

Authority Monitoring Report

2016/17

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

Housing | Economy | Environment | Society | Travel

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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.

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1. Introduction

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therefore forms an integral part of the LDF, by assessing performance and making arrangements for the early review of outdated or redundant planning policies.

Content of the report

- 1.5 This report covers the period from 1st April 2016 to 31st March 2017 for the whole of Waveney District excluding that part lying within the Broads Authority area. The Broads Authority has its own Local Plan policies and monitors these separately. Although now required to have an objectively assessed housing need figure, Waveney will continue to include the part of the Broads Authority Area within the District when monitoring housing delivery.
- 1.6 Four Development Plan Documents (DPDs) making up the Waveney Local Development Framework (Local Plan) are now adopted and are being monitored: -
- Core Strategy DPD adopted January 2009;
 - Site Specific Allocations DPD adopted January 2011;
 - Development Management Policies DPD adopted January 2011;
 - Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD adopted January 2012.



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

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

1.9 This report presents information in the following sections:

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

2. Progress against Local Development Scheme milestones

- 2.1 Work has commenced on preparing a new Waveney Local Plan¹ for Waveney and a new [Local Development Scheme](#) was adopted March 2016.
- 2.2 The Local Development Scheme covers the three year period from 2015 to 2018.

Summary timetable

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

- 2.3 The Local Development Scheme contains one milestone for 2016/17. This milestone is for the public consultation on the Issues and Options (April 2016) and has been met.

Milestone	Milestone met?	Comments
Issues and Options April / May 2016	✓	Options for the new Waveney Local Plan Public consultation 22 April - 17 June 2016

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

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

3. Implementation and performance of adopted policies

Assessment of unimplemented policies

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

Policies not being implemented as adopted

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

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




Assessment of planning appeal decisions

- 3.4 Planning appeals decisions can indicate where adopted policies may need to be updated, for example if they no longer reflect national policy or are not being interpreted as intended by planning inspectors.
- 3.5 During the monitoring year 2016/17, 19 appeal decisions were received from the Planning Inspectorate. 3 appeals were for the same site of which 2 appeals were dismissed and 1 allowed. In total, 4 cases were allowed conditionally and 15 dismissed by the Planning Inspector.
- 3.6 Two of the allowed appeals relate to householder alterations or extensions in Southwold Conservation Area. Both were refused by the Council due to the effects of the development on the Conservation Area and one application with the additional reason on the impact on neighbour amenity. Both applications were allowed by the Planning Inspector(s) as complying with the Council's policies on Conservation Areas, design and neighbour amenity. An application for 2 new houses in Bungay refused on highway safety grounds was allowed by the Planning Inspector as not being in conflict with policy DM02 and complying with paragraphs 32 and 35 of the Framework which seeks to ensure that a safe and suitable access to the site can be achieved for all people. The conversion of a shop with an extension to create a dwelling but without providing outdoor amenity space was refused on the basis of the amenity for future occupants. The Planning Inspector concluded that the overall impact on the living conditions from not providing outdoor amenity space would be

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

Assessment of implemented policies

- 3.7 Analysis of monitoring data can give an indication of the use and performance of implemented policies. In some areas it could take several years for the impacts of policies and objectives to be assessed through monitoring. However, it is possible to assess where Core Strategy objectives are already being delivered, and where more work needs to be done to affect change.
- 3.8 This assessment will concentrate on the implementation of Core Strategy objectives, as these provide the overarching strategy for the area. Appendix 1 lists the indicators to monitor progress of the Core Strategy objectives. The Development Management Policies DPD (2011), Site Specific Allocations DPD (2011) and Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD (2012) provide more detailed policies to help deliver Core Strategy policies, and all contribute towards delivering Core Strategy objectives. An assessment of how these policies are performing is provided where relevant.
- 3.9 The Core Strategy objectives have been arranged into five key themes - housing; economy; environment; society and travel. Where appropriate, key indicators are presented to support the assessments and theme summaries. A RAG (Red Amber Green) status alert is used as follows:

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

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

Housing

What are we trying to achieve?

Core Strategy Objective 6

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

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

Key policies: -

- Core Strategy – CS11 ‘Housing’
- Development Management Policies – DM17 ‘Housing Mix and Type’, DM18 ‘Affordable Housing’
- Area Action Plan – HC1 ‘Housing in the AAP Area’, HC2 ‘Distribution of Housing Sites’
- Site Specific Allocations – Housing sites as 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 1st April 2001 to 31st March 2025. Waveney requires 6,960 new dwellings during this period, an average annual completion rate of 290 dwellings per annum. During the period 1st April 2001 to 31st March 2017, 4,491 new dwellings have been completed. This is 149 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 2001-17	% distribution	Core Strategy mid range	% above or below mid range
Lowestoft	2,534	56%	75%	-19%
Market Towns	1,291	29%	20%	9%
Larger Villages	382	9%	5%	4%
Elsewhere	284	6%	0%	6%
Total	4,491	100.00%	100%	

Completions to date have not reflected the Core Strategy housing distribution strategy. The following table shows how completions and housing commitments (permissions and allocations) will be distributed by the end of the plan period. Again, the Core Strategy distribution will not be met. This is primarily due to delays in delivery on brownfield sites in Lowestoft with 1,400 new homes now expected to be completed after 2025; 105 new homes allocated in the Kessingland Neighbourhood Plan (larger villages) and an additional 115 homes permitted on an allocated site in Bungay to deliver employment land (market towns).

Settlement	Completions 2001-17	Planning permissions yet to be completed	Housing Allocations ¹	Windfall sites ²	Neighbourhood Plan allocations ²	Sites not currently in the planning process ²	Total number of dwellings provided 2001-25 ³	Total % of dwellings provided 2001-2025 ⁴
Lowestoft	2,534	890	707	113	0	0	4,244	58%
Market Towns	1,291	369	226	72	0	0	1,958	27%
Larger Villages	382	265	0	18	105	0	770	11%
Elsewhere	284	52	0	0	0	0	336	5%
Total	4,491	1,596	933	203	105	0	7,308	100%

NB a further 1,434 dwellings are expected to be completed after April 2025 (Lowestoft).

¹ Site Specific Allocations DPD (2011); Lowestoft Lake Lothing Area Action Plan DPD (2012); Broads Authority Site Specific Policies Local Plan (2014)

² see Strategic Housing Land Availability Assessment 2017

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 2017 46% of housing completions have been on previously developed land and as at 31 March 2017, 40% of housing commitments (permissions and allocations) are on such sites. Delivery on previously developed land is lower than expected in part due to the delay in delivery on brownfield sites in Lowestoft; the allocation of mainly greenfield sites in the Kessingland Neighbourhood Plan and an additional 275 new homes permitted on greenfield sites in Bungay and Halesworth.

Housing requirements are currently being reassessed as part of the Local Plan review and is discussed later in this section.

Site Allocations

The Site Specific Allocations document (2011) allocates land for around 528² new homes and as at 1 April 2017 planning permission has been granted for 325 homes with a further 100 approved subject to S106 or under consideration. The Site Specific Allocations document anticipated that by April 2017, 445 (or 84%) homes would have been completed. However delivery has been slower than expected and only 20% (110 homes) have been completed.

The Lowestoft Lake Lothing and Outer Harbour Area Action Plan (2012) allocates land for around 1,585 new homes and the document assumed that 378 (or 24%) new homes would have completed by April 2017. Although planning consent has been approved for 1,339 new homes, none have been completed.

Many of the allocations in these documents are 'enabling' sites or brownfield regeneration sites. Delivery of these sites is more complicated than the development of greenfield sites and although the rate of delivery has been disappointing it is not wholly unexpected.

Tables 3.1 and 3.2 provide a summary on the delivery of the site specific allocations.

Strategic Housing Land Availability Assessment Update (SHLAA)

The current [SHLAA \(2017\)](#) has identified land for a total of 2,817 new homes which are likely to be delivered over the period 1st April 2017 to 31st March 2025. 1,867 will be delivered in the five year period (2017-2022) and 950 will be delivered in the period from 2022 to 2025. With existing delivery of 4,491 new homes in the period 2001 to 2017 and the identified supply of 2,817, a total of 7,308 new homes will be delivered over the period. This exceeds the Core Strategy target by 348 new homes. The SHLAA also identifies a further 1,434 homes to be delivered post 2025. The SHLAA only identifies an 8 year supply of housing but the plan period and housing figures will be updated as part of the Local Plan review.

5 Year Housing Supply

The [2017 Statement of a 5 year Supply of Housing Land](#) covers the period 1st April 2017 to 31st March 2022. The Statement identifies 1,867 new homes to be delivered

² Includes 50 dwellings at LOW8 CEFAS laboratory Lowestoft which is not now be available for re-development as housing

in the 5 year period against a target of 1,919 dwellings which includes the higher buffer of 20% as required by the National Planning Policy Framework. The Statement identifies 4.9 years supply, 52 units below the 5 year supply requirement.

Local Plan Review and Alternative Housing Requirements

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.

A new Local Plan for the period 2014 – 2036 is currently being prepared. As regards housing growth, more people migrate into the District from elsewhere in the UK than leave. Additionally, households in Waveney are getting smaller, so even with no population growth there is a need for more housing.

DCLG Household Projections

The latest household projections are the DCLG 2014-based household projections³ published July 2016. For the period 2014 to 2025 the projections state that there will be an additional 3,168 households in the District. This equates to 288 households per year. To convert this to dwellings it is necessary to take into account vacant and second homes. The 2011 census showed there were 50,883 households in Waveney compared to 54,558 dwellings (1.07 dwellings per household). Therefore the housing requirement based on the latest DCLG household projections over the period 2014-2025 for Waveney is 3,389 or 308 per year.

Ipswich and Waveney Housing Market Areas - Strategic Housing Market Assessment May 2017

The Ipswich and Waveney Housing Market Areas - Strategic Housing Market Assessment⁴ provides an assessment of housing need to support the new Waveney Local Plan which is currently being prepared, as well as Local Plans being prepared in the Ipswich Housing Market Area.

The Council considers this at present to be the most robust assessment of objectively

³ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

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

assessed need for the emerging plan. However, it has not been thoroughly tested through a Local Plan examination yet. The assessment identifies a need for 8,223 new homes over the period 2014-2036, equating to 374 per year.

Affordable Housing Delivery

Between 2001 and 2017, 18% of all new homes have been affordable dwellings (839 of 4,491). As at 31 March 2017, 194 affordable homes have detailed planning consent of which 118 are under construction. 367 affordable homes have outline consent and allocated sites currently without any planning consent are expected to deliver 100 affordable homes.

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 2017, 103 declarations of interest have been registered in regard to self build plots. There is demand across a variety of locations in the District with demand generally highest in the villages. Over a third of respondents require plots of 300 square metres or more. 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/>

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.

The Local Plan review covering the plan period 2014-2036 indicates that housing requirements including total provision, type and tenure need to be revised.

- 264 new homes have been delivered this year. This is more than anticipated but below the target of 290 per annum (Policy CS11).
- It is expected that by the end of the plan period, 7,308 new dwellings will have been delivered, exceeding the Core Strategy requirement of 6,960 dwellings by 348 units (Policy CS11).
- 33% of housing completions this year have been for affordable homes (88 homes on sixteen sites). This includes a rural exception site in Holton which delivered 8 affordable homes alongside 3 market dwellings and 24 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 110 homes to date (LOW3, LOW4, LOW5, and SOU2). Planning consents issued on other allocated sites will deliver over 1,900 new homes. However, many of these will be delivered beyond the current plan period (2025 for housing).
- 60% 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.
- 40% 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 'Woods Meadow' (Oulton) an historic greenfield allocation.

Housing completions

Indicator	2016/17	2015/16	2014/15	2013/14
Net additional dwellings delivered	264	135	136	167
Affordable housing completions (gross)	88	12	24	68
Number of dwellings completed on allocated sites - Site Specific Allocations	17 (110)	8 (93)	11 (85)	45 (74)

Indicator	2016/17	2015/16	2014/15	2013/14
DPD and Area Action Plan DPD (cumulative figure)				
Completions on previously developed land (net)	40%	50%	51%	68%
Number of vacant dwellings – non-WDC owned vacant dwellings returned to occupation as a direct result of action by WDC	0	0	7	6

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

House types and sizes

Indicator	Description	2016/17	2015/16	2014/15	2013/14
Housing types and sizes (gross completions)	1 Bed	39	10	26	24
	2 Bed	126	26	38	72
	3 Bed	81	66	51	64
	4+ Bed	30	41	33	27
	House	166	99	97	109
	Bungalow	73	28	20	34
	Flat	37	16	31	44

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

Housing trajectory (housing land availability)

This table identifies the net additional dwellings expected to come forward over the remainder of the Core Strategy plan period (1st April 2017 – 31st March 2025) by source of supply. 2,817 dwellings have been identified to be delivered in the period 2017-25, with 1,434 dwellings to be completed after 31st March 2025.

Source of identified supply 2017-2025	Net additional dwellings expected	
	2017-25	Post 2025
Site Specific Allocations DPD	361	19
Broads Authority Site Specific Policies Local Plan	76	0
Lowestoft Lake Lothing and Outer Harbour Area Action Plan	496	1,069
Neighbourhood Plans (Kessingland NP)	105	0
Sites not currently in the planning process	0	0

Sites with planning permission (small and large sites)	1,576	346
Windfall	203	0
Total 2017-2025	2,817	1,434

Source: Table 4.1 Housing Trajectory, [Waveney Strategic Housing Land Availability Assessment 2017](#)

The following table and charts (Figure 3.1a+b) show that the Core Strategy housing requirement will be exceeded. As referenced earlier in this document, these housing figures are evidenced in the [Strategic Housing Land Availability Assessment 2017](#) and the [Statement of a 5-year supply of housing land 2017](#) available on the Council's website.

	Net additional dwellings expected 2001-2025
Dwellings completed 2001-2017	4,491
Dwellings identified for completion 2017-2025	2,817
Total provision 2001-2025	7,308
No. of units above Core Strategy requirement of 6,960 dwellings	348

Figure 3.1a annual completions

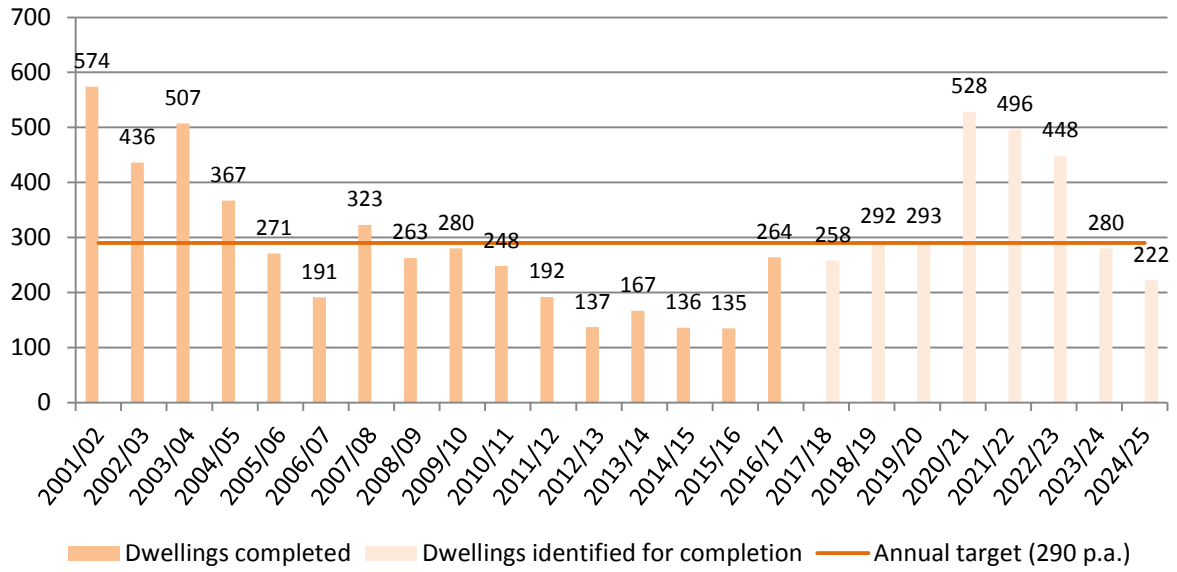
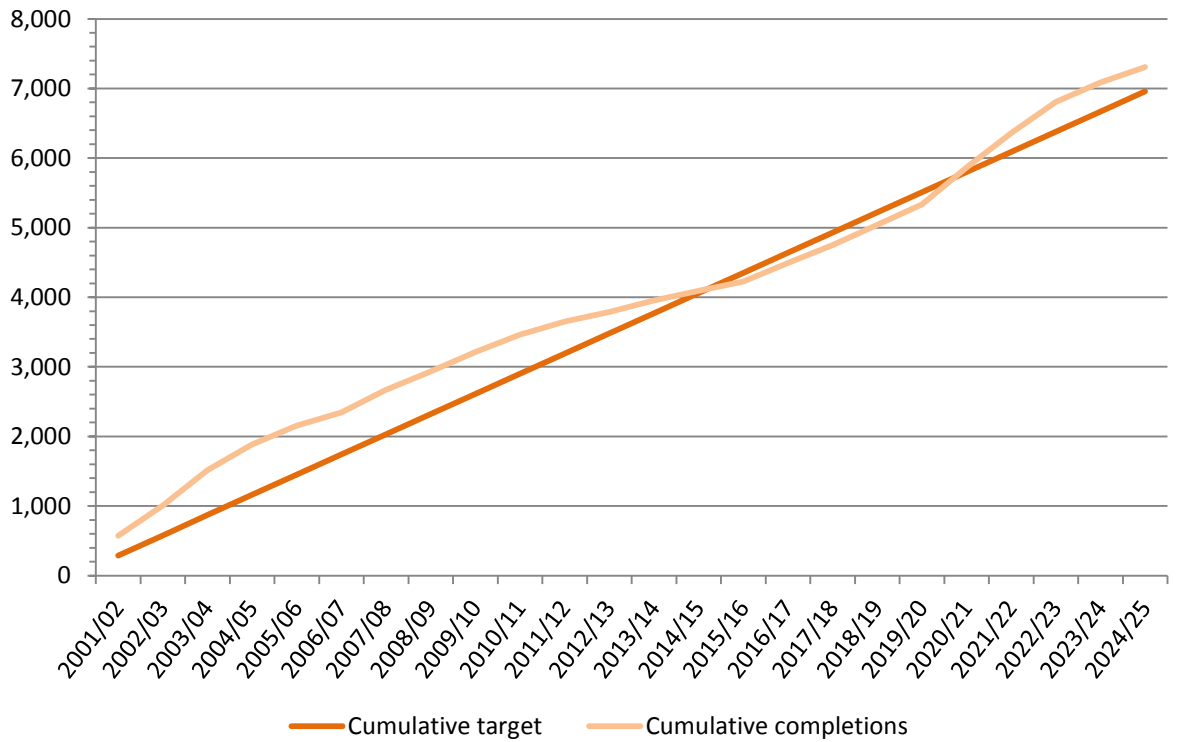


Figure 3.1b cumulative completions





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 2016 there are only 40,000 employee jobs in Waveney representing a fall of 300 jobs⁵.

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 9 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 ONE⁶ windfarm. Once completed approximately 100 people will be employed full-time at the port. Onshore construction commenced early 2017, with the first turbines to be installed by 2019, and the project will be fully operational during 2020.

The offshore construction coordination base for Galloper Wind Farm Ltd⁷ operates out of the OGN facility at Commercial Road (the former Shell base). The construction phase is expected to be complete and the wind farm operational by March 2018.

Extensions to Riverside Road (1 hectare) and Mobbs Way (0.2 hectare) sites of the Great Yarmouth and Lowestoft Enterprise Zone 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).

⁵ Nomis Local Authority profile 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).

⁶ http://www.scottishpowerrenewables.com/pages/east_anglia.aspx

⁷ <http://www.galloperwindfarm.com/>

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

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

Tourism

Tourism continues to play a significant role in the economy of Waveney with 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 Teams⁸ are prioritising key economic issues facing the towns including promoting the visitor economy, improved community facilities and supporting the retail sector. The Lowestoft Team is developing the East of England Park (recently awarded £1M of funding) and a regeneration project for Lowestoft seafront.

This monitoring year, consents for new tourist accommodation include caravan/camping sites and self-catering units in the rural areas. Several applications will assist in rural diversification such as farms or public houses. Other proposals will intensify existing uses such as increasing the numbers of caravans, provision of additional hotel bedrooms or extend the occupancy period.

Town Centres

Town Centre surveys carried out this year (October 2017) show an increase of 7 units within A1-A5 uses since last year (August 2016). A1 retail uses have increased by 6

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

units overall. Some of these changes are as a result of the subdivision of units into two or more units.

Vacancy rates are an important indicator of the health of town centres. There have been changes in the number of vacant units in all town centres with the exception of Beccles and Halesworth, 11 units (4.2%) and 6 units (5.4%) respectively. The vacancy rate in Lowestoft is 13.2%, with 13 of the 28 vacant units located along the Core Shopping Street (London Road North frontage / Britten Shopping Centre). The former Bhs store remains vacant since its closure last year; this is the largest retail unit in the town (gross ground floor footprint). Bungay has the highest vacancy rate for the market towns (8.6%) with 15 units currently vacant, an increase of 2 units on last year. 5 units are vacant in Southwold, an increase of 3 units from 2016. It was noted during the surveys that several vacant units are currently under refurbishment, for sale or have notices to state new businesses are due to open.

Another indication of the health of town centres is the proportion of A1 retail premises occupied by charity shops. 6.6% of retail premises (9 units) in Lowestoft are occupied by charity shops. Five charity shops are located along the Core Shopping Street. There are 11 charity shops in Beccles town centre (9.2% of A1 units) and 8 in Bungay (11.3%). Halesworth and Southwold have 3 and 4 charity shops respectively (5% and 7.7%).

Employment

- 5,216m² (1.16 hectares) of B1, B2 and B8 development completed during 2016/17. However, 57,357m² (8.7 hectares) has been lost to other uses/demolished during the same period.

These significant losses are due to the demolition of the former Sanyo Industries factory (30,200m²) prior to redevelopment for housing as part of the Area Action Plan and 19,200m² at Halesworth Business Centre prior to redevelopment with a modern but reduced scale building of 17,000m². The Council's former office premises (B1a) at Mariners Street and Clapham Road South totalling almost 7,000m² have also been demolished prior to redevelopment for affordable and supported housing and commercial development. Although the loss of employment floorspace is high the majority is planned for in the current Local Plan and will redevelop vacant premises/land.

- 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 78 hectares (site allocations and land with planning permission). If taking into account the amount of available vacant sites located within existing employment sites (DM08, EMP1 and EMP4) this increases to 80.3 hectares.
- The Business Register and Employment Survey for April 2016 records 40,000 employee jobs in Waveney (excluding agricultural jobs). The Annual Population Survey shows that for the period April 2016 - March 2017, 37,700 Waveney residents were employed as employees and 7,600 residents are self employed (aged 16-64).
- In April 2016, average full time wages for Waveney residents was £23,964, a slight decrease on the previous year (£24,316). In comparison, full time wages for Suffolk residents is £27,176. (NOMIS: ASHE, Annual Survey of Hours and Earnings).
- House prices are 6.9 times that of earnings in Waveney. In Suffolk Coastal, the rate is 8.4 and in Great Yarmouth 5.3. (ONS: Housing affordability in England and Wales, 2016)

Tourism

- 19 applications approved this monitoring year for tourism uses. 10 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 more traditional tourist destinations such as Kessingland and Corton.

Retail and Town Centre Uses

- 51% of all units in the town centres are A1 shops. Bungay has the lowest proportion of A1 shops at 41% and Lowestoft the highest at 64%. Overall there has been an increase of 7 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 October 2017, Lowestoft Main and Core Shopping Streets have a vacancy rate of 13.2% an increase of 1.4% or 3 units from last year. Southwold town centre has 5 vacant units (5.1%) an increase of 3 units. Bungay generally has the highest vacancy rate of all the market towns and this year 15 units are currently vacant (8.6%), an increase of 2 units. The national vacancy rate is 11% (The Local Data Company, June 2017).

Employment land developed

Indicator	Business Type (use class)	2016/17	2015/16	2014/15
Employment land developed (net additional floorspace, gross internal m ²)	B1a Offices	-6,666	3,788	1,655
	B1b R&D	805	0	0
	B1c Light Industry	-474	1,796	269
	B2 General Industry	-46,705	4,921	739
	B8 Storage or Distribution	1,025	2,342	1,972
	B1-B8 Total	-52,015	12,847	4,635

Source: WDC Planning Policy and Delivery Team

Employment land available

Indicator	Description	2016/17	2015/16	2014/15
Employment land available – land with planning permission and land allocated for employment uses in development plan documents (hectares)	Land with planning permission (excludes permissions on allocated sites)	21.86	23.97	26.26
	Allocations – Site Specific Allocations DPD (Jan 2011)	46.03	46.03	46.38
	Allocations – Area Action Plan DPD (Jan 2012)	10.40	10.50	13.32
	Total	78.29	80.5	85.96

Source: WDC Planning Policy and Delivery Team

NB Land with planning permission includes approx. 17 hectares with historic outline consent. New planning applications will be required before development can be implemented: M&H Plastics (Weston), Mobbs Way (Oulton) and Beccles Business Park (Worlingham).

Employee jobs in Waveney

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

Indicator	April 2106	April 2015	April 2014	April 2013
Total employee jobs	40,000	40,000	40,000	39,000
Full time employee jobs	25,000	25,000	24,000	24,000
Part time employee jobs (30 or fewer hours per week)	15,000	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

Employment and unemployment rate

Indicator	Apr 2016 – Mar 2017	Apr 2015 – Mar 2016	Apr 2014 – Mar 2015	Apr 2013 – Mar 2014
Employment (working aged 16-64)				
- Employees	37,700	44,300	39,000	34,700
- Self employed	7,600	5,000	7,300	7,700
Employment (aged 16 & over)				
- Employees	39,000	44,600	41,000	35,800
- Self employed	8,300	7,600	7,700	8,400
Unemployment rate	5.8%	4.8%	6.0%	7.9%

Sources:

Overall Employment Rate: NOMIS (ONS Annual Population Survey, A residence based labour market survey).

Unemployment rate: NOMIS (ONS Annual Population Survey, A residence based labour market survey) Estimates of unemployment for Regions and Countries have been produced from Annual Population Survey data. Estimates at local and Unitary Authority are from model based estimates.

NB APS data has been reweighted (27/07/2016) in line with the latest ONS estimates, so may differ from that published in earlier AMRs

Average earnings and housing affordability

Indicator	2016	2015	2014	2013
Average earnings (full time workers)				
- Waveney residents analysis	£23,964	£24,328	£24,425	£23,419
- Waveney workplace	£23,869	£23,465	£22,907	£21,703

Indicator	2016	2015	2014	2013
analysis				
Average earnings (part time workers)				
- Waveney residents analysis	#	£9,040	£8,660	£8,948
- Waveney workplace analysis	#	#	£8,839	£8,631
Housing affordability	6.9	6.8	6.6	6.5

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: 1997 to 2016

figures are suppressed as statistically unreliable

Out of work benefits

Indicator	Mar 2017	Mar 2016	Mar 2015	Mar 2014
Jobs Seekers Allowance	0.6%	1.5%	2.0%	3.3%
Universal Credit	3.3%	2.2%	2.0%	3.3%

Source:

NOMIS, Job Seekers Allowance claimant rate. The Job Seeker's Allowance is payable to people under pensionable age who are available for, and actively seeking work of at least 40 hours a week. From May 2013 onwards these figures are not designated as National Statistics.

NOMIS, Claimant count rate. 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.

Number and percentage of employees by employment division

Employee jobs by industry (broad industry groups)	2016	2015	2014	2013
Primary Services (A-B: agriculture and mining)	115 (0.3%)	100 (0.2%)	100 (0.3%)	100 (0.4%)
Energy and Water (D-E)	450 (1.1%)	400 (1.0%)	400 (1.0%)	500 (1.3%)
Manufacturing (C)	7,000 (17.5%)	7,000 (17.3%)	6,500 (16.4%)	6,300 (16.4%)
Construction (F)	2,000 (5.0%)	2,250 (5.5%)	1,900 (4.8%)	1,700 (4.3%)
Wholesale and retail, including motor trades (G)	7,000 (17.5%)	8,000 (17.3%)	7,500 (18.9%)	7,300 (19.0%)
Transport storage (H)	1,250	1,200	1,500	1,400

Employee jobs by industry (broad industry groups)	2016	2015	2014	2013
	(3.1%)	(3.0%)	(3.8%)	(3.5%)
Accommodation and food services (I)	4,000 (10.0%)	4,000 (9.9%)	4,300 (10.8%)	3,600 (9.3%)
Information and communication (J)	450 (1.1%)	400 (1.0%)	400 (1.0%)	300 (0.8%)
Financial and other business services (K-N)	6,000 (15.0%)	5,600 (13.8%)	6,000 (15.1%)	5,500 (14.3%)
Public admin, education and health (O-Q)	9,500 (23.8%)	9,700 (23.9%)	9,500 (24.0%)	10,300 (26.7%)
Other Services (R-S)	2,200 (5.5%)	1,900 (4.7%)	1,500 (3.8%)	1,500 (3.9%)

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

Tourism development

Indicator	Tourism policies	2016/17	2015/16	2014/15
Change in the amount of tourism development – number of applications determined against tourism policies	CS13 Tourism DM23 Hotels and guest houses DM24 Touring caravan, camping and permanent holiday sites	19 applications approved for tourism uses	17 applications approved for tourism uses 1 application resulting in loss of a tourism use	22 applications approved for tourism uses 1 application resulting in loss of a tourism use

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

Retail and town centres

Indicator	Description	2017 (October)	2016 (August)	2015 (June)
Percentage of town centre units with A1 shop use	Lowestoft main and core shopping streets	64%	68%	68%
	Beccles	46%	46%	46%
	Bungay	41%	39%	40%
	Halesworth	54%	53%	53%
	Southwold	53%	54%	54%
	Town centres total	51%	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	439	433	432
	A2 Financial and Professional Services	117	114	121
	A3 Food and Drink	53	55	53
	A4 Drinking Establishments	19	18	18
	A5 Hot Food Takeaways	19	20	20
	A1-A5 total	647	640	644
Vacant units in town centres (number of vacant units and % of town centre units that are vacant)	Lowestoft main and core shopping streets	28 (13.2%)	25 (11.8%)	30 (14.3%)
	Beccles	11 (4.2%)	11 (4.3%)	13 (5%)
	Bungay	15 (8.6%)	12 (7.5%)	13 (7.5%)
	Halesworth	6 (5.4%)	6 (5.5%)	5 (4.6%)
	Southwold	5 (5.1%)	2 (2.0%)	4 (4.0%)
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)	-2 (29)	-4 (31)	No change (35)

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

Strategic gaps prevent coalescence between settlements and protect the countryside and open breaks provide ‘green wedges’ within built up areas (DM28). Strategic gaps include existing tourism uses and proposals will be assessed against tourism policy DM24 and landscape policy DM27 and the overall aim of the strategic gap.

This monitoring year, 8 applications have been permitted within strategic gaps. These are small scale developments not eroding the aim of the strategic gap policy, including a domestic conservatory, a detached house (Lowestoft) a pair of semi-detached bungalows (Corton), children’s nursery (Kessingland), timber store (Gunton Woodland Burial Ground) and extension and alterations to create holiday lodges (Lowestoft).

An outline planning application for up to 160 dwellings has been approved within the Halesworth and Holton Strategic Gap. The application site sits wholly within the strategic gap which covers an area of 47.7 hectares. The planning application area is 16.5 hectares of which approximately 5.8 hectares would be developed. The scheme includes up to 160 homes, an extension to the cemetery and the remainder of the site is proposed as public open space.

The proposal is contrary to the aims of a number of Local Plan policies including development in the open countryside, coalescence of settlements and landscape impact. However, on balance the proposal is considered acceptable as providing homes in a sustainable location. It will provide 35% affordable housing and safeguarding a significant part of the Strategic Gap as an area of meadowland and

open space to be protected in perpetuity.

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. A recent award of £1M from the Department of Communities and Local Government will create a visitor attraction and events space for tourists and residents.

The Waveney Green Infrastructure Strategy (July 2015)⁹ 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.

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) however none have been refused on coastal erosion grounds. The majority of the applications are for existing tourism uses (holiday parks/caravan sites and siting/removal of beach huts) and the removal of a condition imposed on a permission more than 20 years previously.

Lowestoft Strategic Flood Risk Management Project¹⁰

An overarching Flood Risk Management Strategy is being developed to obtain Environment Agency approval and to secure funding for a combined tidal, fluvial and pluvial scheme to protect Lowestoft from the effects of flooding. This project will include 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. Public consultation on the proposals will be undertaken during

⁹ <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/existing-waveney-local-plan/background-studies/culture-tourism-and-leisure/green-infrastructure-strategy/>

¹⁰ <http://www.lowestoftfrmp.org.uk/>

November 2017. The final project is expected to be completed during 2020. In February 2017, £10m of funding from the Government's Growth Deal has been secured. 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 target¹¹. If all extant planning consents are implemented these will contribute approximately a further 2.7% (5.7GWh) towards to 2021 target. A mix of technologies have contributed to the total delivered so far including wind, solar, combined heat and power (CHP) and anaerobic digestion.

- 40% of new housing and 59% of new employment floorspace has been completed on previously developed land during 2016/17.
- 39% of housing commitments are on greenfield land (sites with planning permission as of 31 March 2017).
- New housing developments of 10 or more dwellings have achieved a density of 27 dwellings per hectare; in line with policy DM16 to achieve a minimum density of 30 dwellings per hectare across the District.
- No planning applications have been granted against the advice of the Environment Agency on flood risk grounds (policy CS01).
- As at 31 March 2016 Waveney has met 59% (126.8 GWh) of its total renewable energy annual target for electricity. A further 2.7% (5.7 GWh) has planning permission.

Housing density and completions on previously developed land

¹¹ 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.

Indicator	2016/17	2015/16	2014/15	2013/14
Dwellings per hectare of net developable area (new build developments of 10 or more units)	27 (4 sites)	27 (1 site)	35 (3 sites)	35 (5 sites)
Number and percentage of new dwellings completed on previously developed land (gross completions)	40.1% (111 of 277)	53.4% (78 of 146)	54.7% (81 of 148)	67.2% (127 of 189)
Amount and percentage of new employment floorspace on previously developed land (B1-B8 uses classes)	58.6% (3,086m² of 5,266m²)	86.8% (11,794m ² of 13,592 m ²)	99% (5,254 m ² of 5,302 m ²)	74% (2,954 m ² of 3,995 m ²)

Source for all Indicators: WDC Planning Policy and Delivery Team

Flood risk and coastal erosion

Indicator	2016/17	2015/16	2014/15	2013/14
Number of flood warnings and alerts issued (comprising tidal, fluvial and Broads)	7 Warnings and 6 Severe Warnings (all severe flood warnings issued for the Jan-17 event) 33 Alerts	2 Warnings 14 Alerts	8 Warnings 22 Alerts	13 Warnings (12 issued for Dec-13 storms) 22 Alerts (4 issued for Dec-13 storms)
Flood risk – planning applications approved against Environment Agency advice	0	0	0	0
Developments refused because of coastal erosion	0	0	0	0

Sources:

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

Flood risk: Environment Agency and WDC

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



What are we trying to achieve?

Core Strategy Objective 2

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

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

Core Strategy Objective 3

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

- Reducing health inequalities.

Core Strategy Objective 4

Addressing low educational achievement and aspiration.

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

Core Strategy Objective 5

Reducing rates of crime and fear of crime.

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

Key policies: -

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

What progress has been made?

Summary

Deprivation

The English Indices of Deprivation 2015¹² 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 domains¹³. 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)

¹² <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

¹³ The seven domains are: Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Crime; Barriers to Housing and Services; Living Environment Deprivation.

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

52% of the Waveney adult population are physically active¹⁴. 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

The latest school examination results are for 2016. Waveney Key Stage 4 pupils achieving 5 or more A* to C grades at GCSE (including English and mathematics) is the lowest for all the Suffolk districts at 45.4%. The highest results were in Suffolk Coastal and Mid Suffolk with pupils achieving 60.2% and 59.4% respectively. Sir John Leman High School (Beccles) achieved the best results in Waveney at 61% with Ormiston Denes Academy (Lowestoft) and Beccles Free School recording the lowest results at 27%. The most improved results are for East Point Academy (Lowestoft) recording 36% in 2015 and 58% in 2016, an improvement of 22%.

Neighbourhood Planning and Assets of Community Value

Ten Neighbourhood Areas have been designated in Waveney. Neighbourhood Area designation is the first step for communities wishing to prepare a Neighbourhood Plan. The Neighbourhood Plan¹⁵ 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.

¹⁴ 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

¹⁵ <http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/>

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 List¹⁶ comprises 3 public houses (Lowestoft, Blundeston, Wissett), a community hospital (Southwold) and district council office (Halesworth). Four of these assets have been proposed by Town or Parish 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.

- 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.
- 45.4% of year 11 pupils gained 5 or more A* - C grades including English and Maths (academic year 2014-15), compared to 53.7% for Suffolk county and 58.1% for the East of England.
- School children in Waveney are some of the most obese in Suffolk county (4 to 5 year olds and 10 to 11 year olds).
- There were 383 less incidents of anti social behaviour and 421 less incidents of all crime in 2016 than 2015.

Qualifications

Indicator	Current result	Previous result	Previous result	Previous result
Proportion of the population with no qualifications	10.3% (2016)	9.3% (2015)	11.0% (2014)	11.0% (2013)
Percentage of the population	20.6%	21.1%	23.9%	17.2%

¹⁶ <http://www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/>

Indicator	Current result	Previous result	Previous result	Previous result
with NVQ Level 4 or higher	(2016)	(2015)	(2014)	(2013)
Percentage of year 11 pupils gaining 5+ A*-C grades at GCSE or equivalent including English and Maths	45.4% (2015/16)	44.6% (2014/15)	41.3% (2013/14)	47.2% (2012/13)

Sources:

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

GCSE results: Department for Education based on academic year

Health

Indicator	Description	Current result	Previous result
Life expectancy at birth	Males	79.5 years	79.6years
	Females	83.3 years (2011-13)	83.3 years (2012-14)
Obesity in the population	% of the adult population who are obese	27% (2006-2008)	-
	% of children aged 4 to 5 years who are obese	9.1% (2014-15)	10.7% (2013-14)
	% of children aged 10 to 11 years who are obese	19.1% (2014-15)	19.9% (2013-14)

Sources:

Life expectancy: ONS: Life expectancy at birth and at age 65 by Local Areas in England and Wales: 1991-94 to 2011-13

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

Child Obesity: Suffolk Observatory (Public Health England)

Crime and anti social behaviour

Indicator	2016	2015	2014	2013
All Crime				
– total count	9,985	10,406	10,367	11,391
– per 1,000 population	85.9	89.6	89.4	98.3
Anti social behaviour				
– total count	2,718	3,101	4,044	4,842
– per 1,000 population	23.4	26.7	34.9	41.8

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

Neighbourhood planning and assets of community value

Indicator	2016/17	2015/16	2014/15	2013/14
Neighbourhood Area Designations (cumulative)	4 (9)	2 (5)	2 (3)	1 (1)
Neighbourhood Plans adopted (cumulative)	1 (1)	0	0	0
Community assets listed (cumulative)	3 (5)	1 (2)	1 (1)	0

Source: Waveney District Council



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.

Two new 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 2km Beccles Southern Relief Road will connect the A145 London Road to Ellough, provide improved access to Beccles Business Park and the Great Yarmouth and Lowestoft Enterprise Zone and reduce congestion in Beccles town centre. Work commenced in August 2017 and is expected to complete within 12 months.

The Lake Lothing Third Crossing¹⁷ 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. Engineering design is progressing and ground investigation works have completed. Public consultation ended October 2017 prior to the submission of a planning application to the Secretary of State for Transport. Subject to planning application approval, construction could start in 2019/20 with completion in 2022.

Travel to Work

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

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

¹⁷ www.suffolk.gov.uk/lakelothing3rdcrossing

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 2016¹⁸ 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.
- Generally, all traffic count points within Lowestoft have recorded an increase in motor vehicles between 2015 and 2016.
- 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.

¹⁸ <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/existing-waveney-local-plan/background-studies/culture-tourism-and-leisure/waveney-cycle-strategy/>

Traffic volume

AADF - Annual average daily flow figures give the number of vehicles that will drive on that stretch of road on an average day of the year.

Count Point	Location	AADF All Motor Vehicles		
		2016	2015	2014
		No.	No.	No.
North Lowestoft				
73828	A47 Yarmouth Road (Stirrups Lane)	23,424	*23,093	23,042
77170	A47 Yarmouth Road (Gunton Avenue)	18,975	18,421	18,044
16189	A47 Yarmouth Road (Park Road)	15,682	15,224	14,913
86019	A1117 Millennium Way (Blundeston Road) NB Phase 5 Northern Spine Road opened March 2015	*7,268	649	
99879/ 86017	A1117 Millennium Way (between Park Meadows and Somerleyton Road)	*12,692	9,431	9,240
27570	Normanston Drive (Lowestoft Cemetery)	8,453	8,214	8,035
86018	Bentley Drive	*4,723	3,113	
37595	Bridge Road (Commodore Road)	*25,194	25,645	25,912
47844/ 88100	Battery Green Road (Grove Road)	8,802	14,909	14,595
57892/ 88099	St Peters Street (Alexandra Road)	15,502	15,044	14,709
36204/ 83043/ 88101	Clapham Road South (Bevan Street East)	*13,823	8,575	8,376
28560/ 88102	Bascule Bridge (Station Square)	16,969	17,613	17,228
South Lowestoft				
6689	Bridge Road (Marsh Lane)	20,433	19,853	*19,330
17994	A146 Beccles Road (Rookery Park Golf Course)	17,481	17,181	*17,028
36726	A146 Beccles Road (Hollow Grove Way)	11,597	11,254	11,014
27558	Bloodmoor Road	18,199	17,643	17,265
47557	Elm Tree Road (Clifford Drive)	10,472	10,157	9,942
77171	A12 London Road (Tower Road)	9,419	9,234	9,109
81156	Tom Crisp Way (Long Road/Carlton Road)	16,366	15,889	15,575
81168	Castleton Avenue	9,721	9,413	9,222

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

Count point number changed as road category changed from Class A Principal Road to Class A Trunk Road between 2015 and 2016: Battery Green (Grove Road); Clapham Road South (Bevan Street East); Bascule Bridge; St Peters Street (Alexandra Road)

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: % of working residents who live in:		
Lowestoft area and work in Lowestoft area	68.8%	71.3%
Beccles area and work in Beccles area	50.7%	49.5%
Bungay area and work in Bungay area	47.4%	50.0%
Halesworth and work in Halesworth	52.8%	53.0%
Southwold/Reydon and work in Southwold/Reydon	57.4%	55.5%
Waveney and work in Waveney	75.9%	77.8%
Waveney who work in Great Yarmouth	8.5%	7.3%
Waveney who work elsewhere in Suffolk	4.6%	4.2%
Waveney who work elsewhere in Norfolk	17.0%	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 31st March 2017, 38 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 32 applications determined, four applications were refused, one determined that prior approval is required and the remainder approved or accepted that prior approval is not required.

3.18 If implemented, these schemes will provide a total of 32 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. To date, five schemes for residential use have been completed providing a total of 6 additional dwellings (Lowestoft, Beccles and Holton).

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 01/12/2017

Lowestoft Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
LOW1	Land south of Parkhill / west of Millennium Way Oulton	Primary school	Dependant on implementation of 'Woods Meadow' housing development which includes provision of a primary school – both schools may not be required.		
LOW2	Land south of South Lowestoft Industrial Estate Gisleham	Industrial	To be master planned with the landowner / developer in the short term. To be delivered throughout the plan period.	DC/12/0666/LDO Phase 1 infrastructure works including access road and foul drainage submitted (3.22ha)	Enterprise Zone 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.	Vacant site – some development already completed (see left). 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.	DC/14/2322/FUL 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	Housing	Delivery through the	DC/11/1095/FUL Application for	Allocation complete - 32 homes

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
	Normanshurst Fire Station Normanston Drive Lowestoft		landowner/developer in conjunction with the community during the early part of the plan period.	32 dwellings granted December 2011.	completed September 2015.
LOW6	Neeves Pit 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 off Old Lane Lowestoft	Housing and Open Space	Medium term timescale but dependant upon identification of a suitable alternative site and relocation of existing club facilities.	DC/16/4850/OUT 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 Pakefield Road Lowestoft	Tourism and Residential	Medium term. A Development Brief to be prepared by the local authority / developer. Requires alternative site for relocation of CEFAS.	DC/17/3178/FUL consent for redevelopment (including demolition / refurbishment of some existing buildings) and new office building for CEFAS.	CEFAS are to remain on this site.
LOW9	Monckton Avenue Nursery Lowestoft	Housing with Allotments and Open Space	Dependent on the relocation of the existing nursery which should take place in the early part of the plan period.	DC/17/0633/FUL planning permission for 45 homes approved December 2017.	Vacant site owned by a developer with planning consent.
LOW10	Land part of Laurel Farm London Road Kessingland	Playing fields	Early part of the plan period.		Site has been included in the Kessingland Neighbourhood Plan. Delivery will be secured through development of adjoining land for housing as part of the Neighbourhood Plan.
LOW11	Land part of Oakes Farm off Beccles Road Carlton Colville	Sports and Leisure	Requires preparation of a Master plan and partnership working between WDC, SCC, landowners, Suffolk Sport, Waveney Active Sports Partnership and interested clubs and organisations.		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.	DC/17/2107/FUL consent for 860m2 industrial unit (Plot 1) and DC/17/3526/FUL consent for 1150m2 industrial unit (Plot 5)	Enterprise Zone 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.	DC/16/1112/ARM consent granted for 12 affordable houses, 8 market houses and 0.12ha of allotments.	Affordable housing completed Sep-16 and market housing progressing. Allotments to be handed over early 2018.
BEC4	Land south of Nicholson Drive Beccles	Allotments	Expected to be brought forward in the early part of the plan period.		

Bungay Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
BUN1	Land to west of A144 St John's Road Bungay	Industrial and Housing	Expected to be delivered throughout the plan period, but not in the short term.	DC/14/4193/OUT - 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 Lower Olland Street Bungay	Housing	Delivery is expected in the later phases of the plan period.		
BUN3	Community Centre Upper Olland Street Bungay	Housing	Dependent on the relocation of the existing community centre to an alternative site (BUN4). Expected in the early phases of the plan period.		Permission for relocation of community centre granted at BUN4.
BUN4	Land at Old Grammar Lane Bungay	Community Centre / Customer Access Centre / Open Space	To be brought forward in the early part of the plan period.	DC/16/4150/VOC – variation of condition 2 to remove enterprise centre; DC/11/0847/FUL granted Sep 2011 comprising Honeypot Community Centre; Enterprise Centre; car park; picnic area and play areas.	Play area provided to date.
BUN5	Land off Wingfield Street Bungay	Allotments / Open Space			
BUN6	Land adjacent to Bungay Cemetery	Cemetery Extension	To be brought forward throughout the plan period.		Will be brought forward when required.

Halesworth Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
HAL1	Land west of Broadway Drive Halesworth	Industrial	Expected that the site will be progressed over the life of the plan period – most development expected over the medium term. Master plan to be prepared.		Broadway Farm Development Brief Supplementary Planning Document adopted 25th April 2012.
HAL2	Broadway Farm, west of A144 Norwich Road Halesworth/Spexhall	Industrial	Expected that the site will be progressed over the life of the plan period – most development expected over the medium term. Master plan to be prepared.		Broadway Farm Development Brief Supplementary Planning Document adopted 25th April 2012.
HAL3	Dairy Hill Playing 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 Way Halesworth	Housing and Community Centre / Customer Access Centre for public sector / voluntary service provision	Housing development expected to be brought forward in the short term, community facilities to be developed once funding secured.		Site 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 Industrial Estate Reydon	Industrial	Anticipated that the site will be delivered throughout the plan period.	Builders yard comprising office, workshop and materials store completed 2016 DC/14/1298/FUL	Half of 0.7ha allocation remaining.
SOU2	Former Eversley School Playing Field Wangford Road Reydon	Housing, Doctor's Surgery/Healthy Living Centre, Customer Access Centre for public / voluntary sector services and village green	Anticipated that the housing will be delivered by 2011 and health facilities need to be delivered by 2013.	Various permissions granted to deliver: 38 market and affordable homes 60 bed care home healthy living centre 2 x retail / commercial units onsite village green open space and £200k contribution for sports field enhancement (playing fields at Wangford Road – allocation SOU3)	38 homes completed by August 2013. 'Sole Bay' Health Centre opened September 2014, and includes a pharmacy. Village green, "Jubilee Green" completed. Vacant plot for proposed care home.
SOU3	Land at Wangford Road Reydon	Sports pitches	Anticipated that development will be in the short term, part reliant on contribution from allocation SOU2.	DC/09/1209/COU granted Feb 2010 for change of use to playing fields (extension of time approved Mar-13 DC/13/0139/EXT)	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 The delivery and implementation of the policies, objectives and site allocations will be phased over the life of the plan. Many of the site proposals (part SSP3, SSP6, SSP7 and SSP8) are expected to be delivered in the longer term, i.e. 2020-25.

Site specific progress to date

PowerPark (SSP1)

- Development appraisals for redevelopment sites completed, including relocation and car parking options (EMP1, EMP2, SSP1)
- The Offshore Construction Coordination Base for the Galloper Wind Farm was officially opened in June 2016 at the OGN facility in Commercial Road (EMP1, EMP2, EMP4)
- Lowestoft confirmed as the main construction management base for the East Anglia ONE development, and also its operations and maintenance hub for the 30 year

lifespan of the windfarm. The agreement, worth an estimated £25million, has been agreed between Scottish Power Renewables and Associated British Ports and the initial investment in the port will be used to establish a new operations facility and to carry out upgrades to the port and surrounding area (EMP1, EMP2, EMP4, SSP1)

- Lowestoft fishing industry supported through independent report examining future spatial requirements and how these can be accommodated in Lowestoft. Now accommodated within Scottish Power Renewable plans and on going support post Brexit (EMP1, EMP4, SSP1).

Peto Square and South Quay (SSP2)

- £100,000 has been awarded to the East Suffolk Lines Community Rail Partnership for the Lowestoft Central project which will include the restoration of the former parcel office, create 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 (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 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, marina and retail unit on Brooke Peninsula and Jeld Wen playing field site. The

package includes Section 106 funding contribution towards a pedestrian /cycle crossing at this location to connect to Normanston Park (HC1, HC2, HC3, EHC3, SSP3)

- 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 has been 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.

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 the most easterly point in the UK, Ness Point, into a landmark destination. (RLT2, ECH2, EHC3, SSP4)
- Engagement events with local people and schools undertaken to determine how the park could be developed to best meet the needs of the local community and visitors (TML2, EHC3, SSP4)
- Condition survey of the net drying racks and maritime objects completed (EHC2, SSP4)
- East of England Park Community Group established to represent the users of the area to ensure the project supports community needs whilst providing interest for future visitors and tourists (TML2, EHC3, SSP4)

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 mix of commercial (A3/A5) and residential (HC1, RLT1, SSP5).

Western End of Lake Lothing (SSP6)

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

Oswald's Boatyard (SSP7)

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

The Scores (SSP8)

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

Peto Way / Denmark Road (SSP9)

- Funding for the Denmark Road improvement scheme prioritised by the Local Transport Board (SSP9)
- 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 the Scores and East of England Park area (EMP3, SSP8)
- Continued support to take forward the development of the East of England Park (EHC3, EHC2, SSP4)
- Continued support to facilitate the development of the PowerPark to accommodate supply chain companies related to the energy sector, whilst supporting the needs of existing businesses (EMP1, EMP2, SSP1)
- Continued support for the development opportunities at Kirkley Waterfront and SUN including accelerate Phase 1 of new pedestrian/cycle bridge to link Brooke Peninsular to the north shore of Lake Lothing (TML2, SSP3)

3.24 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 01/12/2017

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. The Station Building Community Partnership Group is exploring proposals to bring use back to the redundant railway station building and surrounding land.
SSP3	Kirkley Waterfront and Sustainable Urban Neighbourhood	Comprehensive mixed-use redevelopment including housing, waterfront industry and employment uses, social and community facilities, open space, marina and a retirement village	Some development can take place in short-medium term using existing access routes. Full development in medium-longer term requires detailed feasibility study. Strategic flood risk mitigation measures are critical.	<u>Sustainable Urban Neighbourhood</u> Outline planning application for Brooke Park / Jeld Wen playing field approved April 2015 (DC/13/3482/OUT) Outline/detailed consent for Sanyo site approved January 2016 (DC/15/2004/RG3) Planning consent for 31 market and	<u>Sustainable Urban Neighbourhood</u> Development brief (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>affordable homes at Stanley Road granted October 2016 (DC/16/0892/FUL).</p> <p><u>Riverside Road</u> 1,835m2 call centre / offices for Northumbrian Water completed Jun-14.</p> <p>3,600m2 office accommodation for WDC/SCC completed May-15.</p>	<p><u>Riverside Road</u> Enterprise Zone 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>DC/16/4137/FUL mixed-use development for retail (Use Class A3/A5) including drive-thru and residential approved Mar-17.</p>	This allocation anticipated approximately 68 housing units, now revised to 41 units due to planning consents for non-residential uses.
SSP6	Western End of Lake Lothing	Waterfront tourism, housing and employment, with a focus on 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 (DC/14/2986/OUT).	Concept statement 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,	

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery updated to December 2016	Planning Details	Comments
				commercial units and moorings (DC/15/3748/FUL)	
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 (DC/13/0812/FUL , DC/15/4311/FUL , DC/14/3344/FUL)	
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"> • Access to key services for all sectors of the population (in rural areas) 	<ul style="list-style-type: none"> • Reduce poverty and social exclusion • Improve access to key

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

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

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

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

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"> • Contributions to climate change are reduced • Vulnerability to climate change events is reduced • Biodiversity is conserved and enhanced • Areas of historical and archaeological interest are preserved and enhanced • Townscape of the AAP area is protected • Sustainable levels of economic growth and prosperity are achieved in the District • Town centres are revitalised • Efficient patterns of movement in support of economic growth are encouraged • Indigenous and inward investment is encouraged and accommodated

- 4.5 Monitoring data suggests that there have not been any significant detrimental impacts on landscape or greenfield land during 2016/17. 59% of new employment floorspace and 40% of new housing development has been provided on previously developed land.
- 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 149 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 2020. 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 Levy¹⁹ 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

¹⁹ <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 and payments to Parish Councils.

CIL available to spend as of April 2017

CIL carried forward from 2015/16	£284,570.79
Total CIL Collected in 2016/2017	£533,572.33
Less Neighbourhood Funding (Oct 2016) (Apr 2017)	-£80,035.86
Less Administration	-£26,678.62
Total available for spend 2017/18	£711,428.73

CIL payments to Parish Councils (Apr 2016) (Oct 2016)

Parish	Total Paid
Beccles	12,670.54
Bungay	683.44
Carlton Colville	5,975.96
Flixton Lothingland Ward (includes Blundeston)	2,258.83
Halesworth	3,514.45
Oulton	166.56
Ringsfield & Weston	386.06
Southwold	3,919.24
Wrentham	5,590.28

CIL payments retained for unparished areas (Apr 2016) (Oct 2016)

Unparished Area (Ward)	Total Retained
Elmtree	361.55
Gunton	10,584.34
Harbour	390.00
Kirkley	485.37
Normanston	19,561.98
Pakefield	1,057.74
Oulton Broad	1,940.06

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 2016/17 – open space and affordable housing

Obligation	Income	Expenditure	Expenditure projects
Open space	£19,288.54	£16,784.67	Including play equipment, seating/picnic benches, signage, bins and fees to purchase new Village Green (Reydon)
Affordable housing	£102,930.05	£120,000	Funding contributions for two schemes in Lowestoft and delivery of new Council housing in Bungay

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

Neighbourhood Planning

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

5.9 Kessingland Parish Council submitted their Neighbourhood Plan to Waveney District Council in May 2016 ahead of it being submitted for independent examination. The Examiner's Report was received in August and recommended that, subject to modifications identified in the report are made, the plan should proceed to referendum. The referendum was held 24 November 2016 and received a majority "yes" vote. The Kessingland Neighbourhood Plan was "made" by the Council on 25 January 2017 and forms part of the Development Plan (Local Plan).

5.10 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 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/>

Local Development Orders

5.13 **Local Development Orders (LDOs)** grant permission, subject to conditions, for specified development, removing the need to apply for planning permission. The objective of an LDO is to progress development at greater speed and certainty. Local Development Orders were prepared for 5 sites in Waveney and came into effect on 24th March 2012 for a period of five years. Four of the sites, with the exception of PowerPark, also have Enterprise Zone Status. The areas covered by Local Development Orders are:

- PowerPark, Lowestoft

- Mobbs Way, Oulton
- Ellough Industrial Estate
- Riverside Road, Lowestoft
- South Lowestoft Industrial Estate

5.14 8,800m² of employment floorspace has been completed within the Local Development Order areas. However, only 698m² has been completed under the simplified planning process (Mobbs Way). 9 units totalling 1,279m² are currently under construction using the simplified planning process (Mobbs Way).

5.15 The Local Development Orders expired 24th March 2017. The Council decided not to renew or review and modify the LDOs in advance of the review of the Local Plan. Once the Local Plan has been adopted, it may be that Local Development Orders are considered a suitable mechanism to assist with the delivery of employment land.

5.16 Summary of development within the Local Development Order areas:

Units completed		
Riverside Road		
B1a office	1,835m ²	occupied by Essex and Suffolk Water
B1a office	3,600m ²	occupied by Waveney District Council and Suffolk County Council
Mobbs Way		
B1-B8 (5 blocks)	2,100m ²	Mobbs Way Business Park
B1a office	188m ²	Mobbs Way Business Park
B1-B8 (1 unit)	380m ²	Wolseley Business Park
B1-B8 (2 units)	698m ²	Wolseley Business Park, LDO simplified planning process
Units under construction		
South Lowestoft Industrial Estate		
B1-B8 (16 units)	3,263m ²	Phoenix Enterprise Park
Mobbs Way		
B1-B8 (9 units)	1,279m ²	Wolseley Business Park, LDO simplified planning process

Duty to Cooperate

5.17 Section 110 of the Localism Act (2011) sets out the requirements for duty to cooperate. All local planning authorities and other prescribed bodies in England must

engage constructively with each other in the preparation of development plan documents for cross-boundary strategic matters.

- 5.18 The National Planning Policy Framework sets out the strategic issues where cooperation might be appropriate, such as housing, jobs and transport provision. It highlights the importance of joint working to meet development requirements.
- 5.19 There has been a long history of joint working and cooperation between Waveney District Council, Suffolk County Council and neighbouring authorities of Great Yarmouth Borough Council and Suffolk Coastal District Council. Suffolk Coastal District Council is the preferred partner for Waveney District Council and there are a number of shared services between the two authorities. The two Councils intend to form a new single Council in 2019. Great Yarmouth Borough Council shares a number of Sub-Regional issues with Waveney and Waveney's Local Plan Working Group maintains a standing invite to the Cabinet Member and relevant officers responsible for the Great Yarmouth Local Plan on strategic planning issues of a cross boundary nature. Other local authority representatives and organisations will also be invited as and when appropriate. The Broads Authority is also represented on the Local Plan Working Group by the District Council member.
- 5.20 The context of the current Core Strategy is based on collaborative work that was part of the Regional Spatial Strategy process. Policies in the Core Strategy are underpinned by the key approaches of the East of England Plan 2008 developed as a result of consideration of cross-boundary strategic issues and identifying policies to address them.
- 5.21 Waveney has worked closely with Great Yarmouth Borough Council on a number of strategic issues. At one time both Core Strategies were running to a similar timetable and this had real benefits of jointly considering strategic issues and in particular economic development and regeneration, alongside the former Urban Regeneration Company for both areas. For various reasons the Great Yarmouth Core Strategy was delayed and the two local authorities' timetables no longer align. However, joint working has continued, along with the two county councils, on issues such as economic development, Enterprise Zones, preparing Local Development Orders and housing issues. A Memorandum of Understanding has been agreed to formalise our approach to joint working on these and other cross-boundary matters.

Local Economy

- 5.22 In August 2011 the Local Enterprise Partnership established Enterprise Zones (EZs) for Great Yarmouth and Lowestoft to foster green economic growth. To simplify the planning framework Local Development Orders (LDOs) were adopted for all 6 sites in April/May 2012 to enable permitted development for the offshore renewable energy, port and logistics sector.
- 5.23 Setting up the LDOs involved cross-boundary engagement with Great Yarmouth Borough, Norfolk County Council and Suffolk County Council along with the Environment Agency and English Heritage. The main strategic issues covered include flood risk, traffic impact, preventing displacement of businesses and regenerating the towns through economic growth.
- 5.24 Suffolk local authorities are working together on the delivery of key infrastructure needed to deliver economic growth in Suffolk and to co-ordinate implementation, prioritise activity and respond to any funding opportunities. The Suffolk Growth Programme Board (formerly the Suffolk Growth Group) comprising of the County Council, District Councils and the New Anglia LEP has prepared the Suffolk Growth Strategy and is preparing a county-wide delivery programme for the strategy.

Housing

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

Coastal Erosion and Adaptation Measures

- 5.27 Shoreline Management Plans (SMPs) are non-statutory documents for coastal defence management. They provide a large-scale assessment of the risks associated with coastal evolution and present a policy framework to address these risks. The Kelling to Lowestoft Ness SMP was revised in 2009 and adopted by the Environment Agency and North Norfolk District Council in 2011, and Waveney District and GYBC in 2012. The Suffolk Shoreline Management Plan (Lowestoft Ness to Landguard Point) was adopted in 2010 in collaboration with the Environment Agency and Suffolk Coastal District Council. Waveney District Council and Great Yarmouth Borough Council are working together to develop a strategy for the future management of the coastline between Gorleston and Lowestoft. This is a detailed study to help understand how this stretch of coastline works and will involve a significant amount of cooperation between coastal authorities and other organisations responsible for coastal planning as well as engagement with the communities that live, work in and visit the area. The coastline from Suffolk Coastal to North Norfolk is now managed by a Coastal Partnership East which comprises Suffolk Coastal, Waveney, Great Yarmouth and North Norfolk. Efforts are ongoing to collaborate between these local authorities on planning policies for the coast.

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

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

Gypsies and Travellers

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

Strategic Planning in Suffolk

- 5.30 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.

- 5.31 The Suffolk Growth Programme Board, supported by Suffolk Chief Executives and Leaders is now developing the joint evidence needed to support a Suffolk-wide approach to the delivery of strategic economic growth including housing and infrastructure. Waveney District is an active member of the Suffolk Growth Group and is working alongside neighbouring authorities to agree a way to take this forward. Future AMR's will provide further information on the milestones achieved.

Other on-going engagement with Stakeholders

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

Conclusion

- 5.35 Waveney is partnered with Suffolk Coastal District Council and there is ongoing cooperation on strategic planning issues with all Suffolk authorities affecting the wider area. Waveney is part of the Suffolk Growth Programme Board. Waveney and the adjoining local authorities and county councils have an ongoing working relationship that covers the strategic economic, social and environmental issues affecting the local and wider area. There is ongoing cooperation between Waveney, the Broads Authority and other neighbouring authorities including Great Yarmouth in relation to the development of their strategic policies on matters such as housing,

employment, gypsies and travellers, coastal issues and transport. Waveney will continue to have ongoing engagement with all relevant stakeholders to inform and feed into the new Local Plan.

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

KEY:

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

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

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

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

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

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

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

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

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

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

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

Appendix 2 References

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

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

Localism Act 2011

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf

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

Planning Policy for Travellers Sites (2012) DCLG

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

Appendix 3 Glossary of terms

Affordable housing

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

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

Allocation

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

Annual Monitoring Report or Authorities Monitoring Reports (AMR)

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

Area Action Plans

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

Area of Outstanding Natural Beauty (AONB)

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

Biodiversity

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

(The) Broads Authority Area

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

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

Brownfield site

See previously developed land.

Community Infrastructure Levy (CIL)

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

Core Strategy

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

Development

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

Development Management policies

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

Hectare (Ha)

1 hectare = 2.471 acres

Listed Building

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

Local Development Order

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

Local Development Framework/Local Plan

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

Local Development Scheme

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

National Planning Policy Framework

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

New Anglia Local Enterprise Partnership

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

Planning Obligations and Agreements

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

Previously developed land (PDL)

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

Renewable energy

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

Section 106 Agreement

See Planning Obligations and Agreements.

Site Specific Allocations

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

Sites of Special Scientific Interest (SSSI)

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

Statement of Community Involvement

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

Supplementary Planning Documents

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

Sustainability Appraisal

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

Town and Country Planning Regulations

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

Use Classes Order

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

Appendix 4 Abbreviations used

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

Write to us



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