

# Authority Monitoring Report 2017/18

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

Housing | Economy | Environment | Society | Travel

Published December 2018





## **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>2</b>  |
| <b>2. Progress against Local Development Scheme milestones .....</b>  | <b>5</b>  |
| <b>3. Implementation and performance of adopted policies .....</b>  | <b>7</b>  |
| Housing.....  | 11        |
| Economy.....  | 17        |
| Environment.....  | 27        |
| Society .....   | 32        |
| Progress on Site Specific Allocations DPD.....  | 45        |
| Progress on Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD....   | 51        |
| <b>4. Monitoring of Sustainability Appraisal significant effects .....</b>  | <b>59</b> |
| <b>5. Other Monitoring .....</b>  | <b>66</b> |
| Community Infrastructure Levy .....   | 66        |
| Planning Obligations or Section 106 Contributions .....   | 68        |
| Neighbourhood Planning .....  | 69        |
| Duty to Cooperate.....  | 70        |
| <b>Appendix 1 List of indicators to monitor Core Strategy Objectives and Sustainability Appraisal significant effects .....</b> | <b>84</b> |
| <b>Appendix 2 Housing completions by parish .....</b>   | <b>91</b> |
| <b>Appendix 3 References.....</b>   | <b>93</b> |
| <b>Appendix 4 Glossary of terms.....</b>  | <b>94</b> |
| <b>Appendix 5 Abbreviations used .....</b>  | <b>99</b> |

# 1. Introduction

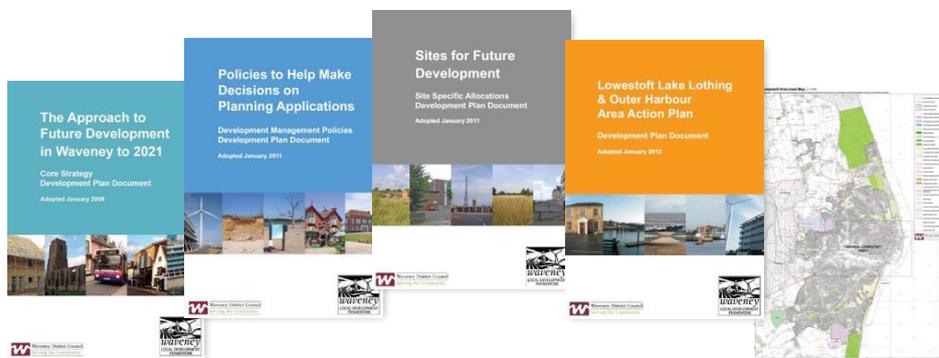
- 1.1 Waveney District Council has produced an Annual Monitoring Report (AMR) each year since 2004/05. The production of an AMR was a requirement under Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, until 2012.
- 1.2 Changes to planning legislation 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 the on the Local Plan documents (formerly Local Development Framework) for Waveney District against the timetable in the Local Development Scheme;
  - details of any policies not being implemented;
  - net amount of additional affordable housing;
  - total housing (and affordable housing) completed against annual requirements;
  - 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 Plans. The AMR is the main mechanism for assessing the effects of the Local Plan 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 Local Plan, 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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 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 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.

## 2. Progress against Local Development Scheme milestones

2.1 A new Local Plan for the Waveney District (excluding the Broads Authority area) is in preparation. The emerging Local Plan covers the period 2014 to 2036. Once adopted, the new Local Plan will replace all existing adopted policies:

- Core Strategy DPD (January 2009)
- Site Specific Allocations DPD (January 2011)
- Development Management Policies DPD (January 2011)
- Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD (January 2012).

2.2 A new [Local Development Scheme](#) was adopted in September 2018, replacing the version published March 2016.

### *Summary timetable*

|                            |                         |
|----------------------------|-------------------------|
| Issues and Options         | April / June 2016       |
| Preferred Options          | July / September 2017   |
| Final draft                | March / May 2017        |
| Submission for Examination | June 2018               |
| Examination hearing        | October / November 2018 |
| Inspector's Report         | January / February 2019 |
| Adoption                   | March 2019              |

2.3 The Local Development Scheme contains two milestones for the monitoring period 2017/18:

### **Preferred Options - Regulation 18**

Taking into account responses from the earlier Issues and Options consultation, the [First Draft Local Plan](#) was published for public consultation between 28 July and 22 September 2017. In accordance with the Council's [Statement of Community Involvement](#), the consultation was held over 8 weeks due to the school summer holiday period.

### **Final Draft - Regulation 19**

The [Final Draft Local Plan](#) was published for the submission of representations between 28 March and 24 May 2018. An 8 week consultation was held, as per the Statement of Community Involvement, as the consultation period overlapped the school Easter holiday.

### 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 Local Development Framework (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 LDF policies are being implemented with the exception of those affected by recent Government changes regarding affordable housing provision, 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</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</p> |

| Development Plan Document Policy   | Reason not being implemented  |
|--|---|
| within the AAP area <ul style="list-style-type: none"> <li>• WEW2 Water Efficiency and Quality</li> </ul>              | has prepared a <a href="#">Planning Policy Position 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 appeal 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 2017/18, 19 appeal decisions were received from the Planning Inspectorate. 2 appeals were for the same proposal one being a listed building application. In total, 6 cases were allowed conditionally and 13 dismissed by the Planning Inspector.
- 3.6 The subdivision of a single dwelling into two, refused due to the lack of parking spaces and bin storage, was allowed by the Planning Inspector as the impact of an additional one-bedroom dwelling would not have a harmful effect on highway safety and the details of the bin storage arrangement could be agreed by condition and therefore the proposal would not be in conflict with policy DM02. The removal of an agricultural occupancy restriction was refused as no evidence of active marketing and related discounting had been presented. Although the Planning Inspector accepted a remote dwelling in the countryside without such an occupancy condition would be contrary to local and national planning policy, the Inspector concluded the condition as unenforceable as a certificate of lawful use had been approved in 2013 for occupation contrary to the agricultural occupancy condition. Temporary consent for a 5 year period of a replacement shed on a “leisure plot” was

granted permanent consent by the Planning Inspector as the existing shed is not subject to a similar condition and would adhere to Policies DM02 and DM27 by not harming the character or appearance of the countryside.

A variation of condition application to amend drawings to introduce a balcony at first floor level was refused on conservation area and non-designated heritage asset impacts and neighbour amenity. The Planning Inspector concluded that the amended plans would have a neutral effect on the character of the conservation area therefore not conflicting with policies CS17 and DM30 or a harmful effect on neighbour amenity in regard to policies CS02 and DM02.

Outline consent for 2 detached dwellings located outside of defined physical limits was refused as contrary to CS01 and DM01 and failing the sequential test of CS11. The Council also considered it did not meet the requirements of an otherwise built up frontage and access to local services to be considered as 'infill' as allowed under DM22. The Planning Inspector considered the main issue to be whether the scheme would amount to infilling and concluded that it did.

The final appeal decision relates to a prior notification application<sup>1</sup> for the change of use of an agricultural building to a single dwelling. It was refused as the applicant failed to provide the required details and the building construction materials deemed it incapable of being converted within that "reasonably necessary" allowed under the order. It was therefore concluded the proposal was not permitted development. The Inspector determined that the only outstanding matter of the five prior approval matters related to contamination which could be conditioned.

These applications were allowed because the Planning Inspector placed less significance on the issues of design, impacts for the built historic landscape, neighbour amenity or potential highway impacts than the local planning authority. None were allowed due to inconsistency with national policy.

---

<sup>1</sup> Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

## 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 47) and 3.2 (page 58) 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 reported in Table 3.1 (pg. 46).

### What progress has been made?

#### Summary

#### **Core Strategy**

The Waveney Core Strategy sets out the District’s housing requirements for the period 1 April 2001 to 31 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 April 2001 to 31 March 2018, 4,775 new dwellings have been completed. This is 155 dwellings less than would be expected at this point in time based on the average rate of 290 dwellings per annum.

As the main town, Lowestoft is expected to accommodate the majority of new housing development (70-80%), the market towns 15-25% and up to 5% in the larger villages. The table below shows where new dwellings have been completed compared to the housing distribution strategy.

| Settlement      | Completions<br>2001-18 | % distribution | Core Strategy<br>mid range | % above or below mid<br>range |
|-----------------|------------------------|----------------|----------------------------|-------------------------------|
| Lowestoft       | 2,707                  | 57%            | 75%                        | -18%                          |
| Market Towns    | 1,345                  | 28%            | 20%                        | 8%                            |
| Larger Villages | 433                    | 9%             | 5%                         | 4%                            |
| Elsewhere       | 290                    | 6%             | 0%                         | 6%                            |
| <b>Total</b>    | <b>4,775</b>           | <b>100.00%</b> | <b>100%</b>                |                               |

Completions to date have not reflected the Core Strategy housing distribution strategy. This is due to delays in the delivery of brownfield sites in Lowestoft, particularly within the Area Action Plan area, and more windfall sites permitted in the villages and rural areas.

The Core Strategy anticipated that around 50-55% of new homes provided between 2001 and 2025 would be on previously developed land. Between 2001 and 2018 45% of housing completions have been on previously developed, compared to the Core Strategy target of 50-55% over the plan period.

Appendix 2 reports housing completions by parish. Housing requirements in the emerging Local Plan are discussed later in this section.

### Site Allocations

The Site Specific Allocations document (2011) allocates land for around 528<sup>2</sup> new homes and as at 1st April 2018 planning permission has been granted for 325 homes. The Site Specific Allocations document anticipated that by April 2018, 470 (or 89%) homes would have been completed. However delivery has been slower than expected and just 24% (126 homes) have been completed.

The Lowestoft Lake Lothing and Outer Harbour Area Action Plan (2012) allocates land for around 1,585 new homes and it was expected that 478 (or 30%) new homes would have completed by April 2018. Although planning consent has been approved for 1,339 new homes, none have completed.

Many of the allocations in these documents are enabling sites or brownfield regeneration sites. It is acknowledged that delivery of these types of sites is more challenging than greenfield sites, and progress has been disappointing. Therefore many of these sites will be

---

<sup>2</sup> Includes 50 dwellings at LOW8 CEFAS laboratory (Lowestoft) which is not now be available for re-development

taken forward in the emerging Local Plan. Tables 3.1 and 3.2 provide a summary on the delivery of the site specific allocations.

### **Affordable Housing Delivery**

Between 2001 and 2018, 20% of all new homes completed have been affordable dwellings (959 of 4,775). As at 31 March 2018, 208 affordable homes have detailed planning consent of which 77 are under construction.

Policy DM18 requires all developments of 5 or more dwellings to provide 35% affordable housing. 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.

### **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 2018, 122 declarations of interest<sup>3</sup> have been registered in regard to self build plots. The most popular choice of plot size is for 350-400m<sup>2</sup>. There is demand across a variety of locations in the District and generally highest in the villages and countryside. Planning consent has been granted for a development of 15 self/custom build plots in Halesworth. Over 60 new homes have been accepted as self-build plots (exempt from Community Infrastructure Levy) with 12 of these plots completed as at 31 March 2018. 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/>

---

<sup>3</sup> This figure may include those whose needs have been met or who no longer have an interest in self/custom build in the District, as there is no obligation to contact the LPA to remove details from the Register.

### **Local Plan Review**

The Core Strategy target of 290 homes per year is based on the former Regional Spatial Strategy for the East of England and was adopted prior to the introduction of the National Planning Policy Framework. It is therefore not necessarily the full and objectively assessed housing need for the District as required by the National Planning Policy Framework.

The Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment<sup>4</sup> provides an assessment of housing need to support the emerging Waveney Local Plan as well as Local Plans being prepared in the Ipswich Housing Market Area.

The Council considers this to be the most robust assessment of objectively assessed need for the emerging local plan, although it has yet to be tested through a Local Plan examination. The assessment identifies a need for 8,223 new homes over the period 2014-2036, equating to 374 per year.

### **5 Year Housing Supply**

The 2018 Statement of a 5 year Supply of Housing Land covers the period 1 April 2018 to 31 March 2023. As the emerging local plan is at an advanced stage of preparation, the Statement uses the Strategic Housing Assessment (PBA, 2017) which identifies an objectively assessed need for 8,223 new homes between 2014 and 2036. This equates to 374 dwellings per year compared to the Core Strategy figure of 290 per year. The Statement identifies 3,445 new homes to be delivered in the 5 year period against a target of 3,056 dwellings which includes dealing with under delivery within the 5 year period and the higher buffer of 20% as required by the National Planning Policy Framework. The Statement identifies 5.6 years supply, 389 units above the 5 year supply requirement.

### **Conclusion**

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, however, the Council is proactively addressing this.

---

<sup>4</sup> <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Strategic-Housing-Market-Assessment-Part-1.pdf>

- 284 new homes have been delivered this year. This is more than anticipated but below the Core Strategy target of 290 per annum (Policy CS11).
- 42% of housing completions this year have been for affordable homes (120 homes on eleven sites). This includes 12 affordable homes alongside 8 market homes on an allocated site in Beccles (BEC3), 6 sheltered housing bungalows in Reydon, 5 new Council homes in Beccles and Bungay and 28 homes at the Woods Meadow development in Oulton (DM17, DM18, DM22).
- The housing element on four sites allocated in the Site Specific Allocations Development Plan Document has delivered 126 homes to date (LOW3, LOW4, LOW5, BEC3 and SOU2). Planning consents issued on other allocated sites will deliver over 1,500 new homes. However, many of these will be delivered beyond the current plan period (2025 for housing).
- 55% of all housing completions this year have been for one or two bedroom homes. The requirement of Policy DM17 to shift towards the provision of smaller dwellings (40% one and two bedrooms) has therefore been met.
- 33% of all housing completions this year have been on previously developed land. This is lower than recent years due to the high number of completions at the Woods Meadow development in Oulton (an historic greenfield allocation).

## Housing completions

| Indicator   | 2017/18                   | 2016/17     | 2015/16   | 2014/15    |
|---|---------------------------|-------------|-----------|------------|
| Net additional dwellings delivered  | <b>284</b>                | 264         | 135       | 136        |
| Affordable housing completions (gross)  | <b>120</b>                | 88          | 12        | 24         |
| Number of dwellings completed on allocated sites - Site Specific Allocations DPD and Area Action Plan DPD (cumulative figure) | <b>16</b><br><b>(126)</b> | 17<br>(110) | 8<br>(93) | 11<br>(85) |
| Completions on previously developed land (net)  | <b>29%</b>                | 40%         | 50%       | 51%        |

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

## House types and sizes

| Indicator                                   | Description | 2017/18    | 2016/17 | 2015/16 | 2014/15 |
|---|-------------|------------|---------|---------|---------|
| Housing types and sizes (gross completions) | 1 Bed       | <b>60</b>  | 39      | 10      | 26      |
|   | 2 Bed       | <b>106</b> | 126     | 26      | 38      |
|   | 3 Bed       | <b>75</b>  | 81      | 66      | 51      |
|   | 4+ Bed      | <b>44</b>  | 30      | 41      | 33      |
|   | House       | <b>188</b> | 166     | 99      | 97      |
|   | Bungalow    | <b>56</b>  | 73      | 28      | 20      |
|   | Flat        | <b>59</b>  | 37      | 16      | 31      |

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

## 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 2017 there are only 40,000 employee jobs in Waveney representing a fall of 300 jobs<sup>5</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 10 years old and was set pre-recession and did not fully take into account the emerging opportunities presented by the offshore sector. The target is being revisited as part of the Local Plan review.

Lowestoft is the operations and maintenance base for the 30 year lifespan of the East Anglia ONE<sup>6</sup> windfarm. Onshore construction commenced early 2017, with the first turbines to be installed by 2019. The windfarm will be fully operational during 2020. Once completed approximately 100 people will be employed full-time at the port. Construction of the operations and maintenance base is underway.

Extensions to Riverside Road (1 hectare) and Mobbs Way (0.2 hectare) sites of the Great Yarmouth and Lowestoft Enterprise Zone<sup>7</sup> were successfully awarded in April 2017. Any new structures built and occupied prior to April 2022 will receive 5 years' worth of business rate relief up to a maximum of £275,000 (£55,000 per annum).

In terms of total employment land supply there is sufficient employment land available to deliver the required levels of jobs.

#### **Tourism**

Tourism continues to play a significant role in the economy of Waveney with

---

<sup>5</sup> Nomis Local Authority profile <http://www.nomisweb.co.uk/> 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 (carried out in September of each year).

<sup>6</sup> [http://www.scottishpowerrenewables.com/pages/east\\_anglia.aspx](http://www.scottishpowerrenewables.com/pages/east_anglia.aspx)

<sup>7</sup> <http://www.eastsuffolk.gov.uk/business/business-incentives/lowestoft-enterprise-zone/>

323,000 staying trips and almost 5 million day trips made to the District in 2016. The total tourism value is worth almost £300M to the local economy supporting 7,000 tourism related jobs (Economic Impact of Tourism – Waveney 2016, Destination Research).

The Lowestoft and Southwold Coastal Community Teams<sup>8</sup> are prioritising key economic issues facing the towns including promoting the visitor economy, improved community facilities and supporting the retail sector.

This monitoring year, consents for new tourist accommodation include caravan / camping sites and self-catering units mainly in the rural areas. Some applications will assist in rural farm or public house diversification. Other proposals will intensify existing tourism uses such as increasing the numbers of caravans, provision of additional hotel bedrooms or extend the occupancy period. A number of consents provide ancillary attractions at established tourism destinations such as Africa Alive, East Anglia Transport Museum and Maize Maze.

### **Town Centres**

The total number of units within town centres has increased by 4 units. The change in the number of units is as a result of the amalgamation of two units into one or the subdivision of a single unit into two or more. Such an example is the conversion of a former public house into 4 separate units (Southwold).

The number of units operating within town centre use classes (A1-A5) has increased by 4 compared to the previous survey, and the number of units in A1 retail use has increased by 5 units overall.

Vacancy rates are an important indicator of the health of town centres. All town centres have recorded an increase in the number of vacant units with the exception of Beccles which remains the same as last year with 11 vacant units. Lowestoft and Southwold each have 1 additional vacant unit compared to last year. Halesworth has 2 additional vacant units and Bungay has 3 additional vacant units. One of the vacant units in Halesworth is closed due to damage following a fire in the flat above.

Bungay has the highest vacancy rate for the market towns and has reached 10% for the first time (18 vacant units). The vacancy rate in Lowestoft is 13.6% with 12 of the

---

<sup>8</sup> <http://www.eastsuffolk.gov.uk/business/regeneration-projects/coastal-communities-teams/>

29 vacant units located along the Core Shopping Street (London Road North frontage / Britten Shopping Centre). It was noted during the surveys that a number of vacant units are currently under refurbishment, for sale or have notices to state new businesses are due to open soon.

Another indication of the health of town centres is the proportion of A1 retail premises occupied by charity shops. 7.5% of retail premises (10 units) in Lowestoft are occupied by charity shops, of which 6 are located along the Core Shopping Street. There are 12 charity shops in Beccles town centre (10% of A1 units) and 8 in Bungay (11%). Halesworth and Southwold have 3 and 4 charity shops respectively (5% and 7%).

## Employment

- 5,909m<sup>2</sup> (1.37 hectares) of B1, B2 and B8 development completed during 2017/18.

During this period, 315m<sup>2</sup> of B1a and B8 uses has been lost to other non-employment uses (residential and assembly and leisure).

- 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 56.67 hectares (site allocations and land with planning permission).
- The Business Register and Employment Survey for April 2017 records 40,000 employee jobs in Waveney (excluding agricultural jobs). This represents a fall of 300 jobs since 2001.
- 41,100 Waveney residents of working age (16-64 years) are employed as employees and 7,100 are self employed.

A further 2,000 residents aged 65 and over are in employment (1,600 as employees and 400 self-employed). (NOMIS: Annual Population Survey March 2017-March 2018)

- Average full time wages for Waveney residents is £23,870, compared to the Suffolk average of £27,432 (April 2017). (NOMIS: ASHE, Annual Survey of Hours and Earnings).
- House prices are 7.6 times that of earnings in Waveney. In Suffolk Coastal, the rate is 8.8 and in Great Yarmouth 6.7. (ONS: Housing affordability in England and Wales, 2017)

## Tourism

- 23 applications approved this monitoring year for tourism uses of which 11 applications will provide new tourism development. The other applications seek to vary/remove existing conditions to extend holiday accommodation or provide an enhanced offer. Many are within the rural areas and traditional coastal tourist destinations such as Kessingland and Corton.

## Retail and Town Centre Uses

- 52% of all units in the town centres are A1 shops. Bungay has the lowest proportion of A1 shops at 42% and Lowestoft the highest at 63%. Overall there has been an increase of 4 units within A1–A5 use in the town centres.
  - 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).

- As at August 2018, Lowestoft Main and Core Shopping Streets have a vacancy rate of 13.6% an increase of 0.4% or 1 units from last year. Bungay has the highest vacancy rate of all the market towns and this year 18 units are currently vacant (10.4%), an increase of 3 units.

## Employment land developed

| Indicator  | Business Type (use class) | 2017/18 | 2016/17 | 2015/16 |
|--|---------------------------|---------|---------|---------|
| Employment land developed (net additional floorspace, gross) | B1a Offices               | 102     | -2,666  | 3,788   |
|  | B1b R&D                   | 0       | 805     | 0       |
|  | B1c Light Industry        | 1,754   | -474    | 1,796   |
|  | B2 General Industry       | 2,938   | -25,299 | 4,921   |

|                           |                            |              |         |        |
|---------------------------|----------------------------|--------------|---------|--------|
| internal m <sup>2</sup> ) | B8 Storage or Distribution | <b>800</b>   | 1,025   | 2,342  |
|                           | B1-B8 Total                | <b>5,594</b> | -31,875 | 12,847 |

Source: WDC Planning Policy and Delivery Team

## Employment land available

| Indicator   | Description  | 2017/18      |
|---|--|--------------|
| Employment land available - planning permissions and allocations (hectares) | Land with planning permission (net gain) (excludes permissions on allocated sites) | <b>0.43</b>  |
|   | Allocations - Site Specific Allocations DPD, Jan 2011                              | <b>46.03</b> |
|   | Allocations - Area Action Plan DPD, Jan 2012                                       | <b>10.21</b> |
|   | <b>Total</b>   | <b>56.67</b> |

Source: WDC Planning Policy and Delivery Team

Land with planning permission (gains – losses). Previous AMRs reported gains only.

## Employee jobs in Waveney

(excludes self-employed, government-supported trainees and HM Forces)

| Indicator  | April 2017    | April 2016 | April 2015 | April 2014 |
|--|---------------|------------|------------|------------|
| Total employee jobs                                  | <b>40,000</b> | 40,000     | 40,000     | 40,000     |
| Full time employee jobs                              | <b>25,000</b> | 25,000     | 25,000     | 24,000     |
| Part time employee jobs (30 or fewer hours per week) | <b>15,000</b> | 15,000     | 15,000     | 15,000     |

Source: ONS (Business Register Employment Survey, BRES – employer survey conducted in September of each year). NB BRES Open Data: Figures may differ from those published in previous AMRs

## Employees and self-employed

| Indicator          | Apr 2017 – Mar 2018 | Apr 2016 – Mar 2017 | Apr 2015 – Mar 2016 | Apr 2014 – Mar 2015 |
|--------------------|---------------------|---------------------|---------------------|---------------------|
| Working aged 16-64 |                     |                     |                     |                     |
| - Employees        | <b>41,100</b>       | 37,700              | 44,100              | 39,000              |
| - Self employed    | <b>7,100</b>        | 7,600               | 5,000               | 7,300               |

Source: NOMIS (ONS Annual Population Survey, A residence based labour market survey). Data are for interviews conducted over a 12 month period. NB Annual Population Survey data has been reweighted (27/07/2016) in line with the latest ONS estimates, so may differ from that published in earlier AMRs

## Employment, 16-24 year olds

People who did some paid work in the reference week (whether as an employee or self employed); those who had a job that they were temporarily away from (eg, on holiday); those on government-supported training and employment programmes; and those doing unpaid family work.

| Indicator | Apr 2017 –<br>Mar 2018 | Apr 2016 –<br>Mar 2017 | Apr 2015 –<br>Mar 2016 | Apr 2014 –<br>Mar 2015 |
|-----------|------------------------|------------------------|------------------------|------------------------|
|           | <b>6,100</b>           | 6,100                  | 8,800                  | 4,200                  |

Source: NOMIS (ONS Annual Population Survey, A residence based labour market survey). Data are for interviews conducted over a 12 month period.

## Unemployment

| Indicator  | Apr 2017 –<br>Mar 2018        | Apr 2016 –<br>Mar 2017 | Apr 2015 –<br>Mar 2016 | Apr 2014 –<br>Mar 2015 |
|--|-------------------------------|------------------------|------------------------|------------------------|
| Unemployed, aged 16 & over<br>(% is a proportion of economically active) | <b>2,900</b><br><b>(5.3%)</b> | 3,100<br>(5.8%)        | 2,600<br>(4.8%)        | 3,200<br>(6.0%)        |

Source: Unemployment – NOMIS (ONS, Regional labour market statistics: M01 Model based estimates of unemployment)

## Average earnings and housing affordability

| Indicator                            | 2017           | 2016    | 2015    | 2014    |
|--------------------------------------|----------------|---------|---------|---------|
| Average earnings (full time workers) |                |         |         |         |
| - Waveney residents                  | <b>£23,870</b> | £23,964 | £24,328 | £24,425 |
| - Waveney workplace                  | <b>£23,505</b> | £23,869 | £23,465 | £22,907 |
| Average earnings (part time workers) |                |         |         |         |
| - Waveney residents                  | <b>£9,191</b>  | #       | £9,040  | £8,660  |
| - Waveney workplace                  | <b>£9,118</b>  | #       | #       | £8,839  |
| Housing affordability                |                |         |         |         |
| - residence-based ratio              | <b>7.58</b>    | 6.86    | 6.58    | 6.14    |
| - workplace-based ratio              | <b>7.70</b>    | 7.06    | 6.82    | 6.55    |

Sources:

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

Housing affordability: ONS Housing affordability in England and Wales: 2002 to 2018 - residence/workplace ratio of median house price to median gross annual

# figures are suppressed as statistically unreliable

## Claimant count

The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Claimants declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made. Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.

| Indicator  | Mar 2018      | Mar 2017 | Mar 2016 | Mar 2015 |
|--|---------------|----------|----------|----------|
| Claimant count   | <b>2,600</b>  | 2,175    | 1,470    | 1,340    |
| (% is number of claimants as a proportion of resident population aged 16-64) | <b>(3.9%)</b> | (3.3%)   | (2.2%)   | (2.0%)   |

Source: NOMIS, Claimant count rate. Universal Credit can normally only be claimed by people aged 18 years and over, but some people aged 16 or 17 are eligible depending on their circumstances. Those in full-time education or training are usually unable to claim Universal Credit but people with certain circumstances can still apply.

## Number and percentage of employees by employment division

| Employee jobs by industry<br>(broad industry groups) | 2017                           | 2016             | 2015             | 2014             |
|--|--------------------------------|------------------|------------------|------------------|
| Primary Services (A-B:<br>agriculture and mining)    | <b>480</b><br><b>(1.2%)</b>    | 475<br>(1.2%)    | 450<br>(1.1%)    | 100<br>(0.3%)    |
| Energy and Water (D-E)                               | <b>450</b><br><b>(1.1%)</b>    | 450<br>(1.1%)    | 450<br>(1.1%)    | 400<br>(1.0%)    |
| Manufacturing (C)                                    | <b>7,000</b><br><b>(17.5%)</b> | 7,000<br>(17.5%) | 7,000<br>(17.5%) | 6,500<br>(16.4%) |
| Construction (F)                                     | <b>2,000</b><br><b>(5.0%)</b>  | 2,000<br>(5.0%)  | 2,250<br>(5.6%)  | 1,900<br>(4.8%)  |
| Wholesale and retail,<br>including motor trades (G)  | <b>7,000</b><br><b>(17.5%)</b> | 7,000<br>(17.5%) | 8,000<br>(20.0%) | 7,500<br>(18.9%) |
| Transport storage (H)                                | <b>1,250</b><br><b>(3.1%)</b>  | 1,250<br>(3.1%)  | 1,250<br>(3.1%)  | 1,500<br>(3.8%)  |
| Accommodation and food<br>services (I)               | <b>4,000</b><br><b>(10.0%)</b> | 4,000<br>(10.0%) | 4,000<br>(10.0%) | 4,300<br>(10.8%) |
| Information and<br>communication (J)                 | <b>400</b><br><b>(1.0%)</b>    | 450<br>(1.1%)    | 450<br>(1.1%)    | 400<br>(1.0%)    |
| Financial and other business<br>services (K-N)       | <b>5,500</b><br><b>(13.8%)</b> | 6,000<br>(15.0%) | 5,500<br>(13.8%) | 6,000<br>(15.1%) |
| Public admin, education and<br>health (O-Q)          | <b>9,500</b><br><b>(23.8%)</b> | 9,500<br>(23.8%) | 9,750<br>(24.4%) | 9,500<br>(24.0%) |
| Other Services (R-S)                                 | <b>1,850</b><br><b>(4.6%)</b>  | 2,200<br>(5.5%)  | 2,050<br>(5.1%)  | 1,500<br>(3.8%)  |

Source: NOMIS (ONS BRES Business Register and Employment Survey) - Employee jobs excludes self-employed, government-supported trainees and HM Forces. Figures may not tally due to rounding. 2014 Data excludes farm-based agriculture jobs; Data for 2015 and 2016 has been adjusted to account for farm based agriculture jobs and will differ to that published in previous AMRs.

## Tourism development

| Indicator  | Tourism policies  | 2017/18  | 2016/17                                   | 2015/16   |
|--|---|--|---|---|
| Number of applications determined against tourism policies | CS13 Tourism<br>DM23 Hotels and guest houses<br>DM24 Touring caravan, camping and permanent holiday sites | <b>23 applications approved for tourism uses</b> | 19 applications approved for tourism uses | 17 applications approved for tourism uses<br>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                              | 2018<br>(August)            | 2017<br>(October) | 2016<br>(August) |
|---|--|-----------------------------|-------------------|------------------|
| Percentage of town centre units with A1 shop use  | Lowestoft main and core shopping streets | 63%                         | 64%               | 68%              |
|   | Beccles                                  | 46%                         | 46%               | 46%              |
|   | Bungay                                   | 42%                         | 41%               | 39%              |
|   | Halesworth                               | 54%                         | 54%               | 53%              |
|   | Southwold                                | 54%                         | 53%               | 54%              |
|   | Town centres total                       | 52%                         | 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>444</b>                  | 439               | 433              |
|   | A2 Financial and Professional Services   | <b>115</b>                  | 117               | 114              |
|   | A3 Food and Drink                        | <b>55</b>                   | 53                | 55               |
|   | A4 Drinking Establishments               | <b>18</b>                   | 19                | 18               |
|   | A5 Hot Food Takeaways                    | <b>19</b>                   | 19                | 20               |
|   | A1-A5 total                              | <b>651</b>                  | 647               | 640              |
| Vacant units in town centres (number of vacant units and % of town centre units that are  | Lowestoft main and core shopping streets | <b>29</b><br><b>(13.6%)</b> | 28<br>(13.2%)     | 25<br>(11.8%)    |
|   | Beccles                                  | 11<br>(4.2%)                | 11<br>(4.2%)      | 11<br>(4.3%)     |

| Indicator   | Description                          | 2018<br>(August)  | 2017<br>(October) | 2016<br>(August) |
|---|--------------------------------------|-------------------|-------------------|------------------|
| vacant)   | Bungay                               | 18<br>(10.4%)     | 15<br>(8.6%)      | 12<br>(7.5%)     |
|   | Halesworth                           | 8<br>(7.1%)       | 6<br>(5.4%)       | 6<br>(5.5%)      |
|   | Southwold                            | 5<br>(5.1%)       | 5<br>(5.1%)       | 2<br>(2.0%)      |
| Changes in the number of buildings in A2 office use in Lowestoft town centre (no. of units in A2 use) | Lowestoft Office Areas (policy DM12) | -1<br><b>(28)</b> | -2<br>(29)        | -4<br>(31)       |

Source for all indicators: WDC Planning Policy and Delivery Team monitoring including town centre surveys



# 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 current 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 means that greenfield sites will be allocated for future housing, employment and other mixed-use development in the emerging local plan.

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, 3 applications have been permitted within strategic gaps. One application, within an established tourism resort, provides an additional 8 caravan pitches in addition to 54 pitches approved in 2014 (Corton). A proposal for a pair of semi-detached bungalows, set within the curtilage of an existing dwelling, has been approved in Kessingland. These are small scale developments not eroding the aim of the strategic gap policy. The third application is outline consent for up to 160 dwellings approved (subject to S106 agreement) by Planning Committee in February 2017. The S106 agreement has now been signed and outline planning consent issued (March 2018). This application was reported in the 2016/17 Authority Monitoring Report.

#### **Public Spaces and Green Spaces**

SSP4 East of England Park proposes 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. £1M Coastal Community funding has been secured to create a visitor attraction and events space celebrating the areas maritime heritage for

tourists and residents.

The Waveney Green Infrastructure Strategy (July 2015)<sup>9</sup> identifies the quantity and quality of green spaces in the District with a list of recommendations for improvement as opportunities arise. Green infrastructure comprises interconnected green spaces both in private and public ownership which provide recreation and wildlife habitat.

### **Historic Environment**

Lowestoft North Conservation Area has been added to Historic England's Heritage at Risk Register because of poor quality alterations to individual buildings which have harmed the character of the historic streetscape. The Conservation Area includes 51 listed buildings and a Grade II registered park and garden (Belle Vue Park). However, in December 2017, the area was designated as one of eight new Heritage Action Zones<sup>10</sup>. A detailed 5 year delivery plan will be prepared to restore and bring back into use historic buildings and routes.

### **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.

Several applications have been submitted within the Coastal Change Management Area (DM06). All applications are for tourism uses such as holiday accommodation, provision of beach huts and an extension to a car park. All but one application was approved. The refused application, for the siting of 2 holiday cabins, was refused for a number of reasons of which one was non-compliance with Policy DM06 due to the lack of a Coastal Erosion Vulnerability Assessment.

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

The Lowestoft Flood Risk Management Project is developing a scheme to protect Lowestoft from the effects of flooding from the sea, rivers and extreme rainfall. The

---

<sup>9</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/>

<sup>10</sup> <https://historicengland.org.uk/services-skills/heritage-action-zones/>

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

project will include the construction of a tidal wall and barrier around the harbour area and a tidal gate located near to the Bascule Bridge and measures to prevent flooding from rivers and extreme rainfall. The final project is expected to be completed during 2023. The glass sea wall will be built as part of the first phase of construction works and the tidal gate in the second phase. Temporary demountable defences are available 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).

Between April 2011 and March 2016 Waveney has met 59% (126.8GWh) of its total renewable electricity target<sup>12</sup>. 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 including wind, solar, combined heat and power and anaerobic digestion.

- 33% of new housing and 81 of new employment floorspace has been completed on previously developed land during 2017/18.
- 40% of housing commitments are on greenfield land (sites with planning permission as of 31 March 2018).
- New housing developments of 10 or more dwellings have achieved a density of 45 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).

---

<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.

## Housing density and completions on previously developed land

| Indicator  | 2017/18   | 2016/17  | 2015/16   | 2014/15  |
|--|---|--|---|--|
| Dwellings per hectare of net developable area (new build developments of 10 or more units)           | <b>45</b><br><b>(4 sites)</b>                                     | 27<br>(4 sites)  | 27<br>(1 site)  | 35<br>(3 sites)  |
| Number and percentage of new dwellings completed on previously developed land (gross completions)    | <b>32.7%</b><br><b>(99 of 303)</b>                                | 40.1%<br>(111 of 277)                                  | 53.4%<br>(78 of 146)                                      | 54.7%<br>(81 of 148)                                   |
| Amount and percentage of new employment floorspace on previously developed land (B1-B8 uses classes) | <b>81%</b><br><b>(18,666m<sup>2</sup> of 22,905m<sup>2</sup>)</b> | 58.6%<br>(3,086m <sup>2</sup> of 5,266m <sup>2</sup> ) | 86.8%<br>(11,794m <sup>2</sup> of 13,592 m <sup>2</sup> ) | 99%<br>(5,254 m <sup>2</sup> of 5,302 m <sup>2</sup> ) |

Source for all Indicators: WDC Planning Policy and Delivery Team

## Flood risk and coastal erosion

| Indicator   | 2017/18                              | 2016/17   | 2015/16                 | 2014/15                 |
|---|--------------------------------------|---|-------------------------|-------------------------|
| Number of flood warnings and alerts issued (comprising tidal, fluvial and Broads) | <b>1 Warning</b><br><b>34 Alerts</b> | 7 Warnings and 6 Severe Warnings (all severe flood warnings issued for the Jan-17 event)<br>33 Alerts | 2 Warnings<br>14 Alerts | 8 Warnings<br>22 Alerts |
| Flood risk – planning applications approved against Environment Agency advice     | <b>0</b>                             | 0   | 0                       | 0                       |
| Developments refused because of coastal erosion                                   | <b>0</b>                             | 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



## 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.
- Reduce mortality rates from heart disease, strokes and related diseases by 40% in people under 75

### **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, Physical Activity 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)

---

<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.

26% of the Waveney adult population (aged 16+) participate in at least 30 minutes of sport at moderate intensity at least once a week. This is the lowest participation by district in the county, the Suffolk rate is 34% and East of England 36% (Suffolk Observatory - Sport England, Active People Survey Oct 2015-Sep 2016).

52% of the Waveney adult population are physically active<sup>15</sup>. This is the lowest percentage for all Suffolk districts followed by Babergh at 55%. Mid Suffolk has the highest percentage of physically active adults at 64% (Suffolk Observatory – Public Health England, 2015).

The Local Plan allocates sites and supporting policies for enhanced community facilities such as playing pitches, community facilities and health provision. Two new full size football pitches are now in use (Reydon playing field extension, SOU3) and new GP surgeries have been delivered in Lowestoft (SSP5) and Reydon (SOU2). Allotments are to be delivered in Beccles (BEC3) in the coming months and the provision of new sports facilities at Oakes Farm (LOW11) is progressing. A summary of the delivery of the site specific allocations is provided in Tables 3.1 and 3.2.

### **Education**

2017 saw the first results of the grading reform for GCSEs in English and Maths. Reformed GCSEs are graded 1 (low) to 9 (high). Grade 5 in the new grading is a similar level of achievement to a high grade C or low grade B in the old grading. The highest results for pupils achieving a 9-5 pass in English and Maths were in Mid Suffolk (46.3%) and Suffolk Coastal (43.1%) with Waveney pupils achieving 33.6%<sup>16</sup>

Results for secondary schools in Waveney range from 28% (Pakefield High) to 43% (East Point Academy)<sup>17</sup>.

### **Neighbourhood Planning and Assets of Community Value**

Eleven Neighbourhood Areas have been designated in Waveney. Neighbourhood Area designation is the first step for communities wishing to prepare a

---

<sup>15</sup> Physically active – respondents (aged 16+) doing at least 150 “equivalent” minutes of at least moderate intensity physical activity per week in bouts of 10 minutes or more in the previous 28 days

<sup>16</sup> GOV.UK GCSE and equivalent results : 2016 to 2017 (provisional), LA tables: SFR57/2017, Table SL2: GCSE and equivalent entries and achievements of pupils at the end of key stage 4 by local authority district and region of school location

<sup>17</sup> GOV.UK <https://www.compare-school-performance.service.gov.uk/>

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 community in Waveney to have prepared a Neighbourhood Plan. The Plan has been through an independent Examination and subject to modifications referred to a referendum. Following a majority yes vote, the plan was “made” by Waveney District Council on 25 January 2017 and forms part of the Development Plan (Local Plan).

The Waveney Community Asset List<sup>19</sup> comprises a public house (Lowestoft), a community hospital (Southwold) and district council office (Halesworth). Two of these assets have been proposed by Town Councils and one by a community action group. Listing (for a maximum of 5 years) allows the community group time to express an interest in buying the asset when it comes up for sale and prepare and submit a bid for the asset. A community group has successfully bought the former Southwold Hospital and planning consent has been granted for a change of use of the building as a community hub, including library, crèche and café, and affordable and market housing.

- 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.
- 33.6% of year 11 pupils gained a 9-5 pass in English and Maths (academic year 2016/17), compared to 42.1% for Suffolk county and 43.7% for the East of England.
- School children in Waveney are the most overweight in Suffolk county (4 to 5 year olds and 10 to 11 year olds).
- Suffolk Constabulary recorded an increase of nearly 2,000 counts of all crime and during 2016 compared to 2015. Anti-social behaviour incidents

---

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

<sup>19</sup> <http://www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/>

decreased by 600 in the same period.

## Qualifications

| Indicator   | Current result            | Previous result    | Previous result    | Previous result    |
|---|---------------------------|--------------------|--------------------|--------------------|
| Proportion of the population with no qualifications   | <b>10.1%</b><br>(2017)    | 10.2%<br>(2016)    | 9.3%<br>(2015)     | 12.2%<br>(2014)    |
| Percentage of the population with NVQ Level 4 or higher   | <b>24.7%</b><br>(2017)    | 20.6%<br>(2016)    | 21.0%<br>(2015)    | 23.9%<br>(2014)    |
| Percentage of year 11 pupils gaining 5+ A*-C grades at GCSE or equivalent including English and Maths | <b>45.4%</b><br>(2015/16) | 44.6%<br>(2014/15) | 41.3%<br>(2013/14) | 47.2%<br>(2012/13) |
| Percentage of year 11 pupils achieving a 9-5 pass at GCSE in English and Maths                        | <b>33.6%</b><br>(2016/17) | n/a                | n/a                | n/a                |

Sources:

No qualifications/NVQ Level 4: (ONS, Annual Population Survey (population aged 16-64))

GCSE results: Department for Education based on academic year

## Life expectancy and health

| Indicator                       | Description  | Current result                 | Previous result         |
|---------------------------------|--|--------------------------------|-------------------------|
| Life expectancy at birth        | Males  | <b>79.0 years</b><br>(2014-16) | 79.4 years<br>(2013-15) |
|                                 | Females  | <b>83.3 years</b><br>(2014-16) | 83.2 years<br>(2013-15) |
| Excess weight in the population | % of the adult population (aged 18+) who are overweight or obese | <b>70.6%</b><br>(2016/17)      | 67.1%<br>(2015/16)      |
|                                 | % of children aged 4 to 5 years who are overweight or obese      | <b>25.43%</b><br>(2016/17)     | 26.41%<br>(2015/16)     |
|                                 | % of children aged 10 to 11 years who are overweight or obese    | <b>34.46%</b><br>(2016/17)     | 34.36%<br>(2015/16)     |

Sources:

Life expectancy: ONS: Life expectancy at birth and at age 65 by Local Areas in England and Wales: 2001 to 2003 to 2014 to 2016

Adult excess weight: Suffolk Observatory (Public Health England, based on Active Lives survey – Sport England)

Child excess weight: Suffolk Observatory (Public Health England, Child Measurement Programme)

NB previous AMRs reported % of children and adults who are obese

## Crime and anti social behaviour

| Indicator              | 2017         | 2016  | 2015  | 2014  |
|------------------------|--------------|-------|-------|-------|
| All Crime              |              |       |       |       |
| – total count          | <b>9,277</b> | 7,280 | 7,305 | 6,323 |
| – per 1,000 population | <b>79.62</b> | 62.56 | 62.89 | 54.53 |
| Anti social behaviour  |              |       |       |       |
| – total count          | <b>2,118</b> | 2,718 | 3,101 | 4,044 |
| – per 1,000 population | <b>18.18</b> | 23.36 | 26.7  | 34.87 |

Source: Suffolk Observatory (Home Office data.police.uk) calendar year / rate per 1,000 population

NB data for all calendar years has been revised and figures differ from that published in previous AMRs

## Neighbourhood planning and assets of community value

| Indicator                       | As at 1 April 2018 |
|---------------------------------|--------------------|
| Neighbourhood Area Designations | <b>10</b>          |
| Neighbourhood Plans adopted     | <b>1</b>           |
| Community assets listed         | <b>3</b>           |

Source: Waveney District Council

<http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/>

<http://www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/>

## Travel

### 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 will address identified need and improve access to facilities and services for local communities.

Health centres have opened in south Lowestoft (SSP5) and Reydon (SOU2) and a

children's play area has been provided in Bungay (BUN4). Additional sports pitches have been developed in Reydon (SOU3) and playing fields at the former Halesworth middle school are now in community use. New allotments will be provided early 2018 as part of an affordable and market housing scheme (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**

The Beccles Southern Relief Road opened September 2018. It connects the A145 London Road to Ellough, provides improved access to Beccles Business Park and the Great Yarmouth and Lowestoft Enterprise Zone and aims to reduce congestion in Beccles town centre.

The Lake Lothing Third Crossing is proposed to link the A12 via Waveney Drive on the south side of Lake Lothing to Denmark Road / Peto Way on the north side. Public consultation ended October 2017 prior to the submission of a planning application (Development Consent Order) to the Secretary of State for Transport in July 2018. The Examination stage is expected to begin in December 2018. If approved, construction is due to start in 2019/20 with completion in 2022<sup>20</sup>.

Improvements for rail passengers include 9.3 miles of new track laid on the East Suffolk Line between Ipswich, Lowestoft and Felixstowe, a new platform shelter at Beccles Station and continuing refurbishment works at Lowestoft Central Station.

### **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

---

<sup>20</sup> [www.suffolk.gov.uk/lakelothing3rdcrossing](http://www.suffolk.gov.uk/lakelothing3rdcrossing)

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**

The pedestrian / cycle bridge across Lake Lothing to link Brooke Peninsular to the north shore of Lake Lothing is 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 2016<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). No planning approvals this year have required travel planning as a condition of development.

- Since 2001, 85% of all new residential development has taken place in Lowestoft and the Market Towns, comparable to the range of 85-95% expected by policy CS01 Spatial Strategy. The proportion of development in Lowestoft has been low (56%) compared to that expected (70-80%) but will increase as site specific allocations are developed particularly within the Area Action Plan area.
- The average daily flow of motor vehicles passing traffic count points in Lowestoft during 2017 has remained broadly similar to the previous year.

---

<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/>

- 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

AADF - Annual Average Daily Flow: the average over a full year of the number of vehicles passing a point in the road network each day.

Traffic count points at 3 locations have recorded a 9-26% decrease in motor vehicles. This difference is likely due to the 2017 figure being counted (manually or automatically) compared to the previous figure which has been estimated.

| Count Point            | Location   | AADF All Motor Vehicles |         |         |
|------------------------|--|-------------------------|---------|---------|
|                        |  | 2017                    | 2016    | 2015    |
|                        |  | No.                     | No.     | No.     |
| <b>North Lowestoft</b> |  |                         |         |         |
| 73828                  | A47 Yarmouth Road (Stirrups Lane)  | <b>24,072</b>           | 23,424  | *23,093 |
| 77170                  | A47 Yarmouth Road (Gunton Avenue)  | <b>*14,192</b>          | 19,111  | 18,421  |
| 16189                  | A47 Yarmouth Road (Park Road)  | <b>*13,873</b>          | 15,794  | 15,224  |
| 86019                  | A1117 Millennium Way (Blundeston Road)<br>NB Phase 5 Northern Spine Road opened March 2015 | <b>7,664</b>            | *7,620  | 649     |
| 86017                  | A1117 Millennium Way (between Park Meadows and Somerleyton Road)                           | <b>12,704</b>           | *12,731 | 9,431   |
| 27570                  | Normanston Drive (Lowestoft Cemetery)  | <b>8,405</b>            | 8,405   | 8,214   |
| 86018                  | Bentley Drive  |                         | *4,723  | 3,116   |
| 37595                  | Bridge Road (Commodore Road)   | <b>24,925</b>           | *24,926 | 25,645  |
| 47844/<br>88100        | Battery Green Road (Grove Road)  | <b>8,949</b>            | 8,873   | 14,909  |
| 57892/<br>88099        | St Peters Street (Alexandra Road)  | <b>15,781</b>           | 15,610  | 15,044  |
| 88101                  | Clapham Road South (Bevan Street East)   | <b>14,661</b>           | *14,515 | 8,575   |
| 28560/<br>88102        | Bascule Bridge (Station Square)  | <b>17,708</b>           | 17,541  | 17,613  |
| <b>South Lowestoft</b> |  |                         |         |         |
| 6689                   | Bridge Road (Marsh Lane)   | <b>20,344</b>           | 20,325  | 19,853  |
| 17994                  | A146 Beccles Road (Rookery Park Golf Course)   | <b>17,728</b>           | 17,574  | 17,181  |
| 36726                  | A146 Beccles Road (Hollow Grove Way)   | <b>11,565</b>           | 11,543  | 11,254  |
| 27558                  | Bloodmoor Road   | <b>18,178</b>           | 18,120  | 17,643  |
| 47557                  | Elm Tree Road (Clifford Drive)   | <b>10,445</b>           | 10,421  | 10,157  |
| 77171                  | A12 London Road (Tower Road)   | <b>9,585</b>            | 9,473   | 9,234   |
| 81156                  | Tom Crisp Way (Long Road/Carlton Road)   | <b>*14,798</b>          | 16,277  | 15,889  |
| 81168                  | Castleton Avenue   | <b>9,712</b>            | 9,671   | 9,413   |

\* manual count/automatic counter; all others estimated from nearby links or estimated using previous year's AADF on this link

2015 figures have been revised and therefore differ from that published in previous AMR

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.

## Location of place of work

| Indicator  | 2011         | 2001  |
|--|--------------|-------|
| Import/export of workers to district and/or major towns:<br><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 2018, 56 such applications have been received, of which the vast majority are for change of use to residential. Five applications have not been determined due to insufficient fee, or withdrawn by the applicant etc. Of the 51 applications determined, 11 have been refused, 4 determined that prior approval is required and the remainder approved or accepted that prior approval is not required.

3.18 If implemented, these schemes could provide a total of 41 additional dwellings. The majority of the existing buildings are in agricultural use, other uses include offices and retail units, a chapel and a former prison officers club (for a children's nursery). To date, a total of 10 additional dwellings have been delivered - five new homes are in Lowestoft with the rest in Beccles, Holton, Brampton, Ringsfield and St James South Elmham.

3.18 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 1/11/2018

### 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. | <a href="#">DC/18/2231/FUL</a> Construction of 30 dwellings and new access road – approved subject to S106.                                       | No longer required for primary school - The Limes Academy at Woods Meadow to open September 2018.                      |
| 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><br>Phase 1 infrastructure works including access road and foul drainage submitted (3.22ha)                         | <a href="#">Enterprise Zone</a> status. Local Development Order in place April 2012-March 2016.                        |
| 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 and 8 affordable homes completed March 2017.   | Residential development completed (see planning details column). The 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 3 houses and 6 flats (affordable housing) | Allocation complete - 9 affordable homes completed October 2016 and 20 supported flats completed April 2017.           |
| LOW5                            | Site of Normanshurst Fire   | Housing   | Delivery through the landowner/developer in conjunction with   | <a href="#">DC/11/1095/FUL</a> Application for 32 dwellings granted December  | Allocation complete - 32 homes completed September 2015.   |

| SITE SPECIFIC ALLOCATION POLICY |  |  |  | PLANNING STATUS   |   |
|---------------------------------|--|--|--|---|---|
| Ref                             | Site Address   | Allocation Description                 | Dependencies / Delivery  | Planning Details  | Comments  |
|                                 | Station<br>Normanston Drive<br>Lowestoft                           |  | the community during the early part of the plan period.  | 2011.   |   |
| LOW6                            | Neeves Pit<br>Lowestoft  | Housing                                | Short to medium term.  |   | Vacant Council owned site and to be retained and developed by the Council. Likely to be brought forward within plan period.   |
| LOW7                            | Gunton Park<br>off Old Lane<br>Lowestoft                           | Housing and Open Space                 | Medium term timescale but dependant upon identification of a suitable alternative site and relocation of existing club facilities.   | <a href="#">DC/16/4850/OUT</a> Outline planning application for 64 homes and open space pending consideration.  | The identification of an alternative site for the rugby club is progressing.  |
| LOW8                            | CEFAS Laboratory<br>Pakefield Road<br>Lowestoft                    | Tourism and Residential                | Medium term. A Development Brief to be prepared by the local authority / developer. Requires alternative site for relocation of CEFAS.   | <a href="#">DC/17/3178/FUL</a> consent for redevelopment (including demolition / refurbishment of some existing buildings) and new office building for CEFAS. | Allocation no longer available - CEFAS are to remain on this site. Refurbishment works commenced early 2018.  |
| LOW9                            | Monckton Avenue<br>Nursery<br>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.  | <a href="#">DC/17/0633/FUL</a> planning permission for 45 homes approved December 2017.   | Developer confirms first completions will be delivered during 2019/20.  |
| LOW10                           | Land part of Laurel<br>Farm<br>London Road<br>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 as part of the Neighbourhood Plan. |
| LOW11                           | Land part of Oakes<br>Farm<br>off Beccles Road<br>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. |   | Progress has been made on bringing the site forward and a masterplan is being prepared.   |

## 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="#">DC/17/2107/FUL</a> consent for 860m2 industrial unit (Plot 1, under construction) and <a href="#">DC/17/3526/FUL</a> consent for 1150m2 industrial unit (Plot 5) | <a href="#">Enterprise Zone</a> status. Local Development Order in place April 2012-March 2016. |
| BEC2                            | Land off Gresham Road Beccles                          | Housing and Customer Access Centre | Expected to be developed in the early stages of the plan period.     |  | Site not available for development.   |
| 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.   | Housing completed. Allotments to be handed over.  |
| 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<br>St John's Road<br>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 ( uses within use class B1 (including starter units) and use class B2) | 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<br>Lower Olland Street<br>Bungay | Housing  | Delivery is expected in the later phases of the plan period.   |  |   |
| BUN3                            | Community Centre<br>Upper Olland Street<br>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<br>Old Grammar Lane<br>Bungay               | Community Centre /<br>Customer Access Centre /<br>Open Space | To be brought forward in the early part of the plan period.  | <a href="#">DC/16/4150/VOC</a> – variation of condition 2 to remove enterprise centre; <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<br>Wingfield Street<br>Bungay              | Allotments / Open Space                                      |  |  |   |
| BUN6                            | Land adjacent to<br>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<br>Broadway Drive<br>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,<br>west of A144<br>Norwich Road<br>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<br>Fields Halesworth                               | Housing and Allotments   | Dependent on alternative playing field provision being delivered.  |                  | Site to be retained for sports provision.  |
| HAL4                            | Dairy Farm at Saxons<br>Way Halesworth                                | Housing and Community<br>Centre / Customer Access<br>Centre for public sector /<br>voluntary service provision | Housing development expected to be brought forward in the short term, community facilities to be developed once funding secured.                         |                  | Site is in developer ownership.  |

## Southwold Area

| SITE SPECIFIC ALLOCATION POLICY |  |   |  | PLANNING STATUS   |  |
|---------------------------------|--|---|--|---|--|
| Ref                             | Site Address   | Allocation Description  | Dependencies / Delivery  | Planning Details  | Comments   |
| SOU1                            | Fountain Way<br>Industrial Estate<br>Reydon                        | Industrial  | Anticipated that the site will be delivered throughout the plan period.                                    | Builders yard comprising office, workshop and materials store completed 2016<br><a href="#">DC/14/1298/FUL</a>  | Approximately half of 0.7ha allocation remaining.  |
| SOU2                            | Former Eversley<br>School Playing Field<br>Wangford Road<br>Reydon | Housing, Doctor's<br>Surgery/Healthy Living<br>Centre, Customer Access<br>Centre for public / voluntary<br>sector services and village<br>green | Anticipated that the housing will be delivered by 2011 and health facilities need to be delivered by 2013. | Various permissions granted to deliver:<br>38 market and affordable homes<br>60 bed care home<br>healthy living centre<br>2 x retail / commercial units<br>onsite village green open space<br>and £200k contribution for<br>sports field enhancement<br>(playing fields at Wangford Road – allocation SOU3) | 38 homes completed by August 2013.<br>'Sole Bay' Health Centre opened September 2014, and includes a pharmacy.<br>Village green, "Jubilee Green" completed.<br><br>Vacant plot for proposed care home. |
| SOU3                            | Land at Wangford<br>Road<br>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<br><a href="#">DC/13/0139/EXT</a> )  | Two full size football pitches developed and in 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).

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 Progress has been made on many allocations in the Area Action Plan with planning consent granted for new homes and supporting infrastructure, new offices constructed at Riverside Road and investment from the windfarm industry. The emerging Local Plan will replace the Area Action Plan in its entirety. Many of the proposals from the Area Action Plan have been carried forward into the emerging Local Plan to ensure delivery of regeneration to the central area of Lowestoft.

### Site specific progress to date

#### **PowerPark (SSP1)**

- A review of development appraisals for redevelopment sites underway, 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)
- Construction commenced in summer 2018 on Scottish Power's operations and maintenance base for the East Anglia ONE wind farm. The base will support operations for the 30 year lifespan of the wind farm and will employ around 100 people (EMP1, EMP2, EMP4, SSP1)
- Lowestoft fishing industry supported through independent report examining future spatial requirements and how these can be accommodated in Lowestoft. Funding secured to undertake assessment of opportunities for this sector following UK's withdrawal from the Common Fisheries Policy. (EMP1, EMP4, SSP1).

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

- Work has begun following the award of £100,000 to the East Suffolk Lines Community Rail Partnership for the Lowestoft Central project which includes the restoration of the former parcel office and creating a public space to host events and new planting and lighting
- 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
- Lowestoft Railway Station improvements implemented:
  - Visitor Information Point (TML4, RLT1, SSP2)
  - Community artwork installed within brick arches opposite platform 4 (TML3, SSP2)
  - Improved bus interchange and waiting area at the station and junction improvements at Commercial Road completed by Suffolk County Council (TML1, TML3, TML4, SSP2)
  - 'Bike and Go' scheme and a new cycle shelter on the concourse (TML3, TML4, SSP2).

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

- Enterprise Zone status secured for Riverside Road and a further 1 hectare extension to the Enterprise Zone awarded April 2017. Business Rate Relief qualification extended for a further year with a reduced relief period of 3 years.(EMP1, EMP2, SSP1, SSP3)
- Kirkley Waterfront and Sustainable Urban Neighbourhood Development Brief adopted May 2013 (EMP1, EMP2, HC1, SSP3)

- Planning permissions implemented:
  - New offices for Northumbrian Water Group and Waveney District / Suffolk County Councils completed at Riverside Road (EMP1, SSP3)
- Planning permissions secured:
  - Outline planning permission for up to 850 homes, open space, primary school, a marina and retail unit on Brooke Peninsula and the 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)
  - Planning consent granted for 300 homes, 2 hectares of open space and replacement football pitch and changing rooms on the former Sanyo site (HC1, HC2, EHC3, SSP3)
  - Witham Paints have relocated to the Beach Industrial Estate which frees up land for redevelopment. Planning permission granted for 31 new homes with the potential for the road to open up the Jeld Wen site (HC1, HC2, SSP3)
- Community Infrastructure Levy funding secured to the cover costs of the design stage for a cycle and pedestrian bridge over the railway line at Normanston Park. The railway crossing is a pre cursor to accelerating the delivery of a pedestrian and cycle bridge across Lake Lothing to connect Brooke Park to north Lowestoft. As a stand alone project it will also address sustainable transport issues and connectivity within Lowestoft (TML2).

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

- £1 million has been awarded to the Council, working on behalf of the Lowestoft Coastal Communities Team, to transform the area into a contemporary park and Ness Point, the most easterly point in the UK, into a landmark destination. An additional £88,000 has been secured through the Community Infrastructure Levy (RLT2, ECH2, EHC3, SSP4)
- Allen Scott Associates have been appointed as the Landscape Architects
- Following engagement events with local people and schools to determine how the park could be developed best to meet the needs of the local community and visitors, an audience development and marketing plan are being prepared (TML2, EHC3, SSP4)
- To support the landscape design a number of surveys have been completed including condition survey of the net drying racks and utilities survey (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).

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

- Planning permissions implemented:
  - Kirkley Mill Health Centre houses a GP surgery and community health care services (HC3, SSP5)
  - Pharmacy (RLT1, SSP5)
  - Restaurant (RLT1, RLT2, SSP5)
- Planning permissions secured:
  - Demolition of existing buildings at the former BP Garage site, Mill Road and redevelopment for a restaurant/drive-thru and residential flats (HC1, RLT1, SSP5).

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

- Concept statement for the [Western end of Lake Lothing](#) adopted (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 for 44 new homes on 0.78 hectares, South Elmham Terrace (HC1, HC2, SSP6).

### **Oswald's Boatyard (SSP7)**

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

### **The Scores (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)

- Works commenced 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 (HC1, EMP3, SSP8)
- As part of the 'Making Waves Together' Programme, Lighthouse and Mariners Scores will undergo repairs and improved interpretation to kick start the improvement of the wider High Street and Scores area (EHC2, SSP8).

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

- Funding for the Denmark Road improvement scheme prioritised by the Local Transport Board (SSP9)
- Approximately 1.8 hectares will be required for a new roundabout and roads to access the Lake Lothing Third Crossing.

#### **Future work**

3.23 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 continue to identify potential opportunities for development and needs across the North Lowestoft area including work delivered through the Heritage Action Zone (EMP3, SSP8, 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 Sustainable Urban Neighbourhood including Phase 1 of new pedestrian/cycle bridge to link Brooke Peninsular to the north shore of Lake Lothing (TML2, SSP3).

3.24 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 1/11/2018

| 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.   |   | Local Development Order in place April 2012-March 2016.  |
| 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.<br>The Station Building Community Partnership Group is exploring proposals to bring back into use 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.                           | <u>Sustainable Urban Neighbourhood</u><br>Outline planning application for Brooke Park / Jeld Wen playing field approved April 2015 ( <a href="#">DC/13/3482/OUT</a> )<br>Approval of Reserved Matters for Phase 1 (69 dwellings) approved 17/07/2018 ( <a href="#">DC/18/1728/ARM</a> )<br><br>Outline/detailed consent for Sanyo site approved January 2016 | <u>Sustainable Urban Neighbourhood</u><br><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<br/>(<a href="#">DC/16/0892/FUL</a>) (market homes under construction)</p> <p><u>Riverside Road</u><br/>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><br/><a href="#">Enterprise Zone</a> status. Local Development Order in place April 2012-March 2016.</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. |  | £1M awarded to create a contemporary park and landmark destination at Ness Point.  |
| 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>Spring Tide restaurant, 'Kirkley Mill' Health Centre and pharmacy completed.</p> <p><a href="#">DC/16/4137/FUL</a> mixed-use development for retail (Use Class A3/A5) including drive-thru and residential approved Mar-17.</p> <p><a href="#">DC/18/2576/FUL</a> restaurant and drive-thru approved September</p>  | This allocation anticipated approximately 68 housing units, now revised to 41 units due to planning consents for non-residential uses. |

| SITE SPECIFIC ALLOCATION POLICY |                                     |   |  | PLANNING STATUS  |   |
|---------------------------------|-------------------------------------|---|--|--|---|
| Ref.                            | Site Address                        | Allocation Description  | Dependencies / Delivery updated to December 2016   | Planning Details   | Comments  |
|                                 |                                     |   |  | 2018.  |   |
| SSP6                            | Western End of Lake Lothing         | Waterfront tourism, housing and employment, with a focus on marine activities | This site is expected to be delivered in the long term. Strategic flood risk mitigation measures are critical.                             | Outline planning consent for 44 residential units granted ( <a href="#">DC/14/2986/OUT</a> ).  | <a href="#">Concept statement</a> for landowners and developers 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> ) | Works in progress.  |
| 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> <li>• The effects of traffic on the environment (localised impacts)</li> </ul> | <ul style="list-style-type: none"> <li>• Reduce poverty and social exclusion</li> <li>• Improve access to key services for all sectors of the population</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>in towns)</p> <ul style="list-style-type: none"> <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>• 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 all</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>• Effects of traffic on the environment are reduced</li> <li>• Vulnerability to climate</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>change events is reduced</p> <ul style="list-style-type: none"> <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> <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</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>• 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 encouraged</li> <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</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>meet community needs</p> <ul style="list-style-type: none"> <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 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>• 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 2017/18. 81% of new employment floorspace and 33% of new housing development has been provided on previously developed land. Although the amount of housing completed on previously developed land is lower than in recent years, this is not unexpected due to the progress of an historic greenfield allocation which will also provide a primary school, country park and retail/community facilities.
- 4.6 There has been no increase in the number of employee jobs in Waveney and the number of employees (working aged 16-64) has decreased this year. Overall town centre vacancy rates have increased perhaps indicating that the health of our town centres continues to suffer from economic uncertainty, reduced spending by consumers and increased competition from out of town and online retailers.
- 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 closure of Halesworth and Southwold hospitals may undermine this progress unless an improved replacement service is to be provided. The number of new homes completed this year has increased, however, overall there is an under delivery of 155 new homes against the Core Strategy housing target. The number of smaller, 1 and 2 bedroom, homes completed has exceeded policy requirements this year. 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. The final project is expected to be completed during 2023. Temporary demountable defences are available for use if needed in the interim period.

- 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>22</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 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 Plan. This

---

<sup>22</sup> <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/>

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, infrastructure payments and payments to Town and Parish Councils.

CIL available to spend as of April 2018

|  |               |
|--|---------------|
| CIL carried forward from 2016/17                 | £711,428.73   |
| Total CIL collected in 2017/2018                 | £669,315.87   |
| Less Neighbourhood Funding (Oct 2017) (Apr 2018) | £103,479.44   |
| Less Infrastructure payment                      | £120,000.00   |
| Less Administration (5%)                         | £33,465.79    |
| Total available for spend 2018/19                | £1,123,799.37 |

Infrastructure payments

| Project  | Total Paid  |
|--|-------------|
| Pedestrian and cycle bridge over the railway line at Normanston Park – award for design work | £120,000.00 |

CIL payments to Town/Parish Councils (Apr 2017) (Oct 2017)

| Parish Council  | Apr 2017   | Oct 2017  |
|---|------------|-----------|
| Beccles   | £17,253.48 | £2,929.76 |
| Blundeston and Flixton                                  | £737.74    | £760.09   |
| Brampton with Stoven                                    | £692.43    | 0         |
| Bungay  | £752.12    | £3,065.05 |
| Carlton Colville  | £5,975.96  | £6,404.45 |
| Frostenden, Uggeshall & South Cove                      | £889.37    | 0         |
| Halesworth  | £925.25    | £7,375.16 |
| Halesworth (repayment of overpayment in previous years) | -£15.44    | -         |
| Kessingland   | £10,771.66 | £4,106.14 |
| Mutford   | 0          | £264.76   |
| Oulton  | 0          | £166.56   |
| Shadingfield, Sotterley, Willingham and Ellough         | 0          | £1,139.85 |
| Southwold   | 0          | £704.80   |

| Parish Council | Apr 2017 | Oct 2017  |
|----------------|----------|-----------|
| Worlingham     | £284.69  | £578.01   |
| Wrentham       | 0        | £1,083.25 |
| Lowestoft      | -        | £2,339.09 |
| Oulton Broad   | -        | £1,356.27 |

Back payments for previously retained unparished areas (Oct 2017)

| Parish Council | Oct 2017   |
|----------------|------------|
| Lowestoft      | £42,881.61 |
| Oulton Broad   | £4,635.38  |

Lowestoft Town Council and Oulton Broad Parish Council officially come into being on 1 April 2017

## 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 2017/18 – open space and affordable housing

| Obligation         | Income     | Expenditure | Expenditure projects   |
|--------------------|------------|-------------|--|
| Open space         | £12,310.03 | £193,131.53 | Includes play equipment, seating, signage, bins, sports equipment, planting and general open space enhancements    |
| Affordable housing | £0         | £107,047.00 | Funding contributions for two schemes in Lowestoft - one Council housing scheme and one housing association scheme |

- 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/waveney-section-106/>

## 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 Neighbourhood Plan was 'made' by Waveney District Council in January 2017. The Neighbourhood Plan sets out a vision and strategy for the village, allocates 3 sites for a total of 105 new homes and an Early Years Centre and care facility.
- 5.10 As at 1 April 2018, Neighbourhood Areas have been designated for:
- Beccles (November 2017)
  - Bungay (January 2016)
  - Henstead with Hulver Street (September 2016)
  - Kessingland (December 2013)
  - Lound with Ashby, Herringfleet and Somerleyton (September 2016)
  - Mutford (September 2016)
  - Oulton (January 2015)
  - Shadingfield, Sotterley, Willingham and Ellough (October 2017)
  - Southwold (May 2014)
  - Worlingham (8 February 2017)
- 5.11 As at 1 April 2018, Neighbourhood Plans have been made for:
- Kessingland (25 January 2017)
- 5.12 Further information on Neighbourhood Planning including guidance notes can be found at <http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/>

## Duty to Cooperate

- 5.13 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.
- 5.14 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.

### *Context*

- 5.15 All local authorities in Suffolk have adopted a collaborative approach to deliver growth, particularly through the 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 Strategic Economic Plan and Suffolk Growth Strategy.
- 5.16 The Growth Programme Board is chaired by Stephen Baker, Chief Executive of the east Suffolk Councils with membership drawn from Suffolk Local Authorities, New Anglia LEP, the University of Suffolk and Suffolk Chamber of Commerce. The Suffolk Housing Board has recently joined to reflect the impact housing delivery has on achieving place based growth. The role of the Board is to lead on the delivery of growth in Suffolk and particularly the economic vision for growth; coordinate programmes and projects directly and through facilitated work with partners; influence public/private stakeholders, businesses and politicians about the Suffolk priorities for growth, competitive position and prosperity; and managing risk through a flexible and innovative approach to growth.

### *Neighbouring Authorities*

#### **Broads Authority**

- 5.17 The Broads Authority is responsible for planning matters in the Broads area which covers the northern most part of Waveney around the River Waveney and Oulton Broad. The authority's area also overlaps with the local authorities of South Norfolk, Great Yarmouth, Broadland, Norwich and North Norfolk. All authorities that border

the Broads have signed a 'Memorandum of Understanding' with the Broads with respect to the Duty to Cooperate. The Memorandum states that the relevant surrounding authorities will assess the housing and employment needs of their whole administrative areas, and plan for the delivery wholly outside of the Broads area. The Memorandum also states that the Broads will not have a housing requirement or any other need to deliver a particular quantum of housing or employment development.

- 5.18 The memorandum has recently been updated as part of a Statement of Common Ground to support the examination into the Broads Local Plan.

#### **Great Yarmouth Borough Council**

- 5.19 Great Yarmouth borders the north eastern boundary of Waveney just north of Corton. The Borough is centred around the coastal towns of Great Yarmouth and Gorleston. Great Yarmouth and Waveney have a shared history of joint working and have cooperated in the production of evidence base and draft development plan documents. The two Districts share similar characteristics with similar economies, plans for regeneration and attracting investment from the offshore energy sector. However, recent work on the Great Yarmouth Local Plan has confirmed the two Councils have separate housing market areas. Great Yarmouth and Waveney have agreed a "Memorandum of Understanding" which commits them to work together on strategic matters including working together on evidence production where appropriate. There is a standing invite on each Council's Local Plan Working Group/Party for the relevant Member for each authority.

#### **Mid Suffolk District Council**

- 5.20 Mid Suffolk borders the south western boundary of Waveney. The two main towns are Stowmarket and Needham Market both connected to Ipswich via the A14 and the Ipswich to Cambridge railway line. The boundary between Mid Suffolk and Waveney is in a very rural part of the County and there are limited cross-boundary linkages.

#### **South Norfolk District Council**

- 5.21 South Norfolk shares a border with Waveney along the River Waveney, north of Beccles and Bungay. Its main towns include Diss and Wymondham. The Council forms part of the Greater Norwich Development Partnership with Broadland District Council and Norwich City Council. The partnership which deals with strategic

planning across the greater Norwich area adopted a joint Core Strategy with Broadland and Norwich in 2011 with amendments made in January 2014.

### **Suffolk Coastal**

- 5.22 Suffolk Coastal borders Waveney to the south. The District covers a large area of East Suffolk including the towns of Aldeburgh, Felixstowe, Saxmundham and Woodbridge. The two Councils have a shared services partnership which includes a shared Planning Policy team. However, on strategic planning issues, Suffolk Coastal looks more to Ipswich and is part of the Ipswich Strategic Plan Area. The two Councils have cooperated on the production of Local Plan evidence base in the past. Recently, the two Councils have agreed to dissolve the existing Councils and create a new single Council for East Suffolk. The new Council will come into being and begin operations on 1 April 2019. The Waveney Local Plan will continue to provide the vision, strategic priorities, policies and proposals, against which planning applications will be determined, for the geographic area currently covered by Waveney District until such time as the new East Suffolk Council decide to review the Local Plans. The Suffolk Coastal Local Plan is also currently being reviewed. Adoption is scheduled for the end of 2019.

### **Marine Management Organisation**

- 5.23 The Marine Management Organisation is responsible for preparing plans for the marine areas around England. The Council has engaged constructively in the preparation of the East Inshore and East Offshore Marine Plans which cover the marine area off the Waveney coast.

### *Summary of Cooperation on Strategic Issues*

- 5.24 Waveney has engaged constructively with all partners to date in the preparation of the emerging Local Plan and in the preparation of neighbouring authorities Local Plans.
- 5.25 It is considered that the following matters are strategic cross boundary matters subject to the duty:
- Housing
  - Employment
  - Coastal management
  - Internationally protected habitats along the Suffolk Coast.
  - Infrastructure

- 5.26 The Waveney District Council area is its own housing market area and functional economic area, therefore the emerging Local Plan needs to meet all the needs for housing and economic development within the District boundary. The Council has worked with neighbouring authorities in concluding the boundaries of housing market areas and functional economic areas. At present it is considered that housing and economic needs can be met within the local housing market and functional economic areas which operate in the area. It should be noted that the Broads Authority Local Planning Authority Area overlaps with the Waveney District Council area. The Broads Authority crosses a number of housing market areas, however, it has identified an objectively assessed need for housing for each area of the Broads. For the Waveney area, the objectively assessed need for the Broads Authority area is 57 dwellings between 2012 and 2036. This figure forms part of the objectively assessed need for the Waveney District area. Development within the Broads area in Waveney will meet this part of the need.
- 5.27 In terms of economic development, the objectives of the emerging Waveney Local Plan relate well to those set out in the East Inshore and East Offshore Marine Plans in promoting the growth of offshore wind energy. A shared Enterprise Zone, between Great Yarmouth and Lowestoft exists to support development of offshore renewables and engineering.
- 5.28 The Waveney District coast is covered by two Shoreline Management Plans. These Shoreline Management Plans together cover the coastline from Felixstowe in Suffolk to Kelling in Norfolk and were prepared collaboratively between the local authorities and the Environment Agency. Similar to other Local Plans and the Marine Plan, the Waveney Local Plan gives weight and consideration to the Shoreline Management Plan to ensure the strategic cross-boundary approach to managing the coast is supported by the planning system. The day-to-day management of this part of the coast is now covered by Coastal Partnership East. Coastal Partnership East is a partnership formed by bringing together the coastal management resources and expertise from Great Yarmouth Borough Council, North Norfolk District Council, Suffolk Coastal District Council and Waveney District Council. Coastal Partnership East work in partnership with the Environment Agency, the Water Management Alliance, coast and estuary community partnerships and others along the 173km of coast in Norfolk and Suffolk. With support from Coastal Partnership East the constituent authorities have prepared a Statement of Common Ground on planning,

to further support collaboration on coastal management matters. For completeness, Kings Lynn and West Norfolk District Council are also included in the statement.

- 5.29 The Habitat Regulations Assessment which supports the emerging Local Plan, indicates that development proposed in the District will result in effects on internationally protected habitats along the Suffolk coast from recreational disturbance. The study recommends that Waveney joins the Suffolk Recreational Avoidance Mitigation Strategy which will provide a strategic approach to mitigating the effects of development in Ipswich, Babergh, Mid Suffolk, Suffolk Coastal and Waveney on protected sites along the coast. The strategy will be brought into effect through the adoption of a Supplementary Planning Document. Policy WLP8.34 of the emerging Local Plan gives weight to this approach.
- 5.30 In terms of infrastructure provision, the Council has worked constructively with infrastructure providers such as the local Clinical Commissioning Group and Suffolk County Council. This engagement will be ongoing during the implementation of the emerging Local Plan.
- 5.31 The table below sets out in more detail the cooperation which has taken place and the outcomes as a result.

| Strategic Matter | Issue   | Relevant Partners                                      | Management and working arrangements   | Evidence Base   | Outcome   | Ongoing cooperation  |
|------------------|---|--|---|---|---|--|
| Housing          | The main issue which has been considered is the definition of the housing market area and whether the District is required to meet any need from neighbouring Councils. | All neighbouring authorities and the Broads Authority. | <p>A memorandum of understanding and a Statement of Common Ground exist between the Broads Authority and Waveney District Council.</p> <p>A memorandum of understanding exists between Great Yarmouth Borough Council and Waveney</p> | <p>Ipswich and Waveney Strategic Housing Market Assessment<sup>23</sup></p> <p>Central Norfolk Strategic Housing Market Assessment<sup>24</sup></p> <p>Great Yarmouth Strategic</p> | Waveney constitutes its own Housing Market Area as demonstrated in the Ipswich and Waveney Strategic Housing Market Assessment. This assessment also demonstrates that Ipswich, Mid Suffolk, Babergh and Suffolk Coastal also constitute a housing market area. | A Statement of Common Ground has been prepared to set out these matters in detail and how cooperation will continue into the future. |

<sup>23</sup> Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 1 –(Peter Brett Associates, May 2017) - <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Strategic-Housing-Market-Assessment-Part-1.pdf> and Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (May 2017) <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Gypsy-Traveller-Travelling-Showpeople-and-Boat-Dwellers-Accommodation-Needs-Assessment-May-2017.pdf>

<sup>24</sup> Central Norfolk Strategic Housing Market Assessment 2015 (ORS, January 2015) <http://www.greaternorwichgrowth.org.uk/dmsdocument/2160>

| Strategic Matter | Issue | Relevant Partners | Management and working arrangements  | Evidence Base  | Outcome  | Ongoing cooperation |
|------------------|-------|-------------------|--|--|--|---------------------|
|                  |       |                   | District Council.<br><br>Regular meetings are held between Great Yarmouth Borough Council, Waveney District Council and the Broads Authority to consider cross-boundary matters. A standing invite exists on each Council's Local Plan Working Group/Party for the | Housing Market Assessment <sup>25</sup><br><br>Norfolk Strategic Planning Framework <sup>26</sup><br><br>Consultation responses on Local Plans. For Waveney this is detailed in the Consultation | The Norfolk Strategic Framework confirms that Great Yarmouth is also its own housing market area (which has also been concluded by the Great Yarmouth Strategic Housing Market Assessment and concluded through the examination of the Great Yarmouth Core Strategy <sup>27</sup> ). The Norfolk Strategic Framework and the Central Norfolk |                     |

<sup>25</sup> Great Yarmouth Strategic Housing Market Assessment (HDH Planning & Development, November 2013) - <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1241&p=0>

<sup>26</sup> Norfolk Strategic Planning Framework – March 2018 <https://www.norfolk.gov.uk/-/media/norfolk/downloads/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/strategic-member-forum/latest-endorsed-version-of-the-norfolk-strategic-planning-framework.pdf?la=en>

<sup>27</sup> Report On The Examination Into Great Yarmouth Local Plan: Core Strategy 30<sup>th</sup> November 2015 - <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1574&p=0>

| Strategic Matter | Issue | Relevant Partners | Management and working arrangements   | Evidence Base         | Outcome  | Ongoing cooperation |
|------------------|-------|-------------------|---|-----------------------|--|---------------------|
|                  |       |                   | <p>relevant Member for each authority.</p> <p>Each authority has consulted each other on the preparation of Strategic Housing Market Assessments. The Strategic Housing Market Assessment and Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment which covers Waveney was jointly commissioned with Suffolk Coastal Suffolk Coastal, Ipswich,</p> | Statement (March2018) | <p>Strategic Housing Market Assessment confirms South Norfolk to be part of the Central Norfolk Housing Market Area comprising South Norfolk, Broadland, Norwich and parts of North Norfolk and Breckland.</p> <p>Consultation responses to the Waveney Local Plan as detailed in the Consultation Statement indicate there is no need for housing need from neighbouring authorities to be accommodated in Waveney.</p> <p>The emerging Waveney</p> |                     |

| Strategic Matter | Issue  | Relevant Partners                                      | Management and working arrangements   | Evidence Base  | Outcome  | Ongoing cooperation  |
|------------------|--|--|---|--|--|--|
|                  |  |  | <p>Babergh and Mid Suffolk Districts.</p> <p>Each Council has participated in each others Local Plan consultations.</p> |  | <p>Local Plan plans to meet in excess of the objectively assessed need for the Waveney Housing Market Area.</p> <p>The Waveney Local Plan provides a positive policy for the provision of gypsy and traveller sites.</p> |  |
| Employment       | The main issue which has been considered is the definition of the functional economic area and whether the | All neighbouring authorities and the Broads Authority. | A memorandum of understanding exists between Great Yarmouth Borough Council and Waveney District Council.               | Ipswich and Waveney Economic Areas Employment Land Needs Assessment (2016) <sup>28</sup> | Waveney constitutes its own Functional Economic Area as demonstrated in the Ipswich and Waveney Economic Area Employment Land Needs Assessment. This   | A Statement of Common Ground has been prepared to set out these matters in |

<sup>28</sup> <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Employment-Land-Needs-Assessment-2016.PDF>

| Strategic Matter | Issue   | Relevant Partners | Management and working arrangements   | Evidence Base  | Outcome   | Ongoing cooperation  |
|------------------|---|-------------------|---|--|---|--|
|                  | District is required to meet any need from neighbouring Councils. |                   | <p>The Employment Land Needs Assessment (2016) was jointly commissioned between Ipswich, Babergh, Mid Suffolk, Suffolk Coastal and Waveney.</p> <p>Each Council has participated in each others Local Plan consultations.</p> | <p>Norfolk Strategic Framework</p> <p>Consultation responses on Local Plans. For Waveney this is detailed in the Consultation Statement (March 2018)</p> | <p>assessment also demonstrates that Ipswich, Mid Suffolk, Babergh and Suffolk Coastal also constitute a functional economic area.</p> <p>Norfolk Strategic Planning Framework concludes that the functional economic areas for Norfolk are likely to be the same as the housing market areas.</p> <p>Consultation responses to the Waveney Local Plan as detailed in the Consultation Statement indicate there is no need for employment land needs from</p> | <p>detail and how cooperation will continue into the future.</p> |

| Strategic Matter   | Issue  | Relevant Partners  | Management and working arrangements  | Evidence Base  | Outcome  | Ongoing cooperation   |
|--------------------|--|--|--|--|--|---|
|                    |  |  |  |  | neighbouring authorities to be accommodated in Waveney.<br><br>The emerging Waveney Local Plan plans to meet in excess of the objectively assessed need for the Waveney Functional Economic Area.              |   |
| Coastal Management | The main issue is the strategic management of the coast. | North Norfolk District Council, Great Yarmouth Borough Council, Suffolk Coastal District Council, Marine | Coastal Partnership East<br><br>Participation in each others Local Plan consultations. | SMP6 Kelling Hard to Lowestoft Ness<br><br>SMP7 Lowestoft Ness to Felixstowe | Collaboration between authorities has led to the production of two Shoreline Management Plans to cover the coast from North Norfolk to Suffolk Coastal.<br><br>Policy WLP8.25 of the emerging local plan gives | A Statement of Common Ground has been prepared to further align approaches along the coastline managed by |

| Strategic Matter   | Issue   | Relevant Partners  | Management and working arrangements   | Evidence Base   | Outcome   | Ongoing cooperation  |
|--|---|--|---|---|---|--|
|  |   | Management Organisation, Environment Agency.   |   |   | weight to the Shoreline Management Plans.<br><br>The Policies in Suffolk Coastal's adopted Site Allocations and Area Specific Policies Local Plan document are consistent with the Waveney policies.  | Coastal Partnership East plus Kings Lynn and West Norfolk.   |
| Internationally protected habitats along the Suffolk Coast | The main issue is to ensure a strategic approach to mitigating the impacts of protected habitats and interest features. | Suffolk Coastal District Council, Mid Suffolk District Council, Babergh District Council, Ipswich Borough Council, | Working group set up to prepare a Suffolk Recreational Avoidance and Mitigation Strategy, as advised by Habitat Regulations Assessment. | Habitat Regulations Assessment of the Waveney Local Plan. | A Suffolk Recreational Avoidance and Mitigation Strategy is being prepared to set out a strategic approach across the five authorities to ensure the impacts of growth are mitigated. This will be adopted through a Supplementary Planning Document. | On-going cooperation to prepare, adopt and implement Suffolk Recreational Avoidance and Mitigation Strategy. |

| Strategic Matter | Issue   | Relevant Partners   | Management and working arrangements   | Evidence Base   | Outcome  | Ongoing cooperation  |
|------------------|---|---|---|---|--|--|
|                  |   | Natural England.  |   |   | Policy WLP8.34 of the emerging local plan gives weight to this approach.   |  |
| Infrastructure   | The main issue is to ensure growth proposed in the Waveney Local Plan is supported by necessary infrastructure. | Suffolk County Council, Great Yarmouth and Waveney Clinical Commissioning Group, NHS England, Highways England, Suffolk Constabulary, Anglian Water, Essex and Suffolk Water, | Consultation on drafts of the Local Plan.<br><br>Specific engagement with infrastructure providers during preparation of the Waveney Local Plan Infrastructure Study (2018) | Infrastructure Study (2018)<br><br>Waveney Water Cycle Study (2017)<br><br>Waveney Open Space Needs Assessment (2015)<br><br>Green Infrastructure Strategy (2015) | Policy WLP1.4 and Appendix 1 of the emerging Local Plan identifies infrastructure proposals and requirements identified through cooperation with partners. | Cooperation with partners to ensure infrastructure is delivered. |

| Strategic Matter | Issue | Relevant Partners                                | Management and working arrangements | Evidence Base  | Outcome | Ongoing cooperation |
|------------------|-------|--|-------------------------------------|--|---------|---------------------|
|                  |       | Environment Agency and neighbouring authorities. |                                     | Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) |         |                     |

## 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<br>(see key above table) |       |       |       |
|----------------|--------------|---|---------|--|-------|-------|-------|
|                |              |   |         | CS   | DMPSA | SSASA | AAPSA |
| 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<br>(see key above table) |       |       |       |
|----------------|--------------|---|---------|--|-------|-------|-------|
|                |              |   |         | CS   | DMPSA | SSASA | AAPSA |
| 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<br>(see key above table) |       |       |       |
|----------------|--------------|---|-------------|--|-------|-------|-------|
|                |              |   |             | CS   | DMP   | SSASA | AAP   |
| 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<br>(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<br>(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<br>(see key above table) |       |       |       |
|----------------|--------------|---|-------------|--|-------|-------|-------|
|                |              |   |             | CS   | DMP   | SSA   |       |
| 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<br>(see key above table) |       |       |     |
|----------------|--------------|---|---------|--|-------|-------|-----|
|                |              |   |         | CS   | DMP   | SSASA | AAP |
| 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 Housing completions by parish

| Parish                              | 1 April 2001 -<br>31 March 2018<br>current Local Plan<br>period | 1 April 2014 -<br>31 March 2018<br>new Local Plan<br>period |
|-------------------------------------|---|---|
| Ashby, Herringfleet and Somerleyton | -1  | 0   |
| Barnby                              | 23  | 3   |
| Barsham                             | 5   | 4   |
| Beccles                             | 334   | 49  |
| Benacre                             | 12  | 0   |
| Blundeston                          | 59  | 18  |
| Blyford                             | 2   | 2   |
| Brampton with Stoven                | 11  | 7   |
| Bungay                              | 181   | 34  |
| Carlton Colville                    | 902   | 39  |
| Corton                              | 20  | 3   |
| Covehithe                           | 0   | 0   |
| Ellough                             | 1   | 0   |
| Flixton (The Saints ward)           | 3   | 0   |
| Flixton (Nr Lowestoft)              | 0   | 0   |
| Frostenden                          | 3   | 0   |
| Gisleham                            | 115   | 0   |
| Halesworth                          | 285   | 45  |
| Henstead with Hulver Street         | 12  | 2   |
| Holton                              | 25  | 13  |
| Homersfield                         | 4   | 0   |
| Ilketshall St Andrew                | 8   | 2   |
| Ilketshall St John                  | 1   | 0   |
| Ilketshall St Lawrence              | 3   | 1   |
| Ilketshall St Margaret              | 2   | 0   |
| Kessingland                         | 228   | 49  |
| Lound                               | 5   | 0   |
| Lowestoft                           | 1,380   | 235   |
| Mettingham                          | 3   | 0   |
| Mutford                             | 8   | 0   |
| North Cove                          | 4   | 0   |
| Oulton                              | 425   | 254   |
| Redisham                            | 5   | 0   |
| Reydon                              | 232   | 12  |
| Ringsfield                          | 6   | 1   |

| Parish                                   | 1 April 2001 -<br>31 March 2018<br>current Local Plan<br>period | 1 April 2014 -<br>31 March 2018<br>new Local Plan<br>period |
|--|---|---|
| Rumburgh                                 | 9   | 0   |
| Rushmere                                 | 0   | 0   |
| Shadingfield                             | 11  | 0   |
| Shipmeadow                               | 2   | 1   |
| Sotherton                                | 2   | 0   |
| Sotterley                                | 3   | 1   |
| South Cove                               | 1   | 0   |
| South Elmham, All Saints and St Nicholas | 5   | 0   |
| South Elmham, St Cross                   | 2   | 0   |
| South Elmham, St James                   | 7   | 1   |
| South Elmham, St Margaret                | 1   | 0   |
| South Elmham, St Michael                 | 1   | 0   |
| South Elmham, St Peter                   | 0   | 0   |
| Southwold                                | 94  | 24  |
| Spexhall                                 | 6   | 0   |
| Uggeshall                                | 7   | 2   |
| Wangford with Henham                     | 19  | 1   |
| Westhall                                 | 4   | 1   |
| Weston                                   | 2   | 0   |
| Willingham St Mary                       | 2   | 0   |
| Wissett                                  | 11  | 1   |
| Worlingham                               | 219   | 10  |
| Wrentham                                 | 61  | 4   |

## Appendix 3 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 4 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 5 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                           |
| 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



Waveney District Council  
Planning Policy and Delivery Team  
Riverside, 4 Canning Road, Lowestoft  
Suffolk NR33 0EQ

Call us



**Planning Policy and Delivery Team (Local Plans)**  
01502 523029

**Development Management (Planning Applications)**  
01502 562111

Email us



**Planning Policy and Delivery Team (Local Plans)**  
[waveneylocalplan@eastsoffolk.gov.uk](mailto:waveneylocalplan@eastsoffolk.gov.uk)

**Development Management (Planning Applications)**  
[pbc@eastsoffolk.gov.uk](mailto:pbc@eastsoffolk.gov.uk)

This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

**[www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)**