk Coastal, the rate is 8.46 and in Great Yarmouth 5.55. (CLG: Live tables on housing market and house prices)

## Tourism

- 17 applications for tourism uses were approved this year including within the rural areas and more traditional tourist destinations such as Kessingland and Corton. 4 applications create new holiday accommodation and one is for the construction of a heavy horse centre. The other applications seek to vary/remove existing conditions to intensify or extend holiday accommodation or provide an enhanced offer. A further application allows for full residential use of a holiday accommodation unit.

## Retail and Town Centre Uses

- 51% of all units in the town centres are A1 shops. Overall there has been a loss of 4 A1–A5 units in town centres attributed to the change in the categorisation of bookmakers/betting shops from A2 to sui generis use.
  - A1 Shops
  - A2 Financial and Professional Services
  - A3 Restaurants and Cafes
  - A4 Drinking Establishments
  - A5 Hot Food Takeaway

(Lowestoft: DM11, Main and Core Shopping Streets and Market Towns: DM10, Town Centres).

- Lowestoft Main and Core Shopping Streets have a vacancy rate of 11.8% an improvement on 14.3% (or 5 units) from last year. Southwold town centre has a 2% vacancy rate (2 vacant units). Bungay has traditionally had the highest vacancy rate of all the market towns and this year 12 units are currently vacant (6.9%). The national vacancy rate is 12.4% (The Local Data Company, July 2016).

## Employment land developed

Indicator	Business Type (use class)	2015/16	2014/15	2013/14
Employment land developed (net additional floorspace, gross internal m <sup>2</sup> )	B1a Offices	3,788m <sup>2</sup>	1,655m <sup>2</sup>	-560m <sup>2</sup>
	B1b R&D	0	0	0
	B1c Light Industry	1,796m <sup>2</sup>	269m <sup>2</sup>	72 m <sup>2</sup>
	B2 General Industry	4,921m <sup>2</sup>	739m <sup>2</sup>	410 m <sup>2</sup>
	B8 Storage or Distribution	2,342m <sup>2</sup>	1,972m <sup>2</sup>	-501 m <sup>2</sup>
	B1-B8 Total	12,847m <sup>2</sup>	4,635m <sup>2</sup>	-579 m <sup>2</sup>

Source: WDC Planning Policy and Delivery Team

## Employment land available

Indicator	Description	2015/16	2014/15	2013/14
Employment land available – land with planning permission and land allocated for employment uses in development plan documents (hectares)	Land with planning permission (excludes permissions on allocated sites)	<b>23.97</b>	26.26	26.59
	Allocations – Site Specific Allocations DPD (Jan 2011)	<b>46.03</b>	46.38	47.38
	Allocations – Area Action Plan DPD (Jan 2012)	<b>10.50</b>	13.32	17.58
	<b>Total</b>	<b>80.5</b>	85.96	91.55

Source: WDC Planning Policy and Delivery Team, [Employment Land Availability Assessments 2014, 2015 and 2016](#)

## Employee jobs in Waveney

Indicator	April 2015	April 2014	April 2013	April 2012
Total employee jobs (Waveney) [excludes agricultural jobs and those self-employed]	<b>39,500</b>	39,700	38,600	38,700

Source: ONS (Business Register Employment Survey, BRES – employer survey conducted in December of each year). Figures rounded to nearest hundred

## Employment and unemployment rate

Indicator	Apr 2015 - Mar 2016	Apr 2014 - Mar 2015	Apr 2013 - Mar 2014	Apr 2012 - Mar 2013
Employment (aged 16-64)				
- Employees	44,300	39,000	34,700	39,600
- Self employed	5,000	7,300	7,700	6,600
Employment (aged 16 & over)				
- Employees	44,600	41,000	35,800	39,900
- Self employed	7,600	7,700	8,400	7,300
Unemployment rate	4.8%	6.0%	7.9%	9.0%

Sources:

Overall Employment Rate: NOMIS (ONS Annual Population Survey, A residence based labour market survey). Unemployment rate: NOMIS (ONS Annual Population Survey, A residence based labour market survey) Estimates of unemployment for Regions and Countries have been produced from Annual Population Survey data. Estimates at local and Unitary Authority are from model based estimates. NB APS data has been reweighted (27/07/2016) in line with the latest ONS estimates, so may differ from that published in earlier AMRs

## Average earnings and house price affordability

Indicator	2015	2014	2013	2012
Average earnings (full time workers)				
- Waveney residents analysis	<b>£24,328</b>	£24,425	£23,419	£22,607
- Waveney workplace analysis	<b>£23,465</b>	£22,907	£21,703	£20,970
Average earnings (part time workers)				
- Waveney residents analysis	<b>£9,040</b>	£8,660	£8,948	£8,172
- Waveney workplace analysis	#	£8,839	£8,631	£7,952
House price affordability	<b>7.00</b>	6.65	6.57	6.85

Sources:

Average earnings (full time & part time): ONS (Annual Survey of Hours and Earnings (ASHE) – residents analysis/workplace analysis)

Property price to income ratio: CLG, Table 577 Ratio of median house price to median earnings by district. Earnings from ASHE and

house prices from Land Registry. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>

# figures are suppressed as statistically unreliable

## Out of work benefits

Indicator	Mar 2016	Mar 2015	Mar 2014	Mar 2013
Out of work benefits (Jobs Seekers Allowance claimant rate)	<b>1.5%</b>	2.0%	3.3%	4.6%

Source: NOMIS, Job Seekers Allowance claimant rate. The Job Seeker's Allowance is payable to people under pensionable age who are available for, and actively seeking work of at least 40 hours a week.

## Number and percentage of employees by employment division

Employee jobs by industry (broad industry groups)	2015	2014	2013	2012
Primary Services (A-B: agriculture and mining)	100 (0.2%)	100 (0.3%)	100 (0.4%)	100 (0.1%)
Energy and Water (D-E)	400 (1.0%)	400 (1.0%)	500 (1.3%)	500 (1.3%)
Manufacturing (C)	7,000 (17.3%)	6,500 (16.4%)	6,300 (16.4%)	6,500 (16.9%)

Employee jobs by industry (broad industry groups)	2015	2014	2013	2012
Construction (F)	2,250 (5.5%)	1,900 (4.8%)	1,700 (4.3%)	1,700 (4.4%)
Wholesale and retail, including motor trades (G)	8,000 (17.3%)	7,500 (18.9%)	7,300 (19.0%)	7,600 (19.5%)
Transport storage (H)	1,200 (3.0%)	1,500 (3.8%)	1,400 (3.5%)	1,400 (3.7%)
Accommodation and food services (I)	4,000 (9.9%)	4,300 (10.8%)	3,600 (9.3%)	3,800 (9.8%)
Information and communication (J)	400 (1.0%)	400 (1.0%)	300 (0.8%)	300 (0.8%)
Financial and other business services (K-N)	5,600 (13.8%)	6,000 (15.1%)	5,500 (14.3%)	6,100 (15.7%)
Public admin, education and health (O-Q)	9,700 (23.9%)	9,500 (24.0%)	10,300 (26.7%)	9,600 (24.7%)
Other Services (R-S)	1,900 (4.7%)	1,500 (3.8%)	1,500 (3.9%)	1,200 (3.2%)

Source: NOMIS (ONS BRES Business Register and Employment Survey) - Employee jobs excludes self-employed, government-supported trainees and HM Forces. Data excludes farm-based agriculture. NB Previous AMRs reported on ONS Annual Population Survey

## Tourism development

Indicator	Tourism policies	2015/16	2014/15	2013/14
Change in the amount of tourism development – number of applications determined against tourism policies	CS13 Tourism DM23 Hotels and guest houses DM24 Touring caravan, camping and permanent holiday sites	<b>17 applications approved for tourism uses 1 application resulting in loss of a tourism use</b>	22 applications approved for tourism uses 1 application resulting in loss of a tourism use	15 applications approved for tourism uses 1 application resulting in loss of a tourism use

Source: WDC Planning Policy and Delivery Team, monitoring of planning applications

## Retail and town centres

Indicator	Description	2016	2015	2014
Percentage of town centre units with A1 shop use	Lowestoft main and core shopping streets	<b>68%</b>	68%	64%
	Beccles	<b>46%</b>	46%	46%
	Bungay	<b>39%</b>	40%	40%
	Halesworth	<b>53%</b>	53%	52%
	Southwold	<b>54%</b>	54%	52%
	Town centres total	<b>51%</b>	51%	51%
Changes in the number of each use class (A1-A5) in Lowestoft (DM11 main and core shopping streets) and the Market Towns (DM10 town centres)	A1 Shops	<b>433</b>	432	430
	A2 Financial and Professional Services	<b>114</b>	121	120
	A3 Food and Drink	<b>55</b>	53	51
	A4 Drinking Establishments	<b>18</b>	18	21
	A5 Hot Food Takeaways	<b>20</b>	20	18
	A1-A5 total	<b>640</b>	644	640
Vacant units in town centres (number of vacant units and % of town centre units that are vacant)	Lowestoft main and core shopping streets	<b>25</b> <b>(11.8%)</b>	30 (14.3%)	37 (17.6%)
	Beccles	<b>11</b> <b>(4.3%)</b>	13 (5%)	11 (4.3%)
	Bungay	<b>12</b> <b>(7.5%)</b>	13 (7.5%)	12 (6.9%)
	Halesworth	<b>6</b> <b>(5.5%)</b>	5 (4.6%)	5 (4.6%)
	Southwold	<b>2</b> <b>(2.0%)</b>	4 (4.0%)	7 (7.1%)
Changes in the number of buildings in A2 office use in Lowestoft town centre	Lowestoft Office Areas (policy DM12)	<b>-4</b>	No change	-2

Source for all indicators: WDC Planning Policy and Delivery Team monitoring including town centre surveys carried out May/June each year  
NB 2016 survey carried out during August



## Environment

### What are we trying to achieve?

#### **Core Strategy Objective 9**

Securing schemes of high quality design which enhance the environment and reflect the character of the District.

- High quality living and working environments.

#### **Core Strategy Objective 14**

Making the most efficient use of land and giving priority to the redevelopment of previously used land.

- Achieve a target of 60% of development on previously developed land.

#### **Core Strategy Objective 15**

Minimising the impact of climate change.

- Increase the energy efficiency of homes.
- Increase the proportion of energy used from renewable sources to 10% by 2010 and 17% by 2020 (excluding offshore wind).
- Minimise the risk of flooding and coastal erosion.

#### **Core Strategy Objective 17**

Conserving and enhancing the natural, built and historic environment.

- No loss in number and area of designated nature conservation sites.
- Ensure that character areas in Suffolk preserve their distinctive and historic features.
- Protection and enhancement of the built and historic environment.

Key policies: -

- Core Strategy – CS01 ‘Spatial Strategy’, CS02 ‘High Quality and Sustainable Design’, CS03 ‘Flooding and Coastal Erosion’, CS16 ‘Natural Environment’, CS17 ‘Built and Historic Environment’.
- Development Management Policies – DM01 ‘Physical Limits’, DM02 ‘Design Principles’, DM04 ‘Sustainable Construction’, DM06 ‘Coastal Change Management Area’, DM27 ‘Protection of Landscape Character’, DM30 ‘Protecting and Enhancing the Historic Environment’.



- Area Action Plan – EHC1 ‘Design in the AAP Area’, EHC2 ‘Heritage Assets’, EHC4 ‘Biodiversity and Habitats’, FRM1 ‘Flood Risk and Emergency Planning’, WEW1 ‘Energy Requirements’.

## What progress has been made?

### Summary

#### **Greenfield Proposals**

The Local Plan policies prioritise the use of previously developed land ahead of greenfield sites and new housing and employment developments are generally making positive progress. The Government’s growth agenda and presumption in favour of sustainable development could impact in the future.

Strategic gaps prevent coalescence between settlements and protect the countryside and open breaks provide ‘green wedges’ within built up areas (DM28). Strategic gaps include existing tourism uses and proposals will be assessed against tourism policy DM24 and landscape policy DM27 and the overall aim of the strategic gap. This monitoring year, no applications have been permitted within strategic gaps. However, a skate park on the Kessingland playing field which was approved last year has been completed.

#### **Green Spaces, Beaches and Coastal access**

Nicholas Everitt Park in Oulton Broad retains its Green Flag Award<sup>7</sup> for 2016/17 which recognises the best parks green spaces in the country. Town Park in Halesworth has a Green Flag Community Award which recognises high quality green spaces managed by voluntary and community groups.

SSP4 East of England Park proposes to create a contemporary park adjacent to the seafront walkway to celebrate the most easterly point in England and connect to the High Street via The Scores.

The Waveney Green Infrastructure Strategy (July 2015)<sup>8</sup> identifies the quantity and quality of green spaces in the District with a list of recommendations for

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<sup>7</sup> <http://www.greenflagaward.org/about-us/about-green-flag-award/>

<sup>8</sup> <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/existing-waveney-local-plan/background-studies/culture-tourism-and-leisure/green-infrastructure-strategy/>

improvement as opportunities arise. Green infrastructure comprises interconnected green spaces both in private and public ownership which provide recreation and wildlife habitat.

Claremont Pier (South) Beach, Lowestoft and Southwold Beach are the only two beaches in Suffolk to receive Blue Flag Awards<sup>9</sup>. Beaches that meet the Blue Flag standard must achieve the highest quality in water, facilities, safety, environmental education and management.

Natural England's Coast Path<sup>10</sup> project will provide a national trail around all of England's coast which is expected to be fully complete by 2020. The 60km stretch of coast which runs through Waveney from Aldeburgh in the south to Hopton-on-Sea in the north is expected to be open in 2018. The Coast Path will include links to the East of England Park and help to promote England's most easterly point.

### **Flooding and Coastal Erosion**

Preventing inappropriate development in areas at risk of flooding and coastal erosion is crucial to minimising the impact of climate change. No applications have been approved against Environment Agency advice on flood risk or water quality grounds. One application was partially refused on flood risk grounds. This was for the change of use a ground floor office to residential use, and as such a more vulnerable form of development, within Flood Zone 2 (Lowestoft).

Several applications have been submitted within the Coastal Change Management Area (DM06) however none have been refused on coastal erosion grounds. The majority of the applications are for existing tourism uses and an extension to a residential dwelling. An application for the demolition of a pair of semi-detached dwellings at Easton Bavents has been determined not to require prior approval by the District Council.

### **Lowestoft Strategic Flood Risk Management Project<sup>11</sup>**

An overarching Flood Risk Management Strategy is being developed to obtain Environment Agency approval and to secure funding for a combined tidal, fluvial and

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<sup>9</sup> <http://ukbeaches.guide/blue-flag/blue-flag-beaches.php?country=UK>

<sup>10</sup> <https://www.gov.uk/government/collections/england-coast-path-aldeburgh-to-hopton-on-sea>

<sup>11</sup> <http://www.lowestoftfrmp.org.uk/>

pluvial scheme to protect Lowestoft from the effects of flooding. This project will include construction of a tidal barrier and new flood protection walls around the inner harbour area. Public consultation was held during June and July 2016 and initial ground investigation work will be undertaken during September/October 2016. The final project is expected to be completed during 2020. Temporary demountable defences have been received as of November 2016 for use if needed in the interim period.

### **Renewable Energy**

Policy DM03 has set a target of 215GWh of electricity to be generated from renewable sources by 2021 (around 30% of total electricity demand in the District).

33.6GWh of renewable energy (electricity) has been installed this year<sup>12</sup>. Since April 2011 Waveney has met 59% (126.8GWh) of its total renewable electricity target. If all extant planning consents are implemented these will contribute approximately a further 2.7% (5.7GWh) towards to 2021 target. A mix of technologies have contributed to the total delivered so far including wind, solar, combined heat and power (CHP) and anaerobic digestion.

Playters Solar Farm at Ellough and Ellough Solar Farm (phase 2, southern extension) have completed this year. Playters Solar Farm comprises approximately 28,000 solar panels on 15 hectares to the rear of Benacre Road/west of Church Road. Ellough Solar Farm covers approximately 48 hectares south of Benacre Road/west of Warrens Lane.

- 53% of new housing and 87% of new employment floorspace has been completed on previously developed land in 2015/16.
- 52% of housing commitments are on greenfield land (sites with planning permission as of 31 March 2016). This is an improvement of 20% on last year mainly due to recently issued planning consents on previously developed land within the Area Action Plan area.
- New housing developments of 10 or more dwellings have achieved a density

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<sup>12</sup> Not all the necessary information is available in all planning applications to calculate robust figures and not all installations require planning permission therefore figures presented are likely to be an under estimate.

of 27 dwellings per hectare; in line with policy DM16 to achieve a minimum density of 30 dwellings per hectare across the District.

- No planning applications have been granted against the advice of the Environment Agency on flood risk grounds (policy CS01).
- As at 31 March 2016 Waveney has met 59% (126.8 GWh) of its total renewable energy annual target for electricity. A further 2.7% (5.7 GWh) has planning permission.

### Housing density and completions on previously developed land

Indicator	2015/16	2014/15	2013/14	2012/13
Dwellings per hectare of net developable area (new build developments of 10 or more units)	<b>27</b> <b>(1 site)</b>	35 (3 sites)	35 (5 sites)	58 (2 sites)
Number and percentage of new dwellings completed on previously developed land (gross completions)	<b>53.4%</b> <b>(78 of 146)</b>	54.7% (81 of 148)	67.2% (127 of 189)	63.6% (129 of 203)
Amount and percentage of new employment floorspace on previously developed land (B1-B8 uses classes)	<b>86.8%</b> <b>(11,794m<sup>2</sup> of 13,592 m<sup>2</sup>)</b>	99% (5,254 m <sup>2</sup> of 5,302 m <sup>2</sup> )	74% (2,954 m <sup>2</sup> of 3,995 m <sup>2</sup> )	100% (3,839m <sup>2</sup> )

Source for all Indicators: WDC Planning Policy and Delivery Team

### Flood risk and coastal erosion

Indicator	2015/16	2014/15	2013/14	2012/13
Number of flood warnings and alerts issued (comprising tidal, fluvial and Broads)		8 Warnings 22 Alerts	13 Warnings (12 issued for Dec-13 storms) 22 Alerts (4 issued for Dec-13 storms)	2 Warnings 14 Alerts

Flood risk – planning applications approved against Environment Agency advice	0	0	0	0
Developments refused because of coastal erosion	0	0	0	0

Sources:

*Flood warnings and alerts: Environment Agency - Flood warnings are issued when flooding is expected and immediate action is required; where flooding is possible flood alerts are issued to be prepared*

*Flood risk: Environment Agency and WDC*

*Development refused because of coastal erosion: WDC Planning Policy and Delivery Team*

## Installed electricity generating annual capacity using renewable energy

Indicator	2015/16	2014/15	2013/14	2012/13
Installed electricity generating annual capacity using renewable energy (during monitoring year)	33.6GWh	62.5GWh	27.2GWh	0.17GWh

Source: Installed electricity generating capacity using renewable energy: WDC Planning Policy and Delivery Team, monitoring of planning applications (completions each year)



## What are we trying to achieve?

### **Core Strategy Objective 2**

Where appropriate, achieving social and economic regeneration of the most deprived wards in Waveney through a community based approach.

- Reduce the proportion of the population (20%) who live in wards in Waveney defined as the most deprived 25% in the country.

### **Core Strategy Objective 3**

Improving the health of the population and in particular reducing health inequalities.

- Reducing health inequalities.

### **Core Strategy Objective 4**

Addressing low educational achievement and aspiration.

- Improve the skills and education levels of the local population.

### **Core Strategy Objective 5**

Reducing rates of crime and fear of crime.

- Reduce the number of recorded incidents of anti-social behaviour.
- Reduce crime rates.

Key policies: -

- Core Strategy – CS04 'Infrastructure', CS06 'Community Based Regeneration', CS09 'Knowledge Economy'.
- Development Management Policies – DM02 'Design Principles'.
- Area Action Plan – SSP3 'Kirkley Waterfront and Sustainable Urban Neighbourhood'.

## What progress has been made?

### Summary

#### Deprivation

The English Indices of Deprivation 2015<sup>13</sup> were released September 2015 and updates the 2010 Indices. The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods (Lower-layer Super Output Areas) based on 37 separate indicators across seven distinct domains<sup>14</sup>. Most of the indicators are from 2012/13. At local authority level, Waveney is ranked 95 out of 326 authorities in England. The local authority district with a rank of 1 is the most deprived, and the area ranked 326 is the least deprived. Therefore Waveney is within the 30% most deprived local authorities in England. For comparison, Great Yarmouth is ranked 25, Ipswich is ranked 74 and Suffolk Coastal is ranked 240.

Waveney is divided into 73 areas or neighbourhoods (Lower-layer Super Output Areas) of which 9 fall within the 10% most deprived in the country. These areas are located in the Lowestoft wards of Kirkley, Harbour, Normanston, St Margaret's and Whitton with a combined population of 13,616 (or 11.7% of the Waveney population). Although a direct comparison can not be made between the 2010 and 2015 Indices of Deprivation, 5 Waveney areas were within the 10% most deprived in the country in 2010 compared to 9 areas in the latest release. These neighbourhoods should benefit from longer-term plans for employment and housing growth as set out in the Core Strategy and the Area Action Plan.

#### Health and Community Facilities

According to the 2011 Census, 41% of the Waveney population consider themselves as being in 'very good health' which is the lowest proportion in Suffolk. Waveney also has the highest proportion of those in 'very bad health' at 1.5%.

52.1% of Waveney adults walk for at least 10 minutes five times a week (2014/15). This is the highest figure for Suffolk and an improvement on the 2012/13 figure of 40.7% (Department for Transport walking and cycling statistics – Sport England, Active People Survey, published 12 July 2016)

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<sup>13</sup> <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

<sup>14</sup> The seven domains are: Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Crime; Barriers to Housing and Services; Living Environment Deprivation.

25% of the Waveney adult population (aged 16+) participates in at least three 30 minute physical activity sessions per week, comparable to the Suffolk (24%) and East of England rates (23%) (Suffolk Observatory - Sport England, 2014/15)

HealthEast<sup>15</sup> are working with Halesworth Health to support their plans to develop a new nursing home with NHS beds on the Patrick Stead Hospital site. A nursing home is proposed at Teal Close, next to the Sole Bay Health Centre, in Reydon which would also provide NHS beds to offset the closure of Southwold Hospital.

### **Social Challenges**

Lowestoft Rising<sup>16</sup> is an integrated approach to dealing with the causes of Lowestoft's social challenges, improving the quality of life for everybody growing up, living in and visiting Lowestoft. Priority areas include the re-design of drug and alcohol and mental health services and raising educational attainment.

The MyGo Youth Employment Service<sup>17</sup> for 16-24 year olds in Suffolk opened a new centre in Lowestoft offering free one-to-one career coaching, personal employment support, training courses and recruitment events.

### **Education**

The latest school examination results are for 2015. Waveney Key Stage 4 pupils achieving 5 or more A\* to C grades at GCSE (including English and mathematics) is the lowest for all the Suffolk districts at 41.6%. Mid Suffolk records the highest percentage at 60.8% followed by Suffolk Coastal at 57.4%.

Pakefield School (Lowestoft) and Beccles Free School have recorded their first GCSE results for 2014/15 with 52% and 43% of pupils achieving 5 or more A\*-C grades respectively. Sir John Leman High School (Beccles) has the best results in Waveney at 69% with Ormiston Denes Academy (Lowestoft) recording the lowest results at 29%.

As education authority, Suffolk County Council are preparing plans for a new primary school as part of the 800-home Woods Meadow development to the north of Sands Lane in Oulton. The new school will accommodate a total of 420 children, providing

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<sup>15</sup> [HealthEast](#) is the Clinical Commissioning Group for Waveney and Great Yarmouth

<sup>16</sup> <http://www.lowestoftrising.co.uk>

<sup>17</sup> <http://www.its-mygo.co.uk>



210 places in the first phase, with a separate pre-school for 30 children.

### **Community**

Eight Neighbourhood Areas have been designated in Waveney. Neighbourhood Area designation is the first step for communities wishing to prepare a Neighbourhood Plan. The Neighbourhood Plan<sup>18</sup> process enables communities to set out a vision for their area, allocate land for development and can include policies for the determination of planning applications. Kessingland Parish Council is the first Waveney community to have prepared a Neighbourhood Plan. The Plan has been through an independent Examination and referred to a referendum. The referendum is due to be held on 24 November 2016 and if there is a majority “yes” vote the plan will be adopted by Waveney District Council and become part of the Development Plan (Local Plan).

- 21% of Waveney’s population live in the 20% most deprived neighbourhoods in the country. These 17 areas are located in the Lowestoft wards of Kirkley, Harbour, Normanston, Pakefield, St Margaret’s and Whitton with one area located in Beccles South ward.
- 41.6% of year 11 pupils gained 5 or more A\* - C grades including English and Maths (academic year 2014-15), compared to 55% for Suffolk county.
- School children in Waveney are some of the most obese in Suffolk county (4 to 5 year olds and 10 to 11 year olds).
- Although there were 911 fewer anti-social behaviour incidents in 2015 than in 2014, recorded crime has seen an increase of 1,056 incidents in the same period.

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<sup>18</sup> <http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/>

## Qualifications

Indicator	Current result	Previous result	Previous result	Previous result
Proportion of the population with no qualifications	<b>9.3%</b> (2015)	11.0% (2014)	11.0% (2013)	8.1% (2012)
Percentage of the population with NVQ Level 4 or higher	<b>21.1%</b> (2015)	23.9% (2014)	17.2% (2013)	21.4% (2012)
Percentage of year 11 pupils gaining 5+ A* - C grades at GCSE or equivalent including English and Maths	<b>41.6%</b> (2014/15)	41.3% (2013/14)	47.2% (2012/13)	43.6% (2011/12)

Sources:

No qualifications/NVQ Level 4: Suffolk Observatory (ONS, population aged 16-64)

GCSE results: Department for Education based on academic year

## Health

Indicator	Description	Current result	Previous result
Life expectancy at birth	Males	<b>79.5 years</b>	79.3 years
	Females	<b>83 years</b> (2009-13)	83.3 years (2008-12)
Obesity in the population	% of the adult population who are obese	<b>27%</b> (2006-2008)	-
	% of children aged 4 to 5 years who are obese	<b>9.1%</b> (2014-15)	<b>10.7%</b> (2013-14)
	% of children aged 10 to 11 years who are obese	<b>19.1%</b> (2014-15)	19.9% (2013-14)

Sources:

Life expectancy: Suffolk Observatory (Public Health England)

Adult Obesity: Suffolk Observatory (CLG, Association of Public Health Observatories)

Child Obesity: Suffolk Observatory (Public Health England)

## Crime and anti social behaviour

Indicator	2015	2014	2013	2012
Crime (home office recordable crime)	<b>7,304</b>	6,248	6,392	7,200
– total count	<b>62.9</b>	53.9	55.1	62.2
– per 1,000 population				

Indicator	2015	2014	2013	2012
Anti social behaviour				
– total count	<b>3,142</b>	4,053	5,102	5,854
– per 1,000 population	<b>27.0</b>	35.0	44.0	50.6

Source: Suffolk Constabulary, calendar year (per 1,000 population based on relevant ONS mid-year estimates)



## What are we trying to achieve?

### **Core Strategy Objective 7**

Achieving more sustainable communities by ensuring facilities and services are commensurate with development.

- Increase the proportion of the population with access to key local facilities.

### **Core Strategy Objective 8**

Improving access to services and facilities, especially for those people living in rural areas.

- Improve access to services and facilities for those living in rural areas.

### **Core Strategy Objective 16**

Achieving sustainable transport and in particular increasing cycling, walking and use of public transport and so reducing reliance on the car for travel.

- Increase the proportion of journeys undertaken by sustainable modes.

Key policies: -

- Core Strategy – CS01 ‘Spatial Strategy’, CS02 ‘High Quality and Sustainable Design’, CS15 ‘Sustainable Transport’.
- Development Management Policies – DM01 ‘Physical Limits’, DM02 ‘Design Principles’.
- Area Action Plan – TML1 ‘Sustainable Transport’.
- Site Specific Allocations – listed in table 3.1.

## What progress has been made?

### Summary

#### **Access to Services**

Community facilities proposed in the Site Specific Allocations and Area Action Plan documents are expected to be delivered in the longer term as allocations are implemented. The completion of sites allocated for community facilities, retail, open space, playing fields and allotments will address identified need and improve access to facilities and services for local communities. To date, two new health centres have

opened in south Lowestoft (SSP5) and Reydon (SOU2) and a children's play area has been provided in Bungay (BUN1). Additional sports pitches in Reydon will be provided once the land has had time to settle (SOU3) and school playing fields at the former Halesworth middle school are now in community use. Works commenced May 2016 to provide new homes and allotments in Beccles (BEC3).

In the rural areas, only Kessingland currently has all five services comprising food shop or general store; post office; pub; primary school and meeting place.

### **Improved Connections**

Over £2.3M has been secured in developer contributions via Section 106 agreements to improve sustainable transport modes this monitoring year; £212k for bus service contributions and £2M for pedestrian and cycle bridge (Brooke Peninsular to north shore of Lake Lothing).

2km Beccles Southern Relief Road will connect the A145 to Ellough, provide improved access to Beccles Business Park and the Great Yarmouth and Lowestoft (New Anglia) Enterprise Zone and reduce congestion in Beccles town centre. A public inquiry was held August 2016 and a decision from the Secretary of State is expected February 2017.

Although not included as a scheme within the current Local Plan, a long-held ambition of the Council is the provision of a third river crossing of Lake Lothing. On 15 March 2016, the Government announced a provisional funding agreement of £73M funding for a new river crossing. However additional contributions of £18.3M are required to fund the project. The proposed crossing will be in a central location, following a north/south route from a new roundabout on Denmark Road to enable traffic to move between the Peto Way and Tom Crisp Way. It will include carriageways for pedestrians and cyclists.

Further investigations are required to establish the exact location and alignment in order to minimise impacts and obtain the best bridge design. There will be a round of formal consultation in 2017 prior to the submission of a planning application to the Secretary of State for Transport and subject to planning application approval, construction could start in 2019/20 and would take two to three years to build.

Works to improve the provision for cyclists and pedestrians along the A12 from Bentley Drive/Yarmouth Road to Katwijk Way and into the town centre were carried

out early 2016. Funded by the Roads Investment Strategy improvements include new and upgraded shared use footway / cycleways, new toucan crossings and improved connections with local cycle routes and National Cycle Network Route 1.

Works to the signalling box to reduce the down time at Oulton Broad North railway crossing have been completed and will take effect from late November 2016. This will ease traffic congestion within a busy area of the town.

Abellio Greater Anglia<sup>19</sup> is to provide rail services to and from London and across East Anglia in a new nine year franchise to October 2025. The agreement includes the replacement of the entire fleet of trains, direct services from Lowestoft to London, investment in all stations and free high speed WiFi at every station and on every train by 2020.

### **Travel to Work**

The 2011 Census shows that the percentage of Waveney residents walking or cycling to work is 17.6% and that 40.5% of journeys to work are less than 5km (3.1 miles). The average distance travelled to work is 16.6km (10.3 miles) comparable to neighbouring Great Yarmouth (16.8km) and Suffolk Coastal (17.2km).

The proportion of Waveney residents remaining in the district for work is down almost 2% from 77.8% in 2001 to 75.9% in 2011. The area with the largest reduction in this 10 year period is those who live and work in the Lowestoft area - down 2.5%. The Beccles and Southwold/Reydon areas have both seen an increase in working residents remaining in the area for work at 1.2% and 1.9% respectively. Waveney residents travelling to work in Great Yarmouth is up by 1.2%; the amount of people working elsewhere in Norfolk is up by 1.6% and Waveney residents travelling to work elsewhere in Suffolk is up by 0.4%.

### **Modal Shift**

Lowestoft Local Links<sup>20</sup> was a green travel project that helped people in Lowestoft make more sustainable journeys, whether by cycling, walking, car sharing or using public transport. The project ran from 2012 to 2015 and by working with businesses, schools and individuals helped to achieve a reduction in the number of people

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<sup>19</sup> <https://www.greateranglia.co.uk/about-us/latest-news/news-articles/franchise-heralds-new-dawn-rail-in-east-anglia>

<sup>20</sup> <http://www.greensuffolk.org/travel/lowestoft/>

driving and a rise in cycling, walking and bus use. Key achievements include:

- New cycle path and toucan crossing to connect rail station with bascule bridge
- 150 organisations engaged to designate a travel plan coordinator, develop a travel action plan and deliver a range of incentives with staff such as cycle challenges, improved cycle parking, Dr Bike surgeries and staff health checks
- 880 adults attended bike maintenance services and classes; 500 adults attended cycle training classes
- 100 adults attended led walks and 425 adults attended led cycle rides
- Sustrans Bike It Programme operating in 15 schools; Living Streets Walk Once a Week initiative delivered to all schools
- Updated town-wide cycle map produced

The pedestrian cycle bridge across Lake Lothing to link Brooke Peninsular to the north shore of Lake Lothing is seen as a key priority to transform travel and movement around Lowestoft. Connecting north and south Lowestoft in this key location will help to encourage people to travel in and around Lowestoft by means other than by car. In addition, work is progressing to deliver a new pedestrian and cycle bridge over the railway line at Normanston Park to link to the new Lake Lothing crossing.

The Waveney Cycle Strategy<sup>21</sup> sets out the Council's vision for cycling in Waveney. It identifies existing issues and puts forward potential improvements to the cycle network with the aim of encouraging more people to cycle. This provides an opportunity for different organisations to work together to further the development, and raise the profile of cycling as an enjoyable activity and means of transport.

Development proposals that have significant transport implications are required to be accompanied by a transport assessment and travel plan to show how car based travel can be minimised (CS15). During 2015/16, 4 planning consents have been granted which require travel planning as a condition of development: care home (Beccles); extension of supermarket opening/delivery hours; 300 new homes, football pitch, open space; up to 850 new homes, primary school, open space (all Lowestoft).

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<sup>21</sup> <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/existing-waveney-local-plan/background-studies/culture-tourism-and-leisure/waveney-cycle-strategy/>

- With the exception of one site, all traffic count points have recorded an increase in motor vehicles between 2014 and 2015 in Lowestoft. The percentage increase recorded varies between 0.2% at A12 Yarmouth Road (Stirrups Lane) and 2.7% at Bridge Road (Marsh Lane). Only one site has seen a decrease in traffic at Bridge Road (Commodore Road) recording a 1% fall.
- Since 2001, 93% of all new residential development has taken place in Lowestoft, the Market Towns and larger villages. The proportion of development in Lowestoft (currently 56%) will increase as site specific allocations are developed particularly within the Area Action Plan area.
- The 2011 Census indicates that 22% of Waveney residents travel to work by sustainable modes (walking, cycling and public transport) and almost 72% of people use private vehicles; yet 40% of journeys to work are less than 5km.

## Traffic volume

Count point	Location	North / South Lowestoft	All Motor Vehicles		
			2015	2014	2013
73828	A12 Yarmouth Road (Stirrups Lane)	North	<b>23,093</b>	23,042	22,977
77170	A12 Yarmouth Road (Gunton Avenue)	North	<b>18,421</b>	18,044	17,519
16189	A12 Yarmouth Road (Park Road)	North	<b>15,224</b>	14,913	14,477
27570	Normanston Drive (Lowestoft Cemetery)	North	<b>8,214</b>	8,035	7,805
37595	Bridge Road (Commodore Road)	North	<b>25,645</b>	25,912	25,732
47844	Battery Green Road (Grove Road)	North	<b>14,909</b>	14,595	14,143
57892	St Peters Street (Alexandra Road)	North	<b>15,044</b>	14,709	14,268
99879	Millennium Way	North	-	9,240	8,984
28560	Bascule Bridge	central	<b>17,613</b>	17,228	16,728
6689	Bridge Road (Marsh Lane)	South	<b>19,853</b>	19,330	20,177
17994	A146 Beccles Road (Rookery Park Golf Course)	South	<b>17,181</b>	17,028	16,261



36726	A146 Beccles Road (Hollow Grove Way)	South	<b>11,254</b>	11,014	10,681
27558	Bloodmoor Road	South	<b>17,643</b>	17,265	16,730
47557	Elm Tree Road (Clifford Drive)	South	<b>10,157</b>	9,942	9,643
77171	A12 London Road (Tower Road)	South	<b>9,234</b>	9,109	9,054
81156	Tom Crisp Way (Long Road/Carlton Road)	South	<b>15,889</b>	15,575	15,126
81168	Castleton Avenue	South	<b>9,413</b>	9,222	8,944

Source: Department for Transport <http://www.dft.gov.uk/traffic-counts/area.php?region=East+of+England&la=Suffolk>

**DfT Data Disclaimer:** Traffic figures at regional and national level are robust and are reported as National Statistics. However, this is not the case for road traffic at a local level. A note of this should be made when publishing these figures elsewhere and taken into account during any analyses. - No data

## Location of place of work

Indicator	2011	2001
Import/export of workers to district and/or major towns: <b>% of working residents who live in:</b>		
Lowestoft area and work in Lowestoft area	<b>68.8%</b>	71.3%
Beccles area and work in Beccles area	<b>50.7%</b>	49.5%
Bungay area and work in Bungay area	<b>47.4%</b>	50.0%
Halesworth and work in Halesworth	<b>52.8%</b>	53.0%
Southwold/Reydon and work in Southwold/Reydon	<b>57.4%</b>	55.5%
Waveney and work in Waveney	<b>75.9%</b>	77.8%
Waveney who work in Great Yarmouth	<b>8.5%</b>	7.3%
Waveney who work elsewhere in Suffolk	<b>4.6%</b>	4.2%
Waveney who work elsewhere in Norfolk	<b>17.0%</b>	15.4%

Source: ONS, 2011 Census

Lowestoft = All urban Lowestoft wards + Kessingland, Carlton Colville, Oulton, Lothingland, Gunton and Corton

Beccles = Beccles, Worlingham and Wainford; Bungay = Bungay + The Saints

Halesworth = Halesworth + Blything; Southwold/Reydon = Southwold and Reydon + Wrentham

## Review of adopted policies against national policy and changes to the Use Class Order

- 3.11 In 2012 the National Planning Policy Framework (the Framework) replaced the Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) that were used for the preparation of the Policies contained in the Council's Local Development Framework. In light of the publication of the Framework the Council undertook work to review compatibility of the adopted policies (Core Strategy, Site Specific Allocations, Development Management Policies and Lowestoft Lake Lothing and Outer Harbour Area Action Plan) with the Framework.
- 3.12 The review demonstrated that all policies were in broad compliance with the Framework. The overall strategy continues to remain appropriate and the policies have a strong focus on the delivery of sustainable development, reinforced by positively worded and flexible policies.
- 3.13 In cases where there is some incompatibility with the Framework the differences do not require urgent attention as they do not have implications for the overall strategy or whole policies. These will be considered as part of a future policy review.
- 3.14 Provisions for greater flexibility for changes of use were introduced in May 2013 that allow changes such as offices to schools and dwellings and agricultural buildings to retail, restaurants, offices, hotels and leisure uses without requiring planning permission. Further revisions from 6 April 2014 allow shops and agricultural buildings to convert to residential use, shops to banks and building societies and some commercial uses (B1, C1, C2, D1, and D2) to childcare nurseries.
- 3.15 The Town and Country Planning (General Permitted Development) (England) Order 2015 consolidates the numerous amendments which have been made to the 1995 Order over the last 20 years and reorganises the content. It includes 22 amendments which replace the 1995 Order.
- 3.16 A number of important new permitted development rights have been inserted including:
- The conversion of retail premises to restaurants / cafes (Class C);
  - The conversion of retail premises to assembly and leisure (Class J);

- The conversion of sui generis casinos or amusement arcades to dwellinghouses (Class N); and
- The conversion of storage or distribution premises to dwellinghouses (Class P).

3.17 Although not requiring planning permission, the majority of these changes require prior approval covering flooding, highways and transport impacts and noise. As at 31<sup>st</sup> March 2016, 19 such applications have been received, of which the vast majority are for change of use to residential. One application was refused, one withdrawn and the remainder approved or accepted that prior approval is not required. If implemented, these schemes will provide a total of 21 additional dwellings. The majority of the existing buildings are agricultural (10 no.), 5 no. B1a offices, a chapel and 3 retail units. To date, two schemes have been implemented providing two dwellings (Lowestoft and Beccles).

3.18 It is too early to determine what level of impact these changes will have for the Council's adopted policies. There are some restrictions (for example some changes of use are not permitted in Conservation Areas) and in some cases time limits also apply. There may be implications for retail policies (DM10, DM11, DM13, DM14 and DM15), rural policies (DM09, DM22) and tourism policy (DM23). It is considered that there is unlikely to be any significant impact in light of these changes but the Council's policies will be reviewed as the new local plan is prepared.

## Progress on Site Specific Allocations DPD

- 3.19 The following table summarises the progress that has been made towards delivering the sites allocated for development in the Site Specific Allocations DPD.

Table 3.1 Summary of progress on sites allocated in the Site Specific Allocations DPD, as at 01/12/2016

### Lowestoft Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
LOW1	Land south of Parkhill / west of Millennium Way Oulton	Primary school	Dependant on implementation of 'Woods Meadow' housing development which includes provision of a primary school – both schools may not be required.		
LOW2	Land south of South Lowestoft Industrial Estate Gisleham	Industrial	To be master planned with the landowner / developer in the short term. To be delivered throughout the plan period.	<a href="#">DC/12/0666/LDO</a> Phase 1 infrastructure works including access road and foul drainage submitted (3.22ha)	<a href="#">Enterprise Zone</a> status and <a href="#">Local Development Order</a> in place April 2012.
LOW3	Town Hall, Council offices and car parks at Mariners Street Lowestoft	Mixed use including student accommodation, offices / studios / creative industries, live-work units and housing	A detailed master plan for the site will be prepared to assist in the phasing of delivery throughout the plan period.	23 affordable houses/flats completed July 2013 on part of allocation. 8 affordable home under construction fronting White Horse Street <a href="#">DC/15/4547/FUL</a>	Vacant site – some development already completed / under construction (see left). Further applications for remainder of site and re-use of the Town Hall building to be confirmed.
LOW4	Council offices Clapham Road Lowestoft	Office or mixed use (specifically B1 offices with potential for housing on upper floors)	Short term.	<a href="#">DC/14/2322/FUL</a> 20 self contained supported flats, including office, communal lounge and plant room and 3 houses and 6 flats (affordable	Construction of 20 supported flats and 9 affordable homes commenced August 2015 and expected to complete by the end of 2016.

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
				housing)	
LOW5	Site of Normanshurst Fire Station Normanston Drive Lowestoft	Housing	Delivery through the landowner/developer in conjunction with the community during the early part of the plan period.	<a href="#">DC/11/1095/FUL</a> Application for 32 dwellings granted December 2011.	Allocation complete - 32 homes completed September 2015.
LOW6	Neeves Pit Lowestoft	Housing	Short to medium term.		Vacant Council owned site. Likely to be brought forward within 5 years
LOW7	Gunton Park off Old Lane Lowestoft	Housing and Open Space	Medium term timescale but dependant upon identification of a suitable alternative site and relocation of existing club facilities.		
LOW8	CEFAS Laboratory Pakefield Road Lowestoft	Tourism and Residential	Medium term. A Development Brief to be prepared by the local authority / developer. Requires alternative site for relocation of CEFAS.		Site unlikely to be available due to Government funding which secures the future of CEFAS in Lowestoft on its existing site.
LOW9	Monckton Avenue Nursery Lowestoft	Housing with Allotments and Open Space	Dependent on the relocation of the existing nursery which should take place in the early part of the plan period.		Site vacated. Developer recently completed purchase of land and planning application expected during 2016.
LOW10	Land part of Laurel Farm London Road Kessingland	Playing fields	Early part of the plan period.		Site has been included in the Kessingland Neighbourhood Plan. Delivery will be secured through development of adjoining land for housing.
LOW11	Land part of Oakes Farm off Beccles Road Carlton Colville	Sports and Leisure	Requires preparation of a Master plan and partnership working between WDC, SCC, landowners, Suffolk Sport, Waveney Active Sports Partnership and interested clubs and organisations.		Study to assess sports needs in Waveney is complete and project is now being progressed.

## Beccles Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
BEC1	Land south of Benacre Road at Ellough Airfield Ellough	Industrial	Delivery throughout the plan period.		<a href="#">Enterprise Zone</a> status and <a href="#">Local Development Order</a> in place April 2012.
BEC2	Land off Gresham Road Beccles	Housing and Customer Access Centre	Expected to be developed in the early stages of the plan period.		Site is not yet available for development. Delivery not now expected until the later stages of the plan period.
BEC3	Land at Cucumber Lane / Oak Lane Beccles	Housing and Allotments	Expected to be developed in the early stages of the plan period.	<a href="#">DC/16/1112/ARM</a> consent granted for 12 affordable houses, 8 market houses and 0.12ha of allotments.	Works commenced May-16
BEC4	Land south of Nicholson Drive Beccles	Allotments	Expected to be brought forward in the early part of the plan period.		

## Bungay Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
BUN1	Land to west of A144 St John's Road Bungay	Industrial and Housing	Expected to be delivered throughout the plan period, but not in the short term.	<a href="#">DC/14/4193/OUT</a> Outline application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2) – approved subject to S106 agreement.	Policy BUN1 allows flexibility on the number of dwellings on the site that are necessary in order to deliver a viable scheme.
BUN2	Telephone Exchange Lower Olland Street Bungay	Housing	Delivery is expected in the later phases of the plan period.		
BUN3	Community Centre Upper Olland Street Bungay	Housing	Dependent on the relocation of the existing community centre to an alternative site (BUN4). Expected in the early phases of the plan period.		Permission for relocation of community centre granted at BUN4.
BUN4	Land at Old Grammar Lane Bungay	Community Centre / Customer Access Centre / Open Space	To be brought forward in the early part of the plan period.	<a href="#">DC/11/0847/FUL</a> granted Sep 2011 comprising Honeypot Community Centre; Enterprise Centre; car park; picnic area and play areas.	Play area provided to date.
BUN5	Land off Wingfield Street Bungay	Allotments / Open Space			
BUN6	Land adjacent to Bungay Cemetery	Cemetery Extension	To be brought forward throughout the plan period.		Will be brought forward when required.

## Halesworth Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
HAL1	Land west of Broadway Drive Halesworth	Industrial	Expected that the site will be progressed over the life of the plan period – most development expected over the medium term. Master plan to be prepared.		<a href="#">Broadway Farm Development Brief Supplementary Planning Document</a> adopted 25th April 2012.
HAL2	Broadway Farm, west of A144 Norwich Road Halesworth/Spexhall	Industrial	Expected that the site will be progressed over the life of the plan period – most development expected over the medium term. Master plan to be prepared.		<a href="#">Broadway Farm Development Brief Supplementary Planning Document</a> adopted 25th April 2012.
HAL3	Dairy Hill Playing Fields Halesworth	Housing and Allotments	Dependent on alternative playing field provision being delivered.		Alternative playing field provision to be met by use of the fields at the former middle school. A planning application for HAL3 is being worked up.
HAL4	Dairy Farm at Saxons Way Halesworth	Housing and Community Centre / Customer Access Centre for public sector / voluntary service provision	Housing development expected to be brought forward in the short term, community facilities to be developed once funding secured.		Site currently on the market (under offer). Although no timescales are currently known, there is no evidence to suggest the site will not be developed in the short term.



## Southwold Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
SOU1	Fountain Way Industrial Estate Reydon	Industrial	Anticipated that the site will be delivered throughout the plan period.	Builders yard comprising office, workshop and materials store completed 2016 <a href="#">DC/14/1298/FUL</a>	Half of 0.7ha allocation remaining.
SOU2	Former Eversley School Playing Field Wangford Road Reydon	Housing, Doctor's Surgery/Healthy Living Centre, Customer Access Centre for public / voluntary sector services and village green	Anticipated that the housing will be delivered by 2011 and health facilities need to be delivered by 2013.	Various permissions granted to deliver: 38 market and affordable homes 60 bed care home healthy living centre 2 x retail / commercial units onsite village green open space and £200k contribution for sports field enhancement (playing fields at Wangford Road – allocation SOU3)	38 homes completed by August 2013. 'Sole Bay' Health Centre opened September 2014. Village green in place.  Care home the site has recently been marketed on behalf of NHS Property Services Ltd (offers to be submitted by 19-Aug-16)
SOU3	Land at Wangford Road Reydon	Sports pitches	Anticipated that development will be in the short term, part reliant on contribution from allocation SOU2.	<a href="#">DC/09/1209/COU</a> granted Feb 2010 for change of use to playing fields (extension of time approved Mar-13 <a href="#">DC/13/0139/EXT</a> )	Land purchase complete, boundary fencing erected and works will be progressed to prepare the site for use.

## Progress on Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD

### Background

3.20 The Waveney Core Strategy identified the Lake Lothing and Outer Harbour area as a key location for regeneration to bring additional jobs, new high quality homes, improved transport connections and related infrastructure into the heart of Lowestoft (policy CS05). The Lowestoft Lake Lothing and Outer Harbour Area Action Plan (AAP) Development Plan Document was prepared following extensive consultation with stakeholders (including government agencies, utilities providers and landowners) and the public. A public examination by an independent planning inspector found the AAP “sound” and it was adopted by the Council in January 2012. The Area Action Plan will guide development in the area to 2021 (2025 for housing allocations).

3.21 The Area Action Plan policies and site proposals will deliver:

- **revitalised employment land and create additional jobs** particularly related to the offshore energy industry
- **high quality housing** to meet the needs for all; families, single occupiers, the elderly, first time buyers and those who cannot afford market housing
- **new and enhanced community facilities** including a new primary school, open space and public realm
- **improved transport links** providing enhanced public transport, cycle and pedestrian routes within the AAP area and additional links between the south and north of the town.

3.22 The delivery and implementation of the policies, objectives and site allocations will be phased over the life of the plan. Many of the site proposals (part SSP3, SSP6, SSP7 and SSP8) are expected to be delivered in the longer term, i.e. 2020-25.

## Site specific progress to date

### **PowerPark (SSP1)**

- Local Development Orders adopted to simplify the planning process for certain types of employment development at PowerPark (EMP1, EMP2, SSP1, SSP3)
- Development appraisals for redevelopment sites completed, including relocation and car parking options (EMP1, EMP2, SSP1)
- The Offshore Construction Coordination Base for the Galloper Wind Farm was officially opened in June 2016 at the OGN facility in Commercial Road (EMP1, EMP2, EMP4)
- Lowestoft confirmed as the main construction management base for the East Anglia ONE development, and also its operations and maintenance hub for the 30 year lifespan of the windfarm. The agreement, worth an estimated £25million, has been agreed between Scottish Power Renewables and Associated British Ports and the initial investment in the port will be used to establish a new operations facility and to carry out upgrades to the port and surrounding area (EMP1, EMP2, EMP4, SSP1)
- Lowestoft fishing industry supported through independent report examining future spatial requirements and how these can be accommodated in Lowestoft. Now accommodated within Scottish Power Renewable plans and on going support post Brexit (EMP1, EMP4, SSP1).

### **Peto Square and South Quay (SSP2)**

- Improved bus interchange and waiting area at Lowestoft rail station and junction improvements at Commercial Road completed by Suffolk County Council (TML1, TML3, TML4, SSP2)
- Abellio Greater Anglia have invested in a 'Bike and Go' scheme and a new cycle shelter has been placed in the concourse at Lowestoft rail station (TML3, TML4, SSP2)
- Lowestoft Station Community Partnership Group is working to progress an action plan to restore and revitalise the Lowestoft Railway Station buildings. Money has been secured for the renovation of the former Parcel Office which currently already hosts a Visitor Information Point (TML4, RLT1, SSP2)
- The Department for Transport announced Abellio won the new nine year franchise (October 2016) to provide passenger rail services across East Anglia and to and from London. This will see the delivery of a £2 billion package of improvements which

aims to transform customers' experience and support growth across the region, including direct trains between Lowestoft and London.

- Network Rail is working towards securing the land surrounding the Station to make the area safe and attractive
- The Town Centre Visioning Group is working to progress an action plan to focus on Peto Square and South Quay and the wider town centre.

### **Kirkley Waterfront and Sustainable Urban Neighbourhood (SSP3)**

- Local Development Orders adopted to simplify the planning process for certain types of employment development and Enterprise Zone status secured for Riverside Road (EMP1, EMP2, SSP1, SSP3)
- The outcome of the potential Enterprise Zone extension at Riverside Road will be confirmed by Spring 2017 (EMP2, SSP3)
- New offices for Northumbrian Water and Waveney District / Suffolk County Councils have been constructed at Riverside Road (EMP1, EMP2, SSP3)
- Kirkley Waterfront and Sustainable Urban Neighbourhood Development Brief adopted May 2013 (EMP1, EMP2, HC1, SSP3)
- Former Sanyo site being cleared. Planning consent granted for 300 homes, 2 hectares of open space and replacement football pitch and changing rooms (HC1, HC2, SSP3)
- Outline planning permission granted August 2015 for up to 850 homes, open space, primary school, marina and retail unit on Brooke Peninsula and Jeld Wen playing field site. The package includes Section 106 funding contribution towards a pedestrian /cycle crossing at this location to connect to Normanston Park (HC1, HC2, HC3, EHC3, SSP3)
- Witham Paints have relocated to the Beach Industrial Estate which frees up land for redevelopment. Planning permission has been granted for 31 new homes with the potential for the road to open up the Jeld Wen site (HC1, HC2, SSP3).

### **East of England Park (SSP4)**

- Engagement events with local people and schools undertaken to determine how the park could be developed to best meet the needs of the local community and visitors alike (TML2, EHC3, SSP4)
- Condition survey of the net drying racks and maritime objects completed (EHC2, SSP4)

- East of England Park Community Group established to represent the users of the area to ensure the project supports community needs whilst providing interest for future visitors and tourists (TML2, EHC3, SSP4)
- Following an unsuccessful bid for Heritage Lottery funding, other funding opportunities are being explored. To date, there has been a successful award of a £50,000 from the Coastal Revival Fund for masterplans for both Lowestoft's South Beach and historic Scores and the East of England Park. There was a successful Stage 1 application for Coastal Community Fund for the East of England Park area and also an invitation to submit an application to Great Places Scheme, in partnership with Great Yarmouth. A bid was also made to the Heritage Action Zone for the North Lowestoft area to deliver conservation led regeneration. The outcome will be known shortly. The Great Places Scheme aims to embed heritage and culture into plans for the area; whilst the Coastal Community Fund if successful at Stage 2 could go on to attract circa £980,000 development funding for the area to make the East of England Park which includes Ness Point a true tourist destination (RLT2, ECH2, EHC3, SSP4).

#### **Kirkley Rise (SSP5)**

- Kirkley Mill Health Centre houses a GP surgery and community health care services and a new pharmacy has also opened (HC3, SSP5)
- A Marston's restaurant has been developed and a planning application for a mixed used development at the former BP Garage site, Mill Road has been submitted for determination (HC3, RLT1, SSP5)
- Opportunities are being explored for an appropriate development at the former AKD site (EMP1, SSP5).

#### **Western End of Lake Lothing (SSP6)**

- A concept statement for the [Western end of Lake Lothing](#) has been adopted by the Council (March 2016). It provides guidance to developers and landowners in drawing up development proposals in the area by setting out land use and design guidance for new buildings and will be used for assessing planning applications on the site (RLT2, EHC1, SSP6)
- Outline planning consent granted April 2015 for 44 new homes on 0.78 hectares, South Elmham Terrace (HC1, HC2, SSP6).

**Oswald's Boatyard (SSP7)**

- Planning application approved for the construction of 75 residential flats, replacement library, commercial units, conversion of existing library into 5 residential flats and boat moorings, car and cycle parking provision and associated landscaping (HC1, HC3, SSP7).

**The Scores (SSP8)**

- Mixed use commercial/residential development option being considered for redundant warehouses along Whapload Road (EMP3, SSP8)
- Condition survey of the Scores completed (EHC2, SSP8)
- £25,000 grant from the Coastal Revival Fund will fund a framework that can guide design and support the development of the Scores and surrounding heritage assets (EHC2, SSP8)
- Planning consent granted for a scheme to refurbish redundant warehouse buildings into a mixed-use scheme of work studios, live-work units and apartments which will safeguard the future of listed and locally listed buildings (EMP3, SSP8).

**Peto Way / Denmark Road (SSP9)**

- Funding for the Denmark Road improvement scheme prioritised by the Local Transport Board (SSP9).

**2016 interim targets**

3.23 The Area Action Plan contains several short term (2016) interim targets. The following is a summary of progress to date in delivering these interim targets.

**Objective 1: To generate a flourishing and diverse local economy****Interim target - significant progress towards delivering 1,000 new jobs in Lowestoft and increase in average earnings**

The contracts awarded to Lowestoft in the offshore renewable energy sector will ensure that a significant number of the 1,000 new jobs target will be delivered by 2021. The Local Development Orders at PowerPark and Riverside Road provide a simplified planning process for new development in the renewable energy sector. Enterprise Zone status provides business incentives for new employment development at Riverside Road.

Although average full time earnings for Waveney have increased by the second highest percentage (11%) between 2012 and 2015 they are still amongst the lowest in Suffolk county at £23,465. If the number of jobs available in Waveney increases as predicted over the plan period it is possible that earnings will also increase.

**Objective 2: To provide an attractive place to live**

**Interim target - completion of circa 238 new homes within the AAP area**

Planning consents to date provide for up to 1,181 additional new homes within the AAP area. These new homes will be supported by new open space and primary school, enhanced playing fields, replacement library, community facilities and commercial units.

Although no new homes have been completed to date, work is expected to start on at least two sites during 2017 to deliver a range of market and affordable homes.

**Objective 4: To realise an enhanced retail centre**

**Interim target - comprehensive review of vitality and viability [of Lowestoft's town centre] through updated retail study**

The Waveney Retail and Leisure Needs Assessment 2016 forecasts that within the short term (to 2021) there is no outstanding need for additional new retail floorspace within Lowestoft town centre. However by 2026, it is anticipated that there will be a need for approximately 3,000m<sup>2</sup> rising to 8,600m<sup>2</sup> by 2032 (food and non-food floorspace). The assessment considers that complementary uses such as restaurants, gym, hotel and multiplex cinema within the town centre will strengthen the offer throughout the day into the evening.

The Council will prepare an action plan for Peto Square and South Quay and the wider town centre. This will guide developers in preparing proposals for new retail and commercial development by ensuring new buildings are planned and achieve high quality design.

**Objective 6: To create a quality environment**

**Interim target - provision of an adequate quantity and quality of open space to meet needs of new housing population in accordance with AAP Policy EHC3**

The East of England Park will be a contemporary park celebrating the most easterly point in England. Subject to successful funding applications, masterplanning for the East of England Park, the Scores and wider south Beach area will commence next year. The Aldeburgh to

Hopton-on-Sea section of Natural England's Coast Path<sup>22</sup> project is expected to be open by 2018 and will provide links through the East of England Park.

Planning consents within the Sustainable Urban Neighbourhood include provision for new and enhanced open space and playing fields. These spaces will provide recreation and amenity space for new and existing residents in South Lowestoft. The provision of a new pedestrian and cycle bridge at Brooke Park will provide connectivity to Normanston Park for residents south of Lake Lothing.

**Objective 9: To be better connected / Objective 10: To reduce the need to travel by car  
Interim target - all new development to be meeting site specific travel plan commitments relating to sustainable transport and modal shift**

Transport modelling undertaken to support the AAP development proposals concluded that the existing network could cope with the expected background traffic growth to 2025. However the full development of the AAP would result in unacceptable congestion at both Lake Lothing crossings even with the existing Travel Smart initiative, strong travel planning and sustainable transport initiatives directly associated with the development. It is therefore considered that up to 80% of growth associated with the AAP could be accommodated through these measures.

To support the full AAP proposals the introduction of challenging town wide comprehensive sustainable initiatives will be required. Therefore all new development will be subject to planning obligations and planning conditions to secure the implementation of travel plans and challenging modal shift targets for non-car modes in order to deliver AAP growth to 2025 with acceptable levels of congestion across the town.

Since the adoption of the Area Action Plan proposals for a third crossing of Lake Lothing have gathered momentum with the Department of Transport confirming in Spring 2016 that subject to a successful final business case, £73M would be provided to build the bridge. An additional £18.3M of contributions will be required to fund the project. The proposed crossing will be in a central location, following a north/south route from the A12 via Waveney Drive on the south side to a new roundabout on Denmark Road on the north side of Lake Lothing. It will include carriageways for pedestrians and cyclists.

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<sup>22</sup> <https://www.gov.uk/government/collections/england-coast-path-improving-public-access-to-the-coast>



This crossing will enable traffic to move between the southern and northern relief roads of Tom Crisp Way and Peto Way/Millennium Way to relieve traffic congestion at the older existing bridges with their network of connecting narrow residential streets. A particular benefit will be to remove through traffic making the crossings at the Bascule Bridge and Saltwater Way less congested by vehicular traffic and potentially more attractive, from an environmental and safety perspective, for cyclists and pedestrians.

Planning applications in the AAP area have provided travel planning measures such as Green Travel Plans, appointed Travel Plan Coordinators and financial contributions to ensure that new development supports the objective to reduce the need to travel by car and provide options for sustainable travel modes. The Brooke Park and Jeld Wen Playing Fields application requires bus service contributions of £212k and over £2M for the pedestrian and cycle bridge.

In summary, although the delivery of regeneration projects within the Area Action Plan have so far been limited to development at Riverside Road, to sustain existing jobs within the town and release land for redevelopment, many planning applications have been approved and other projects are progressing to regenerate this area. As part of the Waveney Local Plan review, consideration will be given to a regeneration policy for the central part of Lowestoft to take forward the AAP vision and objectives to make the central area of Lowestoft an attractive and sustainable place for people to live, work and visit.

## Future work

3.24 During the next 12 months, the Council and partners will focus on

- Support for developers to submit detailed proposals to develop the Brooke Business Park and Jeld Wen Playing Fields site (HC1, HC2, SSP3)
- Work will commence on identifying potential opportunities for development and needs across the North Lowestoft area including the Scores and East of England Park area with potential funding from Coastal Community Fund and Heritage Action (EMP3, SSP8)
- Continued support to take forward the development of the East of England Park within a broader framework for North Lowestoft area (EHC3, EHC2, SSP4)

- Continued support to facilitate the development of the PowerPark to accommodate supply chain companies related to the energy sector, whilst supporting the needs of existing businesses (EMP1, EMP2, SSP1)
- Continued support for the development opportunities at Kirkley Waterfront and SUN including accelerate Phase 1 of new pedestrian/cycle bridge to link Brooke Peninsular to the north shore of Lake Lothing (TML2, SSP3)

3.25 The following table summarises the progress made towards delivering the site specific proposals.

Table 3.2 Summary of progress on sites allocated in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD, as at 01/12/2016

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery updated to December 2016	Planning Details	Comments
SSP1	PowerPark	Establish an energy hub around the outer harbour and existing industrial area north of Hamilton Dock	The majority of the site is expected to be delivered in the medium-long term. A detailed study will assess whether access improvements from the A12 are required.		<a href="#">Local Development Order</a> in place to simplify the planning process, April 2012.
SSP2	Peto Square and South Quay	Expand town centre uses to connect the town centre, railway station and southern side of Lake Lothing	Dependant on the outcome of a number of studies including the Retail and Leisure Needs Assessment 2016 and the Outline Business Case for the Third Crossing. Strategic flood risk mitigation measures are critical. Master plan to be prepared.		Lowestoft Station Bus and Rail Interchange and Commercial Road junction improvements completed. New pedestrian and cycle swing bridge planning consent granted. The Station Building Community Partnership Group is exploring proposals to bring use back to the redundant railway station building and surrounding land.
SSP3	Kirkley Waterfront and Sustainable Urban Neighbourhood	Comprehensive mixed-use redevelopment including housing, waterfront industry and employment uses, social and community facilities, open space, marina and a retirement village	Some development can take place in short-medium term using existing access routes. Full development in medium-longer term requires detailed feasibility study. Strategic flood risk mitigation measures are critical.	<a href="#">Sustainable Urban Neighbourhood</a> Outline planning application for Brooke Park / Jeld Wen playing field approved April 2015 ( <a href="#">DC/13/3482/OUT</a> )  Outline/detailed consent for Sanyo site approved January 2016	<a href="#">Sustainable Urban Neighbourhood</a> <a href="#">Development brief</a> (Master plan) adopted 22 May 2013.

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery updated to December 2016	Planning Details	Comments
				<p>(<a href="#">DC/15/2004/RG3</a>)</p> <p>Planning consent for 31 market and affordable homes at Stanley Road granted October 2016 (<a href="#">DC/16/0892/FUL</a>).</p> <p><u>Riverside Road</u> 1,835m2 call centre / offices for Northumbrian Water completed Jun-14.</p> <p>3,600m2 office accommodation for WDC/SCC completed May-15.</p>	<p><u>Riverside Road</u> <a href="#">Enterprise Zone</a> status and <a href="#">Local Development Order</a>, April 2012.</p>
SSP4	East of England Park	Enhance Ness Point as a leisure and tourism destination	This site is expected to be delivered in the medium term. Landscape improvements and making the area a tourism destination are critical.		Community Group formed and awaiting further funding application announcement. £25,000 Coastal Revival Funding has been secured for a Master plan.
SSP5	Kirkley Rise	Extend residential, retail, business and community uses and improve connections to the wider AAP area	This site is expected to be delivered in the medium term. Strategic flood risk mitigation measures are critical.	<p>'Kirkley Mill' Health Centre completed to relocate GP surgeries and community health services.</p> <p>Pharmacy opened Autumn 2014.</p> <p>Spring Tide restaurant opened Oct-12.</p>	This allocation anticipated approximately 68 housing units, now revised to 41 units due to planning consents for non-residential uses.
SSP6	Western End of Lake Lothing	Waterfront tourism, housing and employment, with a focus on	This site is expected to be delivered in the long term. Strategic flood risk	Outline planning consent for 44 residential units granted	<a href="#">Concept statement</a> for landowners and developers

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery updated to December 2016	Planning Details	Comments
		marine activities	mitigation measures are critical.	( <a href="#">DC/14/2986/OUT</a> ).	adopted March 2016.
SSP7	Oswald's Boatyard	Housing, replacement library and community facilities	This site is expected to be delivered in the short term. Strategic flood risk mitigation measures are critical.	Planning application approved for the construction of 75 flats and conversion of existing library into 5 flats, replacement library, commercial units and moorings ( <a href="#">DC/15/3748/FUL</a> )	
SSP8	The Scores	Small scale housing and employment development, and enhanced connections	Small-scale regeneration projects will take place throughout the plan period.	Redevelopment of redundant buildings to work studios, live-work units and apartments at 311 Whapload Road ( <a href="#">DC/13/0812/FUL</a> , <a href="#">DC/15/4311/FUL</a> , <a href="#">DC/14/3344/FUL</a> )	Scores condition survey completed.
SSP9	Peto Square / Denmark Road Corridor	Employment	Delivery expected throughout the plan period, in particular linked to employment relocation requirements from other parts of the AAP area.		Part of site expected to be required for the Lowestoft Third Crossing.

## 4. Monitoring of Sustainability Appraisal significant effects

- 4.1 Significant effect indicators are those indicators based on the objectives set out in the Council's Sustainability Appraisal, and they look at the wider effects of the Local Plan on the district. The Council has a Sustainability Appraisal that supports the adopted Local Plan and will produce a revised Sustainability Appraisal Scoping Report to support its new Local Plan. The significant effect indicators from the Sustainability Appraisal are assessed below.
- 4.2 The Sustainability Appraisal for the Core Strategy identified three potential significant negative effects of the plan, namely access to services in rural areas, localised impacts on traffic in towns, and vulnerability to climatic events. Use of greenfield land for some development is a potential negative impact of the Site Specific Allocations DPD. No significant negative impacts were predicted as a result of policies in the Development Management Policies DPD or Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD.
- 4.3 Although the documents contain measures designed to mitigate all of the potential negative impacts identified through Sustainability Appraisal, monitoring ensures that such mitigation measures are being effective.
- 4.4 All adopted Development Plan Documents were predicted to have significant positive impacts, across a range of social, environmental and economic sustainability objectives.

Potential significant negative and significant positive sustainability impacts of the Waveney Local Development Framework

Development Plan Document	Potential significant negative impacts of DPD, as assessed through Sustainability Appraisal	Potential significant positive impacts of DPD, as assessed through Sustainability Appraisal
Core Strategy	<ul style="list-style-type: none"> <li>• Access to key services for all sectors of the population (in rural areas)</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce poverty and social exclusion</li> <li>• Improve access to key</li> </ul>

Development Plan Document	Potential significant negative impacts of DPD, as assessed through Sustainability Appraisal	Potential significant positive impacts of DPD, as assessed through Sustainability Appraisal
	<ul style="list-style-type: none"> <li>• The effects of traffic on the environment (localised impacts in towns)</li> <li>• Vulnerability to climatic events (some town centre areas, particularly in Lowestoft, have high residual flood risk even if flood defences were improved)</li> </ul>	<ul style="list-style-type: none"> <li>• services for all sectors of the population</li> <li>• Offer everybody the opportunity for rewarding and satisfying employment</li> <li>• Meet the housing requirements of the whole community</li> <li>• Improve the quality of where people live</li> <li>• Conserve soil resources and quality</li> <li>• Achieve sustainable levels of prosperity and economic growth throughout the plan area</li> <li>• Revitalise town centres</li> <li>• Encourage and accommodate both indigenous and inward investment</li> </ul>
Site Specific Allocations	<ul style="list-style-type: none"> <li>• The quality and local distinctiveness of landscapes (through greenfield development)</li> <li>• Loss of undeveloped, greenfield land to development</li> </ul>	<ul style="list-style-type: none"> <li>• Health of District population improves</li> <li>• Healthcare provision in Southwold/Reydon improves</li> <li>• Education levels in the population improve</li> <li>• Reduced poverty and social exclusion</li> <li>• Improved access to key services for all of the population</li> <li>• Increased opportunity to satisfying employment for</li> </ul>

Development Plan Document	Potential significant negative impacts of DPD, as assessed through Sustainability Appraisal	Potential significant positive impacts of DPD, as assessed through Sustainability Appraisal
		<p>all</p> <ul style="list-style-type: none"> <li>• Housing is provided to help meet community needs</li> <li>• Quality of where people live is improved and community participation is improved</li> <li>• Effects of traffic on the environment are reduced</li> <li>• Vulnerability to climate change events is reduced</li> <li>• Biodiversity is conserved and enhanced</li> <li>• Areas of historical and archaeological interest are preserved and enhanced</li> <li>• Sustainable levels of economic growth and prosperity are achieved in the District</li> <li>• Town centres are revitalised</li> <li>• Efficient patterns of movement in support of economic growth are encouraged</li> <li>• Indigenous and inward investment is encouraged and accommodated</li> </ul>
Development Management Policies		<ul style="list-style-type: none"> <li>• Health of District Population improves</li> <li>• Crime and anti-social behaviour are reduced</li> <li>• Reduced poverty and social exclusion</li> </ul>



Development Plan Document	Potential significant negative impacts of DPD, as assessed through Sustainability Appraisal	Potential significant positive impacts of DPD, as assessed through Sustainability Appraisal
		<ul style="list-style-type: none"> <li>• Improved access to key services for all of the population</li> <li>• Housing is provided to help meet community needs</li> <li>• Quality of where people live is improved and community participation is improved</li> <li>• Water and air quality are maintained/improved</li> <li>• Soil resources and undeveloped land is protected</li> <li>• Effects of traffic on the environment are reduced</li> <li>• Contributions to climate change are reduced</li> <li>• Vulnerability to climate change events is reduced</li> <li>• Biodiversity is conserved and enhanced</li> <li>• Areas of historical and archaeological interest are preserved and enhanced</li> <li>• Landscape of the District is protected</li> <li>• Sustainable levels of economic growth and prosperity are achieved in the District</li> <li>• Town centres are revitalised</li> <li>• Efficient patterns of movement in support of economic growth are</li> </ul>

Development Plan Document	Potential significant negative impacts of DPD, as assessed through Sustainability Appraisal	Potential significant positive impacts of DPD, as assessed through Sustainability Appraisal
		<p>encouraged</p> <ul style="list-style-type: none"> <li>• Indigenous and inward investment is encouraged and accommodated</li> </ul>
Lowestoft Lake Lothing and Outer Harbour Area Action Plan		<ul style="list-style-type: none"> <li>• Health of District population improves</li> <li>• Levels of education and skills improved</li> <li>• Crime and anti-social behaviour are reduced</li> <li>• Reduced poverty and social exclusion</li> <li>• Improved access to key services for all of the population</li> <li>• People offered opportunity for rewarding and satisfying employment</li> <li>• Housing is provided to help meet community needs</li> <li>• Quality of where people live is improved and community participation is improved</li> <li>• Water and air quality are maintained/improved</li> <li>• Soil resources and undeveloped land is protected</li> <li>• Water and mineral resources used efficiently</li> <li>• Energy used efficiently</li> <li>• Waste reduced</li> <li>• Effects of traffic on the</li> </ul>

Development Plan Document	Potential significant negative impacts of DPD, as assessed through Sustainability Appraisal	Potential significant positive impacts of DPD, as assessed through Sustainability Appraisal
		<p>environment are reduced</p> <ul style="list-style-type: none"> <li>• Contributions to climate change are reduced</li> <li>• Vulnerability to climate change events is reduced</li> <li>• Biodiversity is conserved and enhanced</li> <li>• Areas of historical and archaeological interest are preserved and enhanced</li> <li>• Townscape of the AAP area is protected</li> <li>• Sustainable levels of economic growth and prosperity are achieved in the District</li> <li>• Town centres are revitalised</li> <li>• Efficient patterns of movement in support of economic growth are encouraged</li> <li>• Indigenous and inward investment is encouraged and accommodated</li> </ul>

- 4.5 Monitoring data suggests that there have not been any significant detrimental impacts on landscape or greenfield land during 2015/16, over 80% of new employment floorspace and 55% of new housing development has been provided on previously developed land.
- 4.6 The amount of people out of work has fallen again this year. There has also been an overall improvement for town centre vacancy rates in Waveney indicating that the health of our town centres is being maintained.

- 4.7 No significant negative impacts have been identified from monitoring as a result of Local Development Framework policies. A shift towards sustainable transport modes of transport is slow but with improvements to Lowestoft railway station and proposed provision of new pedestrian and cycle routes shows some progress in the right direction. Access to services and facilities has improved with the development of new health centres in Lowestoft and Reydon, however the recent announcement that Halesworth and Southwold hospitals are to close may undermine this progress unless an improved replacement service is to be provided. Housing delivery has slowed again this year and the number of smaller homes (1 or 2 bedroom) has not met policy requirements. However, overall housing delivery including affordable housing and the range of types and sizes of new dwellings should improve in forthcoming years.
- 4.8 In December 2013 central Lowestoft and other areas of Waveney's coastline experienced some of the worst tidal flooding for decades and in June 2015 sustained heavy rainfall caused flooding to homes and roads in areas of Lowestoft and Carlton Colville. Both events demonstrate the importance of considering the location of new development and potential impacts of climate change. Work is currently being undertaken to develop a flood protection, maintenance and management scheme for Lowestoft for pluvial, fluvial and tidal flooding.
- 4.9 Positive trends have been observed in many sustainability indicators, including a range of housing indicators, the efficient use of land and business development and employment. Appendix 1 lists the indicators to monitor Sustainability Appraisal significant effects.

## 5. Other Monitoring

### Community Infrastructure Levy

- 5.1 The Council has prepared a **Community Infrastructure Levy (CIL)** to help support the delivery of the Waveney Local Development Framework (Local Plan) and ensure the impact of new development on infrastructure is minimised. The CIL is a charge which will allow the Council to raise funds from developers undertaking new building projects in Waveney.
- 5.2 CIL charges are based on the size, type and location of the development proposed. The money raised can be used to fund a wide range of infrastructure that is needed as a result of development. This includes:
- transport schemes
  - flood defences
  - schools
  - health and social care facilities
  - parks
  - open spaces
  - leisure centres
- 5.3 The Waveney Community Infrastructure Levy<sup>23</sup> was adopted by the Council on 22nd May 2013 and charges came into effect on 1st August 2013. CIL has replaced existing off-site Section 106 contributions that some developments made towards infrastructure provision, apart from those for off-site provision of affordable housing. CIL receipts are distributed as follows:
- 15% passed to the relevant Town/Parish Council. For areas covered by a Neighbourhood Plan or Local Development Order 25% will be passed to the Town/Parish Council.
  - 5% retained by the Council to cover administration expenses associated with setting, collecting, monitoring and spending CIL.
  - The remaining money is retained by Council to be spent in the relevant ward on infrastructure to support development in the Local Plan. The allocation of this money to different infrastructure projects will be made through an annual programming process which will be supported by an Infrastructure

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<sup>23</sup> <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/>

Plan. This will be prepared and updated annually in consultation with infrastructure service providers to provide evidence on the infrastructure needed to support development in the Local Plan.

- 5.4 The tables below provide a summary of the amount of CIL collected over the monitoring year and payments to Parish Councils.

CIL available to spend as of April 2016

CIL carried forward from 2014/15	£69,989.50
Total CIL Collected in 2015/2016	£268,226.61
Total passed to Parish Councils (April 2015) (Oct 2015) (detailed below )	£10,154.23
Total retained for Neighbourhood Funding in Unparished Areas (April 2015) (Oct 2015) (detailed below )	£3,667.87
Administration	£13,411.33
Total spent on Infrastructure	£0
Total recovered from Parish Councils	£0
Total carried forward	£310,982.68

CIL payments to Parish Councils

Parish	Total Collected	Total Paid
Beccles	£33,486.11	£5,022.92
Blundeston	£4,994.64	£749.20
Halesworth	£2,406.82	£361.02
Ringsfield	£851.08	£127.66
Southwold	£25,956.17	£3,893.43

CIL payments retained for unparished areas

Unparished Area	Total Collected	Total Retained
Carlton ward	£2,808.57	£421.29
Harbour ward	£2,600.02	£390.00
Kirkley ward	£4,838.11	£725.72
Normanston ward	£4,621.56	£693.23
Pakefield ward	£9,584.19	£1,437.63

## Planning Obligations or Section 106 Contributions

- 5.5 As the Council has an adopted Community Infrastructure Levy, Section 106 planning obligations will only be used to secure affordable housing and in exceptional circumstances where onsite and offsite infrastructure provision is needed to make a development acceptable in planning terms. This particularly relates to the Sustainable Urban Neighbourhood and Kirkley Waterfront development site (SSP3). This site is in Zone 1 of the Charging Schedule, therefore a zero rate of CIL applies. However, there is a need for onsite infrastructure on this site that will need to be secured through Section 106 Planning Obligations.

Summary of planning obligation contributions 2015/16 – open space and affordable housing

Obligation	Income	Expenditure	Expenditure projects
Open space	£11,262.50	£93,575.70	including improvements to play areas across the District by Waveney Norse; seating and play equipment (Barnby); play equipment (Bungay); Reydon open space
Affordable housing	-	£176,842.02	WDC affordable housing schemes in Southwold and Bungay

- 5.6 Further information on planning obligations and an online Section 106 database of all monies by town/parish can be found at <http://www.eastsuffolk.gov.uk/planning/section-106-planning-obligations/>

## Neighbourhood Planning

- 5.7 A **Neighbourhood Development Plan** (NDP) allows communities to create a vision and planning policies for the use and development of land in a neighbourhood, for example, where new homes should be built and what they should look like. Neighbourhood Development Plans can be general or more detailed but must be in general conformity with the strategic policies in the Council's adopted Core Strategy.
- 5.8 With a **Neighbourhood Development Order** (NDO) communities can grant planning permission for development they want to see go ahead in a neighbourhood, for example allowing home extensions to be built without the need to apply for planning permission.

- 5.9 Kessingland Parish Council submitted their Neighbourhood Plan to Waveney District Council in May 2016 ahead of it being submitted for independent examination. The Examiner's Report was received in August and concluded that the Neighbourhood Plan met the basic condition and the subject to modifications identified in the report are made and the plan should proceed to referendum. The referendum is due to be held 24 November 2016.
- 5.10 'Neighbourhood Areas' have been designated for:
- Beccles and the surrounding parishes of Barsham, Shipmeadow, Ringsfield, Weston, Ellough, Shadingfield, Sotterley and Willingham (August 2015)
  - Bungay (January 2016)
  - Henstead with Hulver Street (September 2016)
  - Kessingland (9 December 2013)
  - Lound with Ashby, Herringfleet and Somerleyton (September 2016)
  - Mutford (September 2016)
  - Oulton (January 2015)
  - Southwold (19 May 2014)
- 5.11 Further information on Neighbourhood Planning including guidance notes can be found at <http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/>

## Local Development Orders

- 5.12 Five **Local Development Orders (LDOs)** are in place to help simplify the planning process and four of the sites, with the exception of PowerPark, also have Enterprise Zone Status. The LDOs came into effect on 24th March 2012. Local Development Orders grant permission, subject to conditions, for specified development, removing the need to apply for planning permission. The objective of an LDO is to progress development at greater speed and certainty. The areas covered by Local Development Orders are:
- PowerPark, Lowestoft
  - Mobbs Way, Oulton
  - Ellough Industrial Estate
  - Riverside Road, Lowestoft
  - South Lowestoft Industrial Estate



- 5.13 Two industrial units (698m<sup>2</sup>) approved for B1-B8 uses have been completed at Mobbs Way under the simplified planning process.
- 5.14 Suffolk County Council has purchased a 3.6 hectare (9 acre) site at South Lowestoft Industrial Estate which includes the former Wessex Foods site at Tower Road / Hadenham Road. Suffolk County Council intends to erect around 3,250 square metres (35,000ft<sup>2</sup>) of units and the first units should be available to let by December 2017.
- 5.15 The Local Development Orders are due to expire March 2017 and a review will be undertaken to determine if these are to be extended.
- 5.16 Completions within the LDO sites to date
- |                |  |
|----------------|--|
| B1a office     | 1,835m <sup>2</sup> (Riverside Road)                       |
| B1a office     | 3,600m <sup>2</sup> (Riverside Road)                       |
| B1-B8 5 blocks | 2,100m <sup>2</sup> (Mobbs Way)                            |
| B1a office     | 188m <sup>2</sup> (Mobbs Way)                              |
| B1-B8 2 units  | 3808m <sup>2</sup> (Mobbs Way)                             |
| B1-B8 2 units  | 698m <sup>2</sup> (Mobbs Way, simplified planning process) |

## Duty to Cooperate

- 5.17 Section 110 of the Localism Act (2011) sets out the requirements for duty to cooperate. All local planning authorities and other prescribed bodies in England must engage constructively with each other in the preparation of development plan documents for cross-boundary strategic matters.
- 5.18 The National Planning Policy Framework sets out the strategic issues where cooperation might be appropriate, such as housing, jobs and transport provision. It highlights the importance of joint working to meet development requirements.
- 5.19 There has been a long history of joint working and cooperation between Waveney District Council, Suffolk County Council and neighbouring authorities of Great Yarmouth Borough Council and Suffolk Coastal District Council. Suffolk Coastal District Council is the preferred partner for Waveney District Council and there are a number of shared services between the two authorities. Great Yarmouth Borough Council shares a number of Sub-Regional issues with Waveney and Waveney's Local

Plan Working Group maintains a standing invite to the Cabinet Member and relevant officers responsible for the Great Yarmouth Local Plan on strategic planning issues of a cross boundary nature. Other local authority representatives and organisations will also be invited as and when appropriate. The Broads Authority is also represented on the Local Plan Working Group by the District Council member.

- 5.20 The context of the current Core Strategy is based on collaborative work that was part of the Regional Spatial Strategy process. Policies in the Core Strategy are underpinned by the key approaches of the East of England Plan 2008 developed as a result of consideration of cross-boundary strategic issues and identifying policies to address them.
- 5.21 Waveney has worked closely with Great Yarmouth Borough Council on a number of strategic issues. At one time both Core Strategies were running to a similar timetable and this had real benefits of jointly considering strategic issues and in particular economic development and regeneration, alongside the former Urban Regeneration Company for both areas. For various reasons the Great Yarmouth Core Strategy was delayed and the two local authorities' timetables no longer align. However, joint working has continued, along with the two county councils, on issues such as economic development, Enterprise Zones, preparing Local Development Orders and housing issues. A Memorandum of Understanding has been agreed to formalise our approach to joint working on these and other cross-boundary matters.

### **Local Economy**

- 5.22 In August 2011 the Local Enterprise Partnership established Enterprise Zones (EZs) for Great Yarmouth and Lowestoft to foster green economic growth. To simplify the planning framework Local Development Orders (LDOs) were adopted for all 6 sites in April/May 2012 to enable permitted development for the offshore renewable energy, port and logistics sector.
- 5.23 Setting up the LDOs involved cross-boundary engagement with Great Yarmouth Borough, Norfolk County Council and Suffolk County Council along with the Environment Agency and English Heritage. The main strategic issues covered include flood risk, traffic impact, preventing displacement of businesses and regenerating the towns through economic growth.
- 5.24 Suffolk local authorities are working together on the delivery of key infrastructure needed to deliver economic growth in Suffolk and to co-ordinate implementation,

prioritise activity and respond to any funding opportunities. The Suffolk Growth Programme Board (formerly the Suffolk Growth Group) comprising of the County Council, District Councils and the New Anglia LEP has prepared the Suffolk Growth Strategy and is preparing a county-wide delivery programme for the strategy.

### **Housing**

- 5.25 There has been cooperation regarding housing needs between Waveney District and Great Yarmouth Borough Councils (GYBC) for a number of years. A joint Housing Market Assessment was completed in 2007 and there had been ongoing discussions regarding updating this study. However, in September 2013 following a series of meetings, it was agreed that both Councils would undertake separate refreshes of the study to meet their specific needs due to differences in the Local Plan timetables. A joint study may be considered again in the future and in the interim there will be ongoing collaboration in relation to methodology to help maintain consistent approaches to reports each authority undertakes.
- 5.26 A Memorandum of Understanding (MOU) has been prepared with the Broads Authority on housing targets for the Districts that cover the Broads Authority area. Waveney District Council has agreed that housing needs for the District will include the Broads area. The MOU may need to be updated to take account of policy changes that now require the Broads to objectively assess their own housing need. As the Broads Authority does not have a housing function and following legal advice, it has been agreed that Waveney should continue to include the Broads part of the housing target in the Waveney figures as before.

### **Coastal Erosion and Adaptation Measures**

- 5.27 Shoreline Management Plans (SMPs) are non-statutory documents for coastal defence management. They provide a large-scale assessment of the risks associated with coastal evolution and present a policy framework to address these risks. The Kelling to Lowestoft Ness SMP was revised in 2009 and adopted by the Environment Agency and North Norfolk District Council in 2011, and Waveney District and GYBC in 2012. The Suffolk Shoreline Management Plan (Lowestoft Ness to Landguard Point) was adopted in 2010 in collaboration with the Environment Agency and Suffolk Coastal District Council. Waveney District Council and Great Yarmouth Borough Council are working together to develop a strategy for the future management of the coastline between Gorleston and Lowestoft. This is a detailed study to help understand how this stretch of coastline works and will involve a significant amount of cooperation between coastal authorities and other organisations responsible for

coastal planning as well as engagement with the communities that live, work in and visit the area.

#### **Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)**

- 5.28 The District Council is an active participant in the Suffolk Coast and Heaths Partnership which produces a management plan for the AONB which includes the coastal area to the south of Kessingland in Waveney District.

#### **Gypsies and Travellers**

- 5.29 A joint assessment has been carried out to assess the needs of gypsies and travellers for the Suffolk authorities of Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney. Transit provision is currently being considered on a Suffolk wide basis. Waveney has also been involved in discussions with Norfolk authorities in relation to their approach to gypsy and traveller site provision and location.

#### **Strategic Planning in Suffolk**

- 5.30 The Suffolk Local Authorities have a collaborative approach to deliver growth, particularly through New Anglia LEP's Strategic Economic Plan and Growth Deal, and the Greater Ipswich City Deal. The Suffolk Growth Programme Board was established to oversee and coordinate the growth opportunities in the County and played a key role in the preparation of the LEP's SEP and the Suffolk Growth Strategy. The group, supported by Suffolk Chief Executives and Leaders and the New Anglia LEP produced a Suffolk Growth Strategy (2013) outlining how the Councils will work together to promote economic growth in the county. The group meets regularly and has recently agreed five areas of work: New deal with the University of Suffolk; skills; housing performance; inward investment and joint strategic planning (including transport and infrastructure).
- 5.31 As part of the work of the Suffolk Growth Programme Board a cross county working group of senior members has been established to oversee the commission of a Strategic Planning and Infrastructure Framework for Suffolk. The purpose of this commission is to assist the local authorities in Suffolk in developing a strategic planning and infrastructure framework that will set out the direction of growth for the longer term future in the county. This work is scheduled to be completed by April 2017.

### **Other on-going engagement with Stakeholders**

- 5.32 As well as the specific engagement and cooperation with stakeholders outlined above under the various topics, Waveney District Council has been actively engaged with a wide range of other stakeholders and service providers under the Duty to Cooperate.
- 5.33 Waveney District Council has engaged regularly with colleagues at Suffolk County Council who have responsibilities for Highways, Education, Archaeology, Social Care, Transport and the Environment and the various health providers such as Great Yarmouth and Waveney Clinical Commissioning Group (HealthEast). This engagement will continue throughout the preparation of the new Local Plan.
- 5.34 Although not specifically part of the Duty to Cooperate, the Council has been engaging with town and parish council's and local developers, housing associations and agents to inform the Local Plan review. Meetings took place during September/October 2015 with the majority of town and parish councils to set out the need for a Local Plan review and the project plan. Community views were sought on their aspirations for their community by 2036. A Housing Market Forum was held November 2015 to promote early engagement with developers, housing associations, agents and others active in the housing market to obtain a comprehensive view of the issues affecting the housing market.

### **Conclusion**

- 5.35 Waveney is partnered with Suffolk Coastal District Council and there is ongoing cooperation on strategic planning issues with all Suffolk authorities affecting the wider area. Waveney is part of the Suffolk Programme Board. Waveney and the adjoining local authorities and county councils have an ongoing working relationship that covers the strategic economic, social and environmental issues affecting the local and wider area. There is ongoing cooperation between Waveney, the Broads Authority and other neighbouring authorities including Great Yarmouth in relation to the development of their strategic policies on matters such as housing, employment, gypsies and travellers, coastal issues and transport. Waveney will continue to have ongoing engagement with all relevant stakeholders to inform and feed into the Local Plan review.

## Appendix 1 List of indicators to monitor Core Strategy Objectives and Sustainability Appraisal significant effects

### KEY:

CS = Core Strategy (2009) CSSA = Core Strategy Sustainability Appraisal

DMP = Development Management Policies (2011) DMPSA = Development Management Policies Sustainability Appraisal

SSA = Site Specific Allocations (2011) SSASA = Site Specific Allocations Sustainability Appraisal

AAP = Lowestoft Lake Lothing and Outer Harbour Area Action Plan (2012) AAPSA = Lowestoft Lake Lothing and Outer Harbour Area Action Plan Sustainability Appraisal

CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
3	1	Obesity in the population	society	CS	DMPSA	SSASA	AAPSA
3	n/a	Life expectancy	society	CS			
1/3	n/a	Overall death rate (all) causes per 100,000 population	society	CS			
3	1	How do children travel to school	travel	CS	DMPSA	SSASA	AAPSA
3	1	Proportion of journeys to work on foot or by cycle	travel	CS	DMPSA	SSASA	
4	2	Percentage of year 11 pupils gaining 5+ A* - C grades at GCSE [or equivalent including English and maths]	society	CS		SSASA	
4	2	Proportion of the population with no qualifications	society	CS		SSASA	AAP
4	2	Proportion of the population with NVQ level 4 or higher	society	CS		SSASA	AAP
4	n/a	Average point score per student at A and AS level	society	CS			

CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
5	3	Domestic burglary rate per 1000 population	society	CS	DMPSA		
5	3	Recorded crime per 1000 population	society	CS	DMPSA		AAP
5	n/a	Violet crime rate per 1000 population	society	CS			
5	n/a	Domestic burglary rate per 1000 population	society	CS	DMPSA		
5/9	n/a	Fear of crime	society	CS	DMP		
2	4	Proportion of the population who live in wards within the most deprived 10% and 25% of wards in the country	society	CS	DMPSA	SSASA	AAPSA
2	n/a	Number of parish Plans/Neighbourhood Plans adopted	society	CS			
n/a	5	Completion of Healthy Living Centre [SOU2]	society			SSASA	
n/a	5	Percentage of rural households within 13 minutes' walk of an hourly bus service	society	CSSA			
n/a	5	Proportion of population with access to a food shop	travel	CSSA			
7/8	5	Proportion of population with access to key local services (e.g. GP, post office)	travel	CSSA	DMPSA	SSASA	AAPSA
1/10	6	Unemployment rate	economy	CS		SSASA	AAP
n/a	7	Affordable housing developed in deprived areas (top 25% IMD)	housing		DMPSA	SSASA	AAPSA
6	n/a	Housing land availability	housing	CS	DMP		
6	7	Housing types and sizes [completed]	housing	CS	DMPSA	SSASA	AAPSA
6	n/a	Affordable housing (gross completions)	housing	CS		SSA	
6	n/a	Homelessness	housing	CS	DMP		
6	n/a	Housing stock	housing	CS	DMP		
6	n/a	Percentage of unfit dwellings (Local Authority)	housing	CS	DMP		

CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
6	n/a	Special needs housing	housing	CS	DMP		
7	8	Percentage of residents who are happy with their neighbourhood	society	CS	DMPSA	SSASA	AAP
7	n/a	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	travel	CS			
n/a	9	Air quality [DMPSA - concentrations of air pollution]	environment		DMPSA		AAP
17	9	Bathing water quality	environment	CS	DMPSA		AAPSA
17	9	Water quality in estuaries	environment	CS	DMPSA		AAPSA
17	9	Water quality in rivers	environment	CS	DMPSA		AAPSA
n/a	10	Area (hectares) of greenfield land development	environment		DMPSA	SSASA	
n/a	10	Number and percentage of existing housing commitments on greenfield land	housing	CSSA			
17	10	Number and percentage of new dwellings completed on greenfield land	housing	CS	DMP	SSASA	AAPSA
n/a	11	Water availability for water dependant habitats	environment	CSSA			
n/a	12	Household (and municipal) waste produced	environment	CSSA			
9	12	Tonnage / proportion of household (and municipal) waste recycled, composted and land filled	environment	CS	DMP		AAPSA
9	n/a	Energy efficiency of homes	environment	CS			
9	n/a	Number of planning applications refused for reasons due to poor design	environment	CS	DMP		AAP
9	n/a	Number of domestic noise complaints	society	CS	DMP		
8/9/16	13	Percentage of journeys to work undertaken by sustainable modes	travel	CS	DMP	SSASA	AAP
8/9/16	13	Percentage of school children travelling to school by sustainable modes	travel	CS	DMPSA	SSASA	AAP
n/a	13	Number of developments where a travel plan is submitted or is a condition of	travel	CSSA			



CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
		development					
3	n/a	Percentage of footpaths and other rights of way which are easy to use by members of the public	travel	CS	DMPSA		
16	n/a	Traffic volumes at key locations	travel	CS			AAP
16	n/a	Percentage of all new residential development taking place in major towns, other towns and elsewhere	travel	CS			
9	n/a	Car parking standards	travel	CS			
15	14	Carbon dioxide emissions	environment	CS	DMPSA		AAPSA
15	14	Installed electricity generating capacity using renewable energy	environment	CS	DMP		AAPSA
9/15	n/a	Consumption of electricity – domestic use per consumer and total commercial/industrial use	environment	CS			
9/15	n/a	Consumption of gas – domestic use per consumer and total commercial/industrial use	environment	CS			
15/17	15	Flood risk - planning applications approved against Environment Agency advice	environment	CS	DMPSA	SSASA	AAPSA
15	n/a	Incidence of flood watches and warnings	environment	CS			
15/17	n/a	Developments refused because of risk of coastal erosion	environment	CS	DMP		
15	15	Number of properties at risk of flooding	environment		DMPSA	SSASA	AAP
n/a	16	Development proposals affecting a sample of BAP habitats and protected species outside protected areas (SWT)	environment	CSSA			
17	n/a	Ground water quality	environment	CS			AAP
17	n/a	Number of air quality management areas and dwellings affected	environment	CS			
17	16	Reported condition of SSSIs [ecological]	environment	CS	DMP	SSASA	

CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
n/a	17	Change in number and area of designated geological SSSIs	environment	CSSA			
17	n/a	Change in number and area of designated nature conservation sites	environment	CS	DMP		
17	n/a	Number and area of Conservation Areas and Article 4 Directions	environment	CS	DMP		
17	17	Number of listed buildings and buildings at risk	environment	CS	DMP		AAPSA
n/a	17	Planning permissions affecting known or potential archaeological sites	environment	CSSA	DMPSA	SSASA	AAPSA
17	n/a	Number of applications affecting no known archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development	environment	CS	DMP		
17	n/a	Number of Scheduled Ancient Monuments (SAMS) damaged as a result of development	environment	CS	DMP		
n/a	18	Hectares of vacant or derelict land within AAP area	economy				AAPSA
n/a	18	Area of designated landscapes (AONB)	environment	CSSA			
n/a	18	Area of historic parks and gardens	environment	CSSA			
n/a	18	Countryside Quality counts	environment		DMP	SSASA	
n/a	18	Number and area of town / village greens and commons	environment	CSSA			
3	n/a	Change in amount of accessible green space	environment	CS	DMP		
12	n/a	Change in amount of open space (including children's play space, outdoor play space and accessible natural green space)	environment	CS		SSA	AAP
14	18	Number and percentage of new dwellings completed on previously developed land	housing	CS	DMPSA	SSASA	AAPSA
14	n/a	Number and area of potential and declared contaminated sites returned to beneficial use	environment	CS			

CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
14	n/a	Dwellings per hectare of net developable area	housing	CS	DMP	SSA	
14	n/a	Number and percentage of existing housing commitments on previously developed land	housing	CS			
17	n/a	Allocations on best and most versatile agricultural land	environment	CS			
1/10	19	Business formation rate	economy	CS	DMP	SSASA	AAP
1/10	19	Business start ups and closures	economy	CS	DMP	SSASA	AAP
n/a	19	Comparative industrial and office rental costs within the plan area	economy	CSSA			
n/a	19	Employment by occupation i.e. management; admin; service; elementary occupations etc.	economy				AAPSA
n/a	19	Employment land developed	economy		DMPSA	SSASA	AAPSA
12	19	Number and percentage employed in tourism, leisure and heritage	economy	CSSA	DMPSA	SSASA	AAP
1/10	19	Number and percentage of businesses by main industry type	economy	CS	DMP	SSASA	AAP
1/10	19	Number and percentage of businesses by size (number of employees)	economy	CS	DMP	SSASA	AAP
1/10	19	Number and percentage of employees by employment division	economy	CS		SSASA	AAP
1/10	n/a	Average earnings	economy	CS			AAP
1/10	n/a	Long-term unemployment rate	economy	CS			AAP
1	n/a	Housing benefits recipients	society	CS			
1	n/a	Number of childcare places	society	CS			
6	n/a	Average property price to income ratio	economy	CS	DMP		
n/a	20	Town centre uses developed [location and use class]	economy	CSSA	DMP	SSASA	AAPSA
13	n/a	Percentage of town centre units with A1 shop uses	economy	CS	DMP		

CS Objective/s	SA Objective	Indicator	Theme	Origin of Indicator (see key above table)			
13	20	Vacant units in town centres	economy	CS	DMP	SSASA	AAP
13	13	New cultural facilities in town centres	economy	CS	DMP		
12	n/a	Number of visitors to Waveney	economy	CS	DMP		
14	n/a	Amount and percentage of new employment floorspace on previously developed land	economy	CS			
n/a	21	Distances travelled to work	travel		DMPSA	SSASA	
n/a	22	Number of enquiries to business advice services from outside of area	economy	CSSA	DMPSA	SSASA	
n/a	22	Number of enquiries to business advice services from within area	economy	CSSA	DMPSA	SSASA	

## Appendix 2 References

Town and Country Planning (Use Classes) Order 1987 (as amended), HMSO

<http://www.legislation.gov.uk/uksi/1987/764/schedule/made>

Localism Act 2011

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/1896534.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf)

Town and Country Planning (Local Planning) (England) Regulations 2012, DCLG

<http://www.legislation.gov.uk/uksi/2012/767/contents/made>

National Planning Policy Framework (2012) DCLG

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Planning Policy for Travellers Sites (2012) DCLG

<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

## Appendix 3 Glossary of terms

### **Affordable housing**

Affordable housing as defined in the *National Planning Policy Framework* (DCLG, 2012):

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

### **Allocation**

Designation of land in the Plan for a particular use, i.e. industrial land.

### **Annual Monitoring Report or Authorities Monitoring Reports (AMR)**

The Planning Act requires local planning authorities to monitor and review progress towards the delivery of the local development documents.

### **Area Action Plans**

These are used to provide a planning framework for geographical areas of change or conservation. They are part of the Development Plan.

### **Area of Outstanding Natural Beauty (AONB)**

Environmentally sensitive land designated under the National Parks and Access to the Countryside Act 1949 for its special landscape value. The Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area for future generations. Suffolk Coast and Heaths is one of 41 AONBs which cover 15% of England and Wales.

### **Biodiversity**

The variety of plant and animal species, plus the groups of species which make up particular habitats. These help maintain a balanced environment at all levels, from local to global.

### **(The) Broads Authority Area**

This area is equivalent in status to a National Park. Under the Norfolk and Suffolk Broads Act 1998 the Broads Authority is the Local Planning Authority for the area. Its

remit is to protect the natural beauty and promote public enjoyment of the area, as well as protecting navigation interests.

#### **Brownfield site**

See previously developed land.

#### **Community Infrastructure Levy (CIL)**

A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.

#### **Core Strategy**

Sets out the long term spatial vision for the local authority area. It will include strategic objectives and planning policies to help deliver the vision. It forms part of the Development Plan.

#### **Development**

Defined in Section 55 (1) of the Town and Country Planning Act 1990 as ‘the carrying out of building, engineering, mining and other operations in, on, over or under land, or the making of any material change in the use of any buildings or land’.

#### **Development Management policies**

These are criteria based policies which are applied to ensure that all development meets the overall vision and strategic policies set out in the Core Strategy. To a greater or lesser extent these policies are taken into account in the determination of the majority of planning applications. The Development Management policies form part of the Development Plan.

#### **Hectare (Ha)**

1 hectare = 2.471 acres

#### **Listed Building**

A building or structure designated by the Secretary of State for the Department of Culture, Media and Sport as being of special architectural or historical interest. See Historic England website [www.historicengland.org.uk/listing](http://www.historicengland.org.uk/listing)

#### **Local Development Order**

Grants permission, subject to conditions, for a type of specified development, removing the need to apply for planning permission.

**Local Development Framework/Local Plan**

The name for the portfolio of documents making up the Framework, which will provide the spatial planning strategy for a local authority area. It consists of the Development Plan Documents, a Statement of Community Involvement, the Local Development Scheme, and Annual/Authorities Monitoring Reports. However, through the Coalition Government's changes to the planning system the term "Local Plan" has been re-introduced.

**Local Development Scheme**

Sets out a programme for the preparation of Local Development Documents. It is a project management document which identifies which documents are to be prepared, the stages that have to be achieved and a detailed timetable.

**National Planning Policy Framework**

Sets out the Government's planning policies for England and how these are expected to be applied. It sets out requirements for the planning system and provides a framework to produce local and neighbourhood plans.

**New Anglia Local Enterprise Partnership**

New Anglia Local Enterprise Partnership was established by Government in 2010. They are a unique business-led collaboration between the private, public and education sectors across Norfolk and Suffolk.

**Planning Obligations and Agreements**

A legal agreement between a planning authority and a developer ensuring that certain extra works related to a development are undertaken or contributions made to the provision of infrastructure or facilities. Sometimes called a Section 106 (S106) Agreement.

**Previously developed land (PDL)**

Land which has been previously developed, but is now largely vacant or disused. (A fuller definition is given in Annex 2 of the NPPF).

**Renewable energy**

Continuous energy flows that occur naturally and repeatedly in the environment and can be tapped to meet energy needs.



**Section 106 Agreement**

See Planning Obligations and Agreements.

**Site Specific Allocations**

The allocation of sites for specific or mixed uses. Policies identify any specific requirements for the site. The allocations form one of the documents making up the Development Plan.

**Sites of Special Scientific Interest (SSSI)**

Have statutory protection as the best examples of the UK's flora, fauna, or geological or physiographical features. They may have other national and international nature conservation designations. Most SSSIs are privately owned or managed, while others are owned or managed by public bodies or non-government organisations.

**Statement of Community Involvement**

Sets out the methods local authorities will use to involve local communities in the preparation of Local Development Documents and development management decisions. The Statement is not part of the Development Plan but it is subject to independent examination.

**Supplementary Planning Documents**

These provide additional information about a policy in a development Plan document e.g. a development brief for a specific site. They do not form part of the Development Plan.

**Sustainability Appraisal**

A tool for appraising policies to ensure that they reflect sustainable development objectives. An Appraisal is required in the legislation for all development plan documents. The Government has defined wide ranging objectives for sustainable development as including: social progress that meets the needs of everyone, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment. The Sustainability Appraisal process takes into account the Strategic Environmental Assessment required by the EU.

**Town and Country Planning Regulations**

These are the Regulations which govern the preparation of the Local Development Framework Documents/Local Plan.

**Use Classes Order**

Order under the Town and Country Planning Act 1990 (amended 2005) that categorises all land uses (i.e. Retail - Class A1).

## Appendix 4 Abbreviations used

AAP	Area Action Plan
AMR	Annual Monitoring Report or Authorities Monitoring Reports
BAP	Biodiversity Action Plan
CIL	Community Infrastructure Levy
CLG	Communities and Local Government
CORE	Centre for Offshore Renewable Engineering
DPD	Development Plan Document
LDF	Local Development Framework
LDO	Local Development Orders
LDS	Local Development Scheme
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
ONS	Office for National Statistics
PDL	Previously Developed Land
SCC	Suffolk County Council
SSSI	Site(s) of Special Scientific Interest
WDC	Waveney District Council

Write to us



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