



Annual Monitoring Report 2014 / 2015

December 2015



Housing



Economy



Environment



Society



Travel

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.

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

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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therefore forms an integral part of the LDF, by assessing performance and making arrangements for the early review of outdated or redundant planning policies.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 2014 to 31st March 2015 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 The current adopted Local Development Scheme (LDS) is the Fourth Revision, dated September 2010. It includes a timetable for preparation of all the Local Development Documents over the period August 2010 to September 2013 that will be part of the Waveney Local Development Framework (see Figure 2.1).
- 2.2 The Gypsy and Traveller Site Specific Allocations Document as tabled in the LDS is the only outstanding document to be produced. The Local Development Scheme timetable shows work commencing in November 2011 and continuing throughout 2012 with Adoption in September 2013.
- 2.3 An up-to-date Gypsy and Traveller Accommodation Assessment (GTAA) is critical to identify local needs and pitch targets across the District. National planning policy for traveller sites also emphasises the importance of neighbouring planning authorities working collaboratively to assess the accommodation needs of gypsies and travellers in their local area. In August 2015 revised planning policy for traveller's sites was introduced. It broadly follows the previous policy guidance but tightens up the definition of gypsies and travellers for planning purposes. There is still a requirement to set local targets for the number of pitches needed and for local authorities to identify specific sites to deliver pitch targets for the next 5 years and set out broad locations for growth looking 6-10 and where possible 11-15 years ahead.
- 2.4 The joint assessment commissioned by Waveney, Mid Suffolk, Babergh, Ipswich and Suffolk Coastal district and borough councils and published in October 2013 identified that Waveney will need to provide 10 new pitches up to 2027, three of which should be provided by 2017. Planning permission was granted on 14th February 2014 for four new pitches at the Kessingland Gypsy and Traveller Site (DC/14/0046/FUL). Although this provision will fulfil the first 5 year requirement identified in the assessment the planning permission has not yet been implemented due to funding cuts and will need to be carefully monitored.
- 2.5 An updated GTAA will be required to take account of recent policy change. However, the Council continues to take the view that a Site Specific Allocations document is unlikely to be required in the short-term due to the small amount of pitches required for the District.
- 2.6 In Suffolk there are currently no transit or short stay stopping sites. In January 2013, Suffolk Public Sector Leaders agreed that there is a need to provide three short stay stopping sites across Suffolk based on historical and geographical evidence to help manage unauthorised encampments. Suffolk County Council is leading a county-wide project, in collaboration with

all Suffolk local authorities to deliver three sites through the planning system by the end of 2016.

- 2.7 If necessary, Gypsy and Traveller site issues will be picked up as work progresses on the Local Plan Review.

Figure 2.1 Local Development Scheme Timetable – Fourth Review (Published September 2010)

Development Plan Document	2010					2011												2012												2013											
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
Core Strategy	Adopted January 2009																																								
Site Specific Allocations						Adopted January 2011																																			
Development Management Policies						Adopted January 2011																																			
Lake Lothing and Outer Harbour Area Action Plan																		Adopted January 2012																							
Gypsy and Traveller Site Specific Allocations	<div><div>+</div><div>▲</div><div>▲</div><div>✕</div><div>■</div><div>*</div><div>●</div><div>★</div><div>◆</div></div>																																								

✚ Consultation on the scope of the Sustainability Appraisal

✕ Publication (final draft of DPD)

* Pre hearing meeting

★ Inspectors Report

▲ Stakeholder / community engagement on issues and options

■ Submission for examination

● Hearing

◆ Adoption

2.7 Over 50 background studies have been carried out for the District to form part of the evidence base to inform the Local Development Framework. These studies cover topics such as housing, economy, retail, transport and environment and can be viewed at www.waveney.gov.uk/LDF.

2.8 Although not included in the Local Development Scheme, a number of [Supplementary Planning Documents](#) have also been prepared to support the LDF. These include Development and Coastal Change; Renewable Energy and Sustainable Construction; Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief; Built Heritage and Design; Halesworth Employment Sites and Affordable Housing. A concept statement to support landowners and developers in preparing planning applications for the Western End of Lake Lothing is currently in preparation.

Revisions to Local Development Scheme

- 2.6 The Waveney Local Development Scheme will be amended shortly to reflect the fact that the Council has started work to review the Local Plan.
- 2.7 A revised [Statement of Community Involvement](#) was adopted in September 2014 and takes account of the Government's changes to the planning system. The aim of the document is to ensure that all sections of the community are able to contribute to the planning process (including Local Plan preparation, neighbourhood planning and the planning application process).
- 2.8 [Section 6](#) provides an overview and early timetable for the Local Plan review. A dedicated webpage for the Local Plan review can be found at www.waveney.gov.uk/newlocalplan

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 All adopted Local Development Framework (LDF) policies are currently being implemented. 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).

Assessment of planning appeal decisions

- 3.3 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.
- 3.4 During the monitoring year 2014/15, 18 appeal decisions were received from the Planning Inspectorate. 8 were partially allowed or allowed conditionally and 10 cases were dismissed by the Planning Inspector.
- 3.5 4 of the allowed appeals relate to small-scale householder alterations or extensions and a single new dwelling. These were allowed because the Planning Inspector placed less significance on the issues of design, impacts for the natural, built or historic landscape, impacts for neighbours and in one case the relevance of preserving affordable housing in the countryside than the local planning authority. None were allowed due to inconsistency with national policy.
- 3.6 An application for the erection of a single wind turbine was refused on the grounds that it would have landscape and neighbour impacts. The appeal was allowed primarily due to the conclusion that the benefits of contributing to renewable energy would outweigh visual and landscape impacts, both of which were not considered significant by the Planning Inspector.




- 3.7 The remaining 3 cases allowed are more significant; full applications for 30 and 23 new dwellings and an outline application for a 3,856m² retail warehouse. All three applications were determined by the Planning committee. Both of the residential applications are in the parish of Kessingland. The application for 30 dwellings is on a greenfield site outside policy DM01 physical limits and was recommended for refusal by Officers as being contrary to Local Plan policies and that the Council currently had a five year land supply, therefore there was no justification for making an exception at this time. The application for 23 dwellings is on overgrown garden land within the DM01 physical limits and wholly for affordable housing. The proposal was supported by the Housing Team and recommended for approval by Officers. Both applications attracted considerable neighbour and parish council objections. The retail warehouse site comprises half the site area of a 3.1 hectare site allocated for B1-B8 employment development in the Area Action Plan (Policy SSP9, Peto Way/Denmark Road Corridor). Development of the site for A1 retail purposes would reduce the amount of employment land available and could compromise the overall vision and effectiveness of the Area Action Plan and was therefore refused as contrary to policy.
- 3.8 The retail scheme allowed on land allocated for employment use has implications for protection of land specifically for employment uses where anticipated land take up and jobs growth has not been realised. In this particular case, despite the conflict with adopted policy, the Planning Inspector considered that the benefits of the scheme in wider economic, social and environmental terms outweighed any benefits for continued protection of the site for future employment uses.
- 3.9 In respect of the 30 dwelling development in Kessingland the Inspector challenged the implementation and interpretation of the Physical Limits policy and definition of the Open Countryside policy. The Inspector considered that development adjoining the defined limits was not necessarily contrary to policy. This could have implications for how similar applications are considered in the future. The benefits of the scheme to provide housing, including affordable housing, and the relatively sustainable nature of the proposal did however add weight to the appeals success.

Assessment of implemented policies

- 3.10 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.
- 3.11 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.

- 3.12 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 42) and 3.2 (page 53) at the end of this section summarise the progress that has been made towards delivering the sites allocated for development in the Site Specific Allocations DPD and the Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD.

Housing

What are we trying to achieve?

Core Strategy Objective 6

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

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

Key policies: -

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

What progress has been made?

Summary

Core Strategy

The Waveney Core Strategy sets out the District’s housing requirements for the period 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 2015, 4,092 new dwellings have been completed. This is 32 dwellings more than would be expected at this point in time based on the average rate of 290 dwellings per annum. As part of the forthcoming Local Plan review housing requirements will be reassessed.

Site Allocations

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

developed land.

Tables 3.1 and 3.2 provide an update on the delivery of the site allocations and good progress has already been made in bringing forward many of these sites. LOW3 and SOU2 have already completed and delivered 61 homes in total and LOW4 and LOW5 are progressing and expected to complete next year (2015/16), delivering a further 41 homes and 20 supported flats. Several other sites have planning permission (BEC3, part SSP3 and SSP6) or are subject to a current planning application (BUN1). Delivery has been slower than predicted in the DPD housing trajectories but considering the recent economic climate that is not unexpected. An upturn in the local housing market is confirmed by recent planning application submissions, pre-application enquiries and starts on site.

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

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

Strategic Housing Land Availability Assessment Update (SHLAA)

The current SHLAA (2015) has identified land for a total of 3,256 new homes which are likely to be delivered over the period 1st April 2015 to 31st March 2025. Of these, 162 will be delivered in the current year (2015/16), 1,926 will be delivered in the five year period (2016-2021) and 1,168 will be delivered in the period from 2021 to 2025. With existing delivery of 4,092 new homes in the period 2001 to 2015 and the identified supply of 3,256, a total of 7,348 new homes will be delivered over the period. This exceeds the Core Strategy target by 388 new homes. The SHLAA also identifies a further 834 homes to be delivered post 2025. The SHLAA only identifies a 9 year supply of housing and there will be a need to reassess the annual housing need figure as part of the Local Plan review.

5 Year Housing Supply

The five year period covered by the 2015 Statement of a 5 year Supply of Housing Land is 1st April 2016 to 31st March 2021. The Statement identifies 1,926 new homes to be delivered in the 5 year period against a target of 1,619 dwellings which includes a 5% buffer as required

by the National Planning Policy Framework. The Statement identifies 5.9 years supply, 308 units above the 5 year supply requirement.

Household and Population projections

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

Housing Delivery 2016 Onwards

Although housing delivery in Waveney has been relatively low again this year it is as predicted in the five year supply statement. Between 2016 and 2025, it is anticipated that the average number of dwellings completed will increase to over 380 dwellings per year. The first phase of 244 dwellings forming part of an 800 housing development with supporting community facilities in Oulton (Lowestoft) is expected to deliver over 50 dwellings per year from 2016. The recent approval for a mixed use scheme that includes up to 850 dwellings and a planning application submitted by the Council for up to 300 dwellings on part of the Sustainable Urban Neighbourhood (SSP3, Area Action Plan) supports the improving situation.

Affordable Housing Delivery

Between 2001 and 2015, 739 affordable dwellings have been completed. As at 31 March 2015, 115 affordable homes have detailed planning consent with a further 154 homes anticipated to be developed under permissions with current outline consent. Allocated sites currently without any planning consent are expected to deliver over 450 affordable homes.

Policy DM18 Affordable Housing requires a proportion of new homes on developments of 5 or more dwellings to provide affordable housing subject to viability. In developing the policy the Council's Affordable Housing Viability Study assessed the impact upon economic viability of a range of affordable housing policy options. A tiered policy approach was developed so that the proportion of affordable housing increased within the plan period and sites within the Area Action Plan area were considered separately. However since 1 January 2015 all residential developments for 5 or more dwellings are expected to provide 35% affordable housing unless it is demonstrated that delivery of affordable housing would make the site unviable.

The Council as a landowner is facilitating the delivery of affordable housing by providing land to housing associations to deliver affordable housing and is in the process of purchasing

a site in south Lowestoft to deliver a scheme of 100 affordable homes. 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. A 15 home scheme on the outskirts of Halesworth permitted under the exception site policy completed this year.

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

Self Build and Custom Build Register

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

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

- 136 new homes have been delivered this year. This is below the target of 290 per annum, however the historic delivery rate and predicted delivery average over the whole plan period is still above the Core Strategy requirement of 6,960 dwellings by 388 units (Policy CS11).
- 24 affordable homes completed this monitoring year. 22 new homes are on three developments wholly for affordable housing (including a rural exception site) and the final 2 homes were secured by S106 agreement.
- The housing elements on two sites allocated in the Sites Specific Allocations Development Plan Document have already delivered 61 homes (SOU2 and LOW3). The former fire station in north Lowestoft (LOW5) will deliver a total of 32 homes, of

which 11 have been completed this monitoring year and the final 8 dwellings have now completed (September 2015).

- The type of housing delivered this year has been predominantly three or more bedroom units at 57% of all completions. 18% have been one bedroom dwellings with 22% having 4 bedrooms or more. The requirement of Policy DM17 to shift towards the provision of smaller dwellings (40% one and two bedrooms) has been met, achieving a total of 43% of all completions.
- Grant funding has enabled 7 private vacant dwellings to be brought back into use this year. These properties are offered for affordable rent to WDC nominated tenants for a period of 5 years. Orwell Housing Association has purchased ten open market properties in Lowestoft/Carlton Colville to provide additional homes for affordable rent.

Housing completions

Indicator	2014/15	2013/14	2012/13	2011/12
Net additional dwellings delivered	136	167	159	192
Affordable housing completions (gross)	24	68	61	38
Number of dwellings completed (allocations) - land allocated in the Site Specific Allocations DPD adopted January 2011	11	45	29	0
Number of vacant dwellings – non-WDC-owned vacant dwellings returned to occupation as a direct result of action by WDC	7	6	3	1

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

House types and sizes

Indicator	Description	2014/15	2013/14	2012/13	2011/12
Housing types and sizes (gross completions)	1 Bed	26	24	26	32
	2 Bed	38	72	69	48
	3 Bed	51	64	69	98
	4+ Bed	33	27	37	40
	House	97	109	125	140
	Bungalow	20	34	35	28
	Flat	31	44	41	50

Source: WDC Planning Policy and Delivery Team

NB 2013/14 2 gross completions excluded from figures as not known/other = 2 x temporary agricultural dwellings

Housing trajectory (housing land availability)

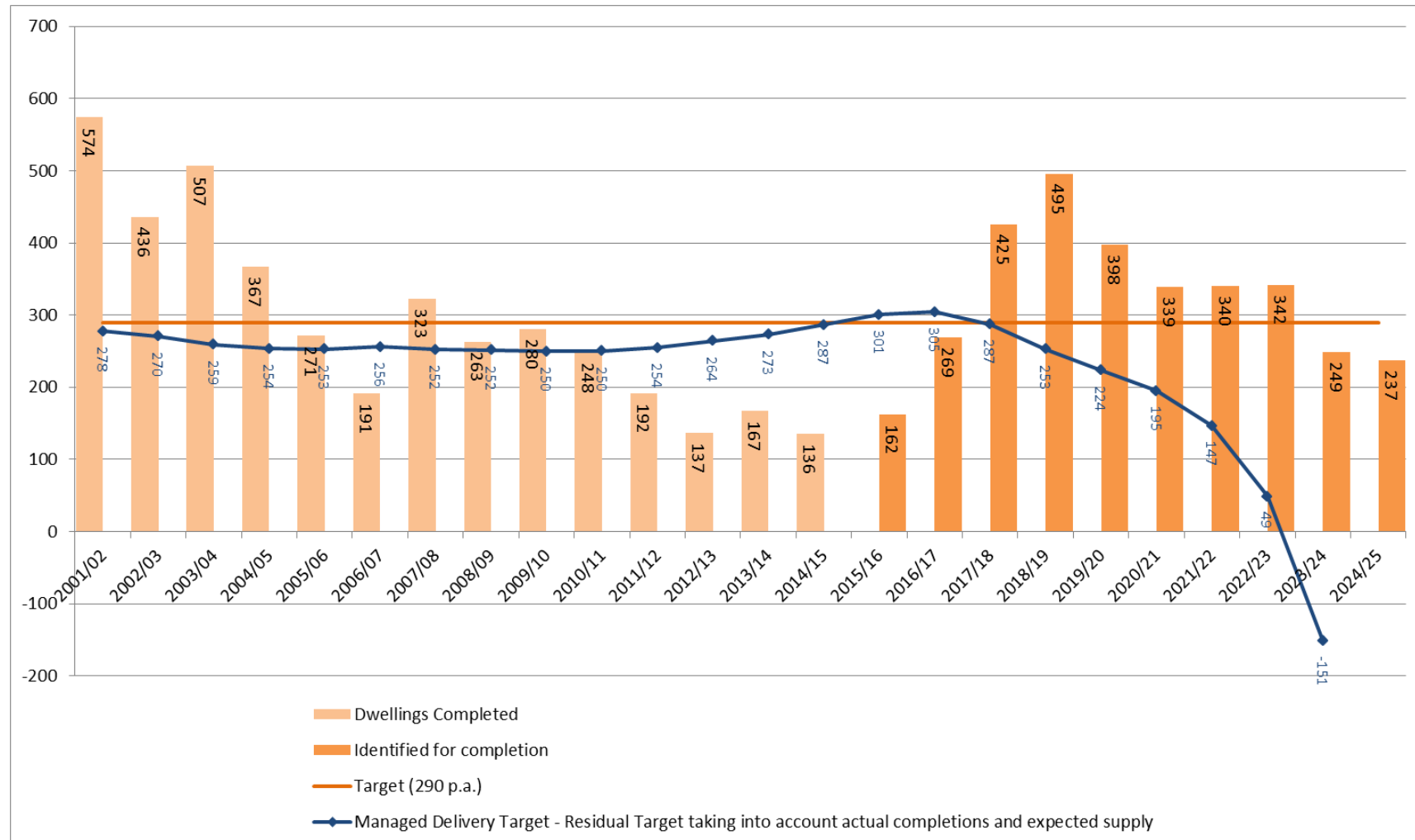
This table identifies the net additional dwellings expected to come forward over the remainder of the Core Strategy plan period (1st April 2015 – 31st March 2025) by source of supply. A total of 3,256 dwellings have been identified to be delivered in the period 2015-25. A further 834 dwellings have been identified to be completed after 31st March 2025.

Source of identified supply 2014-2025	Net additional dwellings expected	
	2014-2025	Post 2025
Site Specific Allocations DPD (adjusted to account for planning consents/completions)	476	0
Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD (adjusted to account for planning consents and completions post 2025)	1148	500
Broads Authority Site Specific Policies DPD (Pegasus/Hamptons boatyard planning consent issued Feb-14)	76	0
Windfall provision (identified in the Strategic Housing Land Availability Assessment 2015)	222	0
Deliverable sites not currently in the planning process (identified in the Strategic Housing Land Availability Assessment 2015)	57	0
Site with planning permission (Woods Meadow, Oulton)	630	170
Sites with planning permission as at 1 April 2015 (small and large sites)	647	164
Total Provision 2015-2025	3256	834

The following table and housing trajectory chart (Figure 3.1) show that the Core Strategy housing requirement will be exceeded. As referenced earlier in this document, these housing figures are evidenced in the [Strategic Housing Land Availability Assessment 2015](#) and the [Statement of a 5-year supply of housing land 2015](#) available on the Council's website www.waveney.gov.uk/LDF

	Net additional dwellings expected 2001-2025
Dwellings completed 2001-2015	4,092
Dwellings identified for completion 2015-2025	3,256
Total provision 2001-2025	7,348
No. of units above Core Strategy requirement of 6,960 dwellings	388

Figure 3.1 Housing trajectory chart



Economy

What are we trying to achieve?

Core Strategy Objective 1

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

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

Core Strategy Objective 10

Meeting the jobs growth target for the District.

- 5,000 additional jobs by 2021.

Core Strategy Objective 11

Developing the renewable energy and educational sectors.

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

Core Strategy Objective 12

Promoting sustainable tourism and the cultural development of the District.

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

Key policies: -

- Core Strategy – CS05 ‘Area Action Plan for Lake Lothing and the Outer Harbour’, CS06 ‘Community Based Regeneration’, CS07 ‘Employment’, CS08 ‘Renewable Energy Cluster’, CS10 ‘Retail, Leisure and Office Development’, CS13 ‘Tourism’, CS14 ‘Culture’.
- Development Management Policies – DM08 ‘Existing Employment Areas and other Employment Sites’, DM10 ‘Town Centre Boundaries’.
- Area Action Plan – All policies.
- Site Specific Allocations – Employment and other community sites allocations are listed in Table 3.1 (page 42).

What progress has been made?

Summary

Employment Growth and Land Availability

There is some concern that Waveney is failing to meet the job growth targets set out in the Core Strategy. In 2001 there were 40,300 employee based jobs in Waveney. As of 2014 there are only 39,700 representing a fall in employee jobs of 600¹.

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 6 years old and was set pre-recession and did not fully take into account the emerging opportunities presented by the offshore sector. The target will need to be revisited as part of a Local Plan review.

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

The large untapped supply of employment land and the lack of take-up of key allocated sites and other available employment land may explain the lack of jobs growth. The recent recession may be partly to blame for the lack of take up. However, there also remain viability challenges in developing employment land in the short term, particularly large unserviced greenfield sites. The Employment Land Availability Assessment 2015 shows that the majority of supply is in the form of larger unserviced sites which will be financially challenging to develop in the short term meaning supply is quite limited in the short term. It is also important to consider whether available employment land is still the most desirable to the market. However, there is no evidence as yet to state whether available land is not desirable to the market. With this in mind, the existing supply of employment land may 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.

Two recent significant announcements confirm Lowestoft as a leading centre for renewable energy. Lowestoft has been confirmed as the construction management base and operations and management base for East Anglia ONE for the 30 year lifespan of the windfarm. The agreement, worth an estimated £25 million, has been agreed between ScottishPower Renewables and Associated British Ports and initial investment in the port will be used to

¹ 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.

carry out upgrades to the port and surrounding area. Lowestoft has also been selected as the construction management base for Galloper Wind Farm operating out of the OGN site at Commercial Road (the former Shell base). The Galloper Wind Farm Limited team will occupy the site from March 2016 with the two year construction phase commencing in June 2016.

The recent Autumn Spending Review included announcements which will help the local economy in Lowestoft. The proposal to extend the Riverside Road and Mobbs Way Enterprise Zone is confirmed and £5 million will be invested to upgrade and refurbish the Centre for Environment, Fisheries and Aquaculture Science (Cefas) scientific base in Lowestoft securing the future of 400 jobs in the town.

Tourism

Tourism continues to play a role in the economy of Waveney and Lowestoft has been selected as one of the first communities in the country to have a dedicated coastal team to focus on kick-starting the local economy and creating jobs. A £10,000 grant from the Department of Communities and Local Government has enabled the team to be set up, made up from a number of key organisations and businesses in the town, and create a vision and action plan. Survey work was undertaken during the summer and a consultation event held in September. A draft plan will be published for consultation during November and the final plan is expected to be published early 2016. The plan will be used to help shape ideas and priorities for the seafront areas and to support future funding applications. The delivery of the East of England Park (SSP4) will be a key project for the Team.

This monitoring year a range of tourism related applications have been approved including those to create new holiday accommodation such as bed & breakfast, holiday lodges, bunk house accommodation and “glamping” units. The majority of these are in the rural areas such as Ellough, Mutford, Ilketshall St Andrew, Weston and Homersfield and relatively small scale for one or two units. However, one application renews a consent originally granted in 2011 for the erection of 10 timber holiday lodges and a timber reception lodge (Ellough).

Town Centres

Town Centre surveys carried out this year show that the number of vacant units in Lowestoft and Southwold has fallen, Beccles and Bungay have increased vacancy rates and there has been no change for Halesworth. Records for Lowestoft (Main and Core Shopping Streets) show an increasing proportion of vacant units from 9 units in 2005 to 30 units this year.

Vacancy rates are an important indicator of the health of town centres. The number of vacant units in Lowestoft (Main and Core Shopping Streets) has reduced by 3% or 7 units this year. The vacancy rate in Lowestoft now stands at 14.3%, more than double the rate in the market towns. 14 of the 30 vacant units are located along the Core Shopping Street (London

Road North frontage / Britten Shopping Centre) comprising 12 A1 retail shops, one A2 financial and professional office and an A3 restaurant.

Another indication of the health of town centres is the proportion of A1 retail premises occupied by charity shops. 8.1% of retail premises in Lowestoft are occupied by charity shops which compares favourably with Beccles (10.1%) and Bungay (10.2%). Halesworth and Southwold each have 3 retail units occupied by charity shops (5.3% and 5.7%). 7 of the 11 charity shops in Lowestoft are located along the Core Shopping Street.

Employment

- 5,302m² of B1, B2 and B8 development was completed with 667m² lost to other uses during 2014/15. The employment gains include 3,935m² within the Great Yarmouth and Lowestoft Enterprise Zone: 1,835m² B1a offices at Riverside Road and 2,100m² comprising 5 blocks for B1-B8 uses at Mobbs Way. A B8 building of just over 1,000m² was completed at Beccles Business Park. Of the floorspace lost to other uses, two sites totalling 0.22 hectares with buildings comprising 347m² are within existing employment areas (DM01, EMP1 and EMP4). These losses were to a taxi office and coach/bus park and depot.

- 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 85.9 hectares (site allocations and land with planning permission). If taking into account the amount of vacant sites located within existing employment sites (DM08, EMP1 and EMP4) this increases to 86.9 hectares.

- According to the Business Register and Employment Survey (BRES) the total number of employee jobs in Waveney in 2014 was 39,700. This is an increase from 38,600 in 2013; these figures however exclude agricultural jobs. The Annual Population Survey shows that in March 2014 39,400 people in Waveney were employed as employees and 7,400 people self employed.

- In April 2014, average full time wages for Waveney residents was £24,415, an increase of approximately £990 on the previous year. In comparison, figures for Suffolk show an average increase of over £1,180 and for England only £125 in the same period with average wages for full time employees £26,000 and £27,500 respectively. (NOMIS:

ASHE, Annual Survey of Hours and Earnings).

- The latest data on house price affordability from the Department for Communities and Local Government is from 2013. The difference between house prices and income is a ratio of 6.37:1, the lowest rate since 2009. The Suffolk rate is 6.82 with Suffolk Coastal at 7.05 and Great Yarmouth 5.01.

Tourism

- 23 applications for tourism uses were approved this year. 18 applications create new holiday accommodation and one intensifies the use of an existing holiday park. 3 applications seek to vary/remove existing conditions (to extend the occupancy period) and one results in the loss of a vacant hotel last used as a restaurant to a children's nursery (Beccles). The final application is for the erection of 72 beach huts on the Lower Promenade at Pakefield.

Retail and Town Centre Uses

- The percentage of A1 uses in Lowestoft (DM11, Main and Core Shopping Streets) and the Market Towns (DM10, Town Centres) is 50.9% an increase of 0.3% (or 2 units) from last year. Overall there has been an increase of 4 units within use class A1 – A5 in these areas.
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaway
- Lowestoft Main and Core Shopping Streets have a vacancy rate of 14.3% an improvement on 17.6% (or 7 units) from last year. Following a spike last year, whilst some units were closed for refurbishment, the proportion of vacant units in Southwold town centre has returned to its usual balance of 4% vacancy (4 units). Bungay has traditionally had the highest vacancy rate of all the market towns and this year 13 units are currently vacant (7.5%). The national vacancy rate is 13% (The Local Data Company, May 2015).

Employment land developed

Indicator	Description Business Type (use class)	2014/15	2013/14	2012/13
Employment land developed (net additional floorspace, gross internal m ²)	B1A Offices	1,655m ²	-560m ²	256m ²
	B1B R&D	0	0	0
	B1C Light Industry	269m ²	72 m ²	153m ²
	B2 General Industry	739m ²	410 m ²	1,770m ²
	B8 Storage or Distribution	1,972m ²	-501 m ²	1,058m ²
	B1-B8 Total	4,635m ²	-579 m ²	3,237m ²

Source: WDC Planning Policy and Delivery Team

Employment land available

Indicator	Description	2014/15	2013/14	2012/13
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)	26.26	26.59	23.44
	Allocations – Site Specific Allocations DPD (Jan 2011)	46.38	47.38	47.35
	Allocations – Area Action Plan DPD (Jan 2012)	13.32	17.58	17.91
	Total	85.96	91.55	88.70

Source: WDC Planning Policy and Delivery Team, [Employment Land Availability Assessments 2013, 2014 and 2015](#)

Employee jobs in Waveney

Indicator	2014	2013	2012	2011
Total employee jobs (Waveney) [excludes agricultural jobs and those self-employed]	39,700	38,600	38,700	38,900

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

NB Figures differ from those published in previous AMRs which used the Annual Business Inquiry employee analysis which has been replaced by the Business Register Employment Survey

Employment and unemployment rate

Indicator	Apr 2014 - Mar 2015	Apr 2013 - Mar 2014	Apr 2012 - Mar 2013	Apr 2011 - Mar 2012
Overall employment rate (Waveney Residents)				
- Employees	39,400	34,800	39,600	40,600
- Self employed	7,400	7,700	6,600	6,500
Unemployment rate [model based estimates]	6.0%	7.9%	9.0%	8.8%

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 18/03/2015: APS data has been reweighted in line with the latest ONS estimates, so may differ from that published in earlier AMRs

Average earnings and house price affordability

Indicator	2014	2013	2012	2011
Average earnings (full time workers)				
- Waveney residents analysis	£24,425	£23,419	£22,607	£23,992
- Waveney workplace analysis	£22,907	£21,703	£20,970	£22,129
Average earnings (part time workers)				
- Waveney residents analysis	£8,660	£8,948	£8,172	£8,751
- Waveney workplace analysis	£8,839	£8,631	£7,952	#
House price affordability	-	6.37	6.85	6.42

Sources:

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

Property price to income ratio: Department for Communities and Local Government, Table 577 Ratio of median house price to median earnings by district. Earnings from ASHE and house prices from Land Registry. NB previous AMRs reported on Table 576 ratio of lower quartile house price to lower quartile earnings.

Out of work benefits

Indicator	Mar 2015	Mar 2014	Mar 2013	Mar 2012
Out of work benefits (Jobs Seekers Allowance claimant rate)	2.0%	3.3%	4.6%	4.8%

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

Number and percentage of employees by employment division

Employee jobs by industry (broad industry groups)	2014	2013	2012	2011
Primary Services (A-B: agriculture and mining)	100 (0.3%)	100 (0.4%)	100 (0.1%)	100 (0.1%)
Energy and Water (D-E)	400 (1.0%)	500 (1.3%)	500 (1.3%)	500 (1.2%)
Manufacturing (C)	6,500 (16.4%)	6,300 (16.4%)	6,500 (16.9%)	6,500 (16.7%)
Construction (F)	1,900 (4.8%)	1,700 (4.3%)	1,700 (4.4%)	2,100 (5.3%)
Wholesale and retail, including motor trades (G)	7,500 (18.9%)	7,300 (19.0%)	7,600 (19.5%)	7,800 (20.1%)
Transport storage (H)	1,500 (3.8%)	1,400 (3.5%)	1,400 (3.7%)	1,300 (3.4%)
Accommodation and food services (I)	4,300 (10.8%)	3,600 (9.3%)	3,800 (9.8%)	3,200 (8.3%)
Information and communication (J)	400 (1.0%)	300 (0.8%)	300 (0.8%)	200 (0.6%)
Financial and other business services (K-N)	6,000 (15.1%)	5,500 (14.3%)	6,100 (15.7%)	5,200 (13.4%)
Public admin, education and health (O-Q)	9,500 (24.0%)	10,300 (26.7%)	9,600 (24.7%)	10,300 (26.5%)
Other Services (R-S)	1,500 (3.8%)	1,500 (3.9%)	1,200 (3.2%)	1,700 (4.3%)

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	Description DPD tourism policies	2014/15	2013/14	2012/13
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	22 applications approved for tourism uses 1 application resulting in loss of a tourism use	15 applications approved for tourism uses 1 application resulting in loss of a tourism use	10 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	2014/15	2013/14	2012/13
Percentage of town centre units with A1 shop use	Lowestoft main and core shopping streets	68%	64%	67%
	Beccles	46%	46%	48%
	Bungay	40%	40%	40%
	Halesworth	53%	52%	52%
	Southwold	54%	52%	51%
	Town centres total	51%	50.6%	51.6%
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	432	430	438
	A2 Financial and Professional Services	121	120	116
	A3 Food and Drink	53	51	47
	A4 Drinking Establishments	18	21	21
	A5 Hot Food Takeaways	20	18	18
	A1-A5 total	644	640	640
Vacant units in town centres (number of vacant units and % of town centre units that are vacant)	Lowestoft main and core shopping streets	30 (14.3%)	37 (17.6%)	35 (16.6%)
	Beccles	13 (5%)	11 (4.3%)	14 (5.5%)
	Bungay	13 (7.5%)	12 (6.9%)	12 (7.1%)
	Halesworth	5 (4.6%)	5 (4.6%)	5 (4.6%)
	Southwold	4 (4.0%)	7 (7.1%)	4 (4.0%)
Changes in the number of buildings in office use in Lowestoft town centre office areas	Lowestoft Office Areas (policy DM12)	0	-2	-1

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

NB vacant units in Lowestoft main and core shopping streets: 2013/14 percentage figure incorrectly reported as 18.7% in 2013/14 AMR

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, nine applications have been permitted within strategic gaps. These are minor applications for domestic, agricultural and tourism (holiday let) uses and new fencing and a skate park on the Kessingland playing field. Within the Gunton open break a 3.8ha 'green burial' site has been recently opened.

Within the Area of Outstanding Natural Beauty (AONB) a solar farm constructed on 10.9 hectares of agricultural land in Reydon has recently completed. It is intended that the land surrounding the panels is seeded and used for grazing sheep.

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. No applications have been received in an area at risk of coastal erosion. The requirement to undertake a Flood Risk Assessment or Coastal Erosion Risk Assessment has ensured the success of planning policies.

Lowestoft Strategic Flood Risk Management Project

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 barrier and new flood protection walls around the inner harbour area subject to full public and stakeholder consultation. The final project is not expected to be fully in place until 2019/20. Temporary, demountable defences are to be provided in the interim period to help reduce the impact of another tidal surge.

On 30 July 2015 properties, roads and gardens in Aldwyk Way, Velda Close and Carlton Colville were flooded as the result of sustained heavy rainfall over a 24 hour period. As part

of the surface and fluvial flood risk management, the Environment Agency is working closely with Suffolk County Highways to carry out maintenance work along the Kirkley Stream in Carlton Colville to prevent any reoccurrence of this type of flood event.

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). Not all the necessary information is available in all planning applications to calculate robust figures and not all installations require planning permission therefore figures are likely to be an under estimate.

62.5GWh of renewable energy (electricity) has been installed this year. Since January 2011 Waveney has met 51% (110 GWh) of its total renewable electricity target. If all extant planning consents are implemented these will contribute approximately a further 6% (12GWh) 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.

Ofgem² data shows that as at 31 March 2015 Waveney District has 13.18GWh installed capacity from domestic, community and non-domestic installations.

Sustainable Construction

Reducing CO2 emissions through sustainable construction is important to mitigate the impacts of climate change. Development Management Policy DM04 'Sustainable Construction' aims to ensure that all new residential development meets the full Code for Sustainable Homes (CfSH) standard or equivalent. 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 Statement](#) which sets out how the affected planning policies will be applied from 15 April 2015.

-  55% of new housing and 99% of new employment floorspace has been completed on previously developed land in 2014/15.
-  73% of housing commitments are on greenfield land (sites with planning permission as of 31 March 2015). The figure will improve in future years as previously developed land within the Area Action Plan area gains planning consent.

² Feed-in Tariff Installation Report 1 April 2010 - 31 March 2014 www.ofgem.gov.uk

- New housing developments of 10 or more dwellings have achieved an average density of 35 dwellings per hectare; this is 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 2015 Waveney has met 51% (110 GWh) of its total renewable energy target for electricity. A further 6% or 12 GWh has planning permission.

Housing density and completions on previously developed land

Indicator	2014/15	2013/14	2012/13	2011/12
Dwellings per hectare of net developable area (new build developments of 10 or more units)	35 (3 sites)	35 (5 sites)	58 (2 sites)	35 (5 sites)
Number and percentage of new dwellings completed on previously developed land (gross completions)	54.7% (81 of 148)	67.2% (127 of 189)	63.6% (129 of 203)	68.8% (150 of 218)
Amount and percentage of new employment floorspace on previously developed land (B1-B8 uses classes)	99% (5,254m ² of 5,302m ²)	74% (2,954m ² of 3,995m ²)	100% (3,839m ²)	34% (3,177m ²)

Source for all Indicators: WDC Planning Policy and Delivery Team

Flood risk and coastal erosion

Indicator	2014/15	2013/14	2012/13	2011/12
Number of flood warnings and alerts issued (comprising tidal, fluvial and Broads)	8 Warnings 22 Alerts	13 Warnings (12 issued for Dec-13 storms) 22 Alerts (4 issued for Dec-13 storms)	2 Warnings 14 Alerts	2 Warnings 9 Alerts
Flood risk – planning applications approved against Environment Agency advice	0	0	0	0
Developments refused because of coastal erosion	0	0	0	2 (applicant failed to submit a risk assessment)

Sources:

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

Flood risk: Environment Agency and WDC

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

Installed electricity generating capacity using renewable energy

Indicator	Current result	Previous result	Previous result	Previous result
Installed electricity generating capacity using renewable energy (during monitoring year)	62.5GWh (2014/15)	27.2GWh (2013/14)	0.17GWh (2012/13)	17.57GWh (2011/12)
Ofgem Feed-in Tariff Installation Report as at 31 March (cumulative, approximate)	13.18GWh (31 March 2015)	9.57GWh (31 March 2014)	2.79GWh (31 March 2013)	0.18GWh (31 March 2012)

Sources:

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

Ofgem Feed-in Tariff Installation Reports: www.ofgem.gov.uk



What are we trying to achieve?

Core Strategy Objective 2

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

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

Core Strategy Objective 3

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

- Reducing health inequalities.

Core Strategy Objective 4

Addressing low educational achievement and aspiration.

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

Core Strategy Objective 5

Reducing rates of crime and fear of crime.

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

Key policies: -

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

What progress has been made?

Summary

Deprivation

The [English Indices of Deprivation 2015](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015)³ were released September 2015 and updates the 2010 Indices. The English Indices of Deprivation measure relative levels of deprivation in

³ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

32,844 small areas or neighbourhoods (Lower-layer Super Output Areas) based on 37 separate indicators across seven distinct domains⁴. Most of the indicators are from 2012/13. At local authority level, Waveney is ranked 95 out of 326 authorities in England. The local authority district with a rank of 1 is the most deprived, and the area ranked 326 is the least deprived. Therefore Waveney is within the 30% most deprived local authorities in England. For comparison, Great Yarmouth is ranked 25, Ipswich is ranked 74 and Suffolk Coastal is ranked 240.

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

Health and Community Facilities

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

25% of the Waveney adult population (aged 16+) participates in three 30 minute physical activity sessions per week, compared to 23% for the East of England and 24% for England. This is an improvement on the previous result of just 18% participation in 2005/06. The gap between males (20% participation) and females (16% participation) has closed to 26% and 25% respectively this year (Sport England Local Sport Profile, Active People Survey⁵).

[Lowestoft Parkrun](#), a free weekly 5km run around Lowestoft sea front for people of all ages and abilities, commenced October 2015. Of the five events held so far (31 Oct-28 Nov), an average of 110 runners participated in each run.

HealthEast⁶ have recently closed its '[Shape of the System](#)' consultation seeking views on proposals to deliver better healthcare for patients in the Great Yarmouth and Waveney area (consultation period 3 June – 3 September 2015). The proposal would remove community beds from the Patrick Stead Hospital in Halesworth and Southwold Hospital meaning these

⁴ The seven domains are: Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Crime; Barriers to Housing and Services; Living Environment Deprivation.

⁵ <http://localsportprofile.sportengland.org/Profiles.aspx>

⁶ [HealthEast](#) is the Clinical Commissioning Group for Waveney and Great Yarmouth

sites will no longer be required and change how the 21 hospital beds at Beccles Hospital would be used to provide an intermediate care facility for Waveney and Great Yarmouth. The 12 beds at Patrick Stead Hospital and the 12 beds at Southwold Hospital are proposed to close. In place of community hospital beds, beds in local care homes would be available for patients supported by an out of hospital team.

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

An enabling development of 15 new homes has been permitted on the former Worlingham primary school site. The residential development will help fund a new community centre for the parish. Although the proposal conflicts to some extent with policy (DM25, DM26), in developing the majority of the school playing fields, the proposal has been justified as it will deliver a much needed community facility (as identified in the Parish Plan) and two affordable homes. The former Carlton Colville primary school site is now occupied by The Attic for pupils aged 8-15 requiring special education needs. Of the nine school sites identified for closure under the Suffolk Schools Organisation Review, 6 are still in educational use, 1 has been redeveloped as a care home, and two have been demolished/awaiting demolition and will re-developed for community use (Halesworth and Worlingham).

The Core Strategy identified a need for additional burial land in Bungay and Lowestoft and a crematorium in the Lowestoft area (policy CS14 Culture). Although additional land has been identified to extend Bungay cemetery when required (BUN6) no land was identified in Lowestoft. The need for a crematorium to provide an alternative to services provided in Gorleston has been met by the development of a memorial park and crematorium on brownfield land at Warrens Lane in Ellough. The recently opened green burial site in Gunton provides an additional option within the District.

Social Challenges

[Lowestoft Rising](#) is an integrated approach to dealing with the causes of Lowestoft's social challenges, improving the quality of life for everybody growing up, living in and visiting Lowestoft. Priority areas include the re-design of drug and alcohol and mental health services, raising educational attainment, maximising benefits presented by the co-location of partners in Lowestoft around Riverside Road, the Marina Centre and Kirkley Mill and working with local communities, business and media to promote the town.

Education

The latest school examination results are for 2014. Waveney Key Stage 4 pupils achieving 5

or more A* to C grades at GCSE (including English and mathematics) is the lowest for all the Suffolk districts at 41.3%. With the exception of Babergh with no percentage change, all Suffolk districts have seen a decline in GCSE results this year. The Waveney results show a -5.9% change compared to -3.2% for the East of England and -4.8% for England.

- 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.
- 11% of working age people do not have any qualifications (ages 16-64).
- 41.3% of year 11 pupils gained 5 or more A* - C grades including English and Maths (academic year 2013-14), compared to 56.5% for the East of England.
- School children in Waveney are the most obese in Suffolk county and above the England average (4 to 5 year olds and 10 to 11 year olds).
- Recorded crime and anti-social behaviour incidents have decreased significantly since 2010. In 2014, there were 144 fewer recorded crimes than in 2013 and 1,049 fewer anti-social behaviour incidents.

Qualifications

Indicator	Current result	Previous result	Previous result	Previous result
Proportion of the population with no qualifications	11.0% (2014)	11.0% (2013)	8.10% (2012)	12.8% (2011)
Percentage of the population with NVQ Level 4 or higher	23.9% (2014)	17.2% (2013)	21.4% (2012)	19.1% (2011)
Percentage of year 11 pupils gaining 5+ A* - C grades at GCSE or equivalent including English and Maths	41.3% (2013/14)	47.2% (2012/13)	43.6% (2011/12)	47% (2010/11)

Sources:

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

GCSE results: Department for Education based on academic year

Health

Indicator	Description	Current result	Previous result
Life expectancy at birth	Males	79.3 years	79.3 years
	Females	83.5 years (2008-12)	83.3 years (2007-11)
Obesity in the population	% of the adult population who are obese	27% (2006-2008)	-
Obesity in the population	% of children aged 4 to 5 years who are obese	10.7% (2013-14)	9.0% (2012-13)
	% of children aged 10 to 11 years who are obese	19.9 (2013-14)	17.6% (2012-13)

Sources:

Life expectancy: Suffolk Observatory (Public Health England)

Adult Obesity: Suffolk Observatory (CLG, Association of Public Health Observatories 2012)

Child Obesity: Suffolk Observatory (Public Health England/Public Health Suffolk)

Crime and anti social behaviour

Indicator	2014	2013	2012	2011
Crime (home office recordable crime)				
– total count	6,248	6,392	7,200	8,393
– per 1,000 population	53.9	55.1	62.2	72.8
Anti social behaviour				
– total count	4,053	5,102	5,854	6,842
– per 1,000 population	35.0	44.0	50.6	59.3

Source: Suffolk Constabulary, calendar year (per 1,000 population based on ONS mid-year estimates 2011, 2012, 2013, 2014)

Travel

What are we trying to achieve?

Core Strategy Objective 7

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

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

Core Strategy Objective 8

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

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

Core Strategy Objective 16

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

- Increase the proportion of journeys undertaken by sustainable modes.

Key policies: -

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

What progress has been made?

Summary

Access to Services

Two new health centres in south Lowestoft (SSP5) and Reydon (SOU2) have recently opened. A children’s play area in Bungay (BUN1) has been implemented with further equipment to be placed shortly. The ownership of agricultural land to provide additional sports pitches has been transferred and boundary fencing erected however the land is required to lay fallow for three years before pitches can be laid (Reydon, SOU3). The school playing fields at the former Halesworth middle school site have been transferred to Halesworth Campus for future community use. Many other community facilities proposed in the Site Specific

Allocations and Area Action Plan documents are expected to be delivered in the longer term as allocations are implemented. The completion of sites allocated for community facilities, retail, open space, playing fields and allotments will address identified need and improve access to facilities and services for local communities.

In the rural areas, only Kessingland and Somerleyton have all five services comprising food shop or general store; post office; pub; primary school and meeting place. This represents around 25% of the rural population. Around 9,850 residents do not have a food shop in their parish.

Improved Connections

The final part of the Lowestoft Northern Spine Road (Phase 5) was officially opened March 2015. The 1.1km road provides a quicker route to the northern part of the A12, relieves local residential roads from through-traffic and provides an improved junction at Corton Long Lane. The final design of the Beccles Southern Relief Road is expected to be completed by August 2016. The 2km road will connect the A145 to Ellough, provide improved access to Beccles Business Park and the Great Yarmouth and Lowestoft (New Anglia) Enterprise Zone and reduce congestion in Beccles town centre.

A long-held ambition of the Council is the provision of a third river crossing of Lake Lothing. At the request of the Government, Suffolk County Council, with New Anglia Local Enterprise Partnership and consultants Mouchel, is preparing an Outline Business Case for a new road crossing for Lake Lothing. The Department for Transport will assess the merits of the business case with a decision on the scheme expected February-March 2016. In addition, Highways England and Suffolk County Council are working together to look at junction improvements across the whole of Lowestoft to help improve traffic flows in and around the town.

Highways England and Suffolk County Council are developing a scheme to improve the environment for both cyclists and pedestrians along the A12 from Bentley Drive/Yarmouth Road to Katwijk Way and the connection into the town centre at Arnold Street and Old Nelson Way. The scheme is being funded through the Roads Investment Strategy to deliver improvements across the strategic road network. Improvements include new and upgraded shared use footway / cycleways, new toucan crossings and improved connections with local cycle routes and National Cycle Network Route 1. Works are scheduled to be undertaken during January and March 2016.

Travel to Work

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

Yarmouth (16.8km) and Suffolk Coastal (17.2km).

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

Modal Shift

Lowestoft Local Links is a green travel project that helps people in Lowestoft make more sustainable journeys, whether by cycling, walking, car sharing or using public transport. Lowestoft Local Links works with the businesses, schools communities and individuals to provide help with travel planning, car sharing, maps and timetables.

The pedestrian cycle bridge across Lake Lothing to link Brooke Peninsular to the north shore of Lake Lothing is seen as a key priority to transform travel and movement around Lowestoft. Connecting north and south Lowestoft in this key location will help to encourage people to travel in and around Lowestoft by means other than by car. The bridge will provide direct links from many residential areas of South Lowestoft to Normanston Park, Lowestoft College and Lowestoft Sixth Form College. With the proposed enhancement of the railway bridge and improvement to the cycle and pedestrian routes along the north shore of Lake Lothing, both Lowestoft and Oulton Broad North railway stations will become more accessible.

- With the exception of one site, all traffic count points have recorded an increase in motor vehicles between 2013 and 2014 in Lowestoft. The percentage increase recorded varies between 0.3% at Tom Crisp Way to 4.7% at Beccles Road (Rookery Park Golf Course). Only one site has seen a decrease in traffic at Bridge Road (Marsh Lane) recording a 4.2% fall.
- Since 2001, 93% of all new residential development has taken place in Lowestoft, the Market Towns and larger villages. The proportion of development in Lowestoft (currently 55%) will increase as site specific allocations are developed particularly within the Area Action Plan area.
- The 2011 Census indicates that 22% of Waveney residents travel to work by sustainable modes (walking, cycling and public transport) and almost 72% of people use private vehicles; yet 40% of journeys to work are less than 5km.

Traffic volume

count point	location	North / South Lowestoft	All Motor Vehicles		
			2014	2013	2012
73828	A12 Yarmouth Road (Stirrups Lane)	North	23042	22977	22948
77170	A12 Yarmouth Road (Gunton Avenue)	North	18044	17519	17517
16189	A12 Yarmouth Road (Park Road)	North	14913	14477	14477
27570	Normanston Drive (Lowestoft Cemetery)	North	8035	7805	7807
37595	Bridge Road (Commodore Road)	North	25912	25732	25844
47844	Battery Green Road (Grove Road)	North	14595	14143	14138
57892	St Peters Street (Alexandra Road)	North	14709	14268	14267
99879	Millennium Way	North	9240	8984	12668
28560	Bascul Bridge	central	17228	16728	15609
6689	Bridge Road (Marsh Lane)	South	19330	20177	20251
17994	A146 Beccles Road (Rookery Park Golf Course)	South	17028	16261	16205
36726	A146 Beccles Road (Hollow Grove Way)	South	11014	10681	9692
27558	Bloodmoor Road	South	17265	16730	16725
47557	Elm Tree Road (Clifford Drive)	South	9942	9643	9636
77171	A12 London Road (Tower Road)	South	9109	9054	9020
81156	Tom Crisp Way (Long Road/Carlton Road)	South	15575	15126	15134
81168	Castleton Avenue	South	9222	8944	8930

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 + 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 Despite the DCLG consulting on the continuation of the office to residential change of use beyond May 2016, the permitted change has not been extended. However, 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. To date 13 such applications have been received, all for change of use to residential. One application was refused and one withdrawn, of those approved or accepted that prior approval is not required these will provide a total of 15 additional dwellings. The majority of the existing buildings are agricultural (6no.), 3 no. B1a offices, a chapel and a retail shop. 2 schemes have been implemented providing two dwellings (Lowestoft and Beccles).
- 3.18 It is too early to determine what level of impact these changes will have for the Council's adopted policies. There are some restrictions (for example some changes of use are not permitted in Conservation Areas) and in some cases time limits also apply. There may be implications for retail policies (DM10, DM11, DM13, DM14 and DM15), rural policies (DM09, DM22) and tourism policy (DM23). It is considered that there is unlikely to be any significant impact in light of these changes but the Council's policies will be kept under review.

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 01/12/2015

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 and Local Development Order in place April 2012.
LOW3	Town Hall, Council offices and car parks at Mariners Street Lowestoft	Mixed use including student accommodation, offices / studios / creative industries, live-work units and housing	A detailed master plan for the site will be prepared to assist in the phasing of delivery throughout the plan period.	23 affordable houses/flats completed July 2013 on part of allocation.	Remainder of allocation will become available when all staff have been relocated to Riverside Road or the Marina (January 2016)
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 plant room and 3 houses and 6 flats (affordable housing)	Construction of 20 supported flats and 9 affordable homes commenced August 2015.

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

Beccles Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
BEC1	Land south of Benacre Road at Ellough Airfield Ellough	Industrial	Delivery throughout the plan period.		Enterprise Zone status and Local Development Order in place April 2012.
BEC2	Land off Gresham Road Beccles	Housing and Customer Access Centre	Expected to be developed in the early stages of the plan period.		Site is not yet available for development. Delivery not now expected until the later stages of the plan period.
BEC3	Land at Cucumber Lane / Oak Lane Beccles	Housing and Allotments	Expected to be developed in the early stages of the plan period.	DC/13/0820/OUT consent granted for 12 affordable houses, 8 market houses and 0.12ha of allotments.	Land now owned by a developer.
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 (comprising uses within use class B1 (including starter units) and use class B2) – approved subject to S106 agreement.	Policy BUN1 allows flexibility on the number of dwellings on the site that are necessary in order to deliver a viable scheme.
BUN2	Telephone Exchange Lower Olland Street Bungay	Housing	Delivery is expected in the later phases of the plan period.		
BUN3	Community Centre Upper Olland Street Bungay	Housing	Dependent on the relocation of the existing community centre to an alternative site (BUN4). Expected in the early phases of the plan period.		Permission for relocation of community centre granted at BUN4.
BUN4	Land at Old Grammar Lane Bungay	Community Centre / Customer Access Centre / Open Space	To be brought forward in the early part of the plan period.	DC/11/0847/FUL granted Sep 2011 comprising Honeypot Community Centre; Enterprise Centre; car park; picnic area and play areas.	Play area provided with further equipment to be placed on site.
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.		Alternative playing field provision to be met by use of the fields at the former middle school. A planning application for HAL3 is being worked up.
HAL4	Dairy Farm at Saxons Way Halesworth	Housing and Community Centre / Customer Access Centre for public sector / voluntary service provision	Housing development expected to be brought forward in the short term, community facilities to be developed once funding secured.		Site currently on the market. Although no timescales are currently known, there is no evidence to suggest the site will not be developed in the short term.

Southwold Area

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
SOU1	Fountain Way Industrial Estate Reydon	Industrial	Anticipated that the site will be delivered throughout the plan period.		
SOU2	Former Eversley School Playing Field Wangford Road Reydon	Housing, Doctor's Surgery/Healthy Living Centre, Customer Access Centre for public / voluntary sector services and village green	Anticipated that the housing will be delivered by 2011 and health facilities need to be delivered by 2013.	Various permissions granted to deliver: 38 market and affordable homes 60 bed care home healthy living centre 2 x retail / commercial units onsite village green open space and £200k contribution for sports field enhancement (playing fields at Wangford Road – allocation SOU3)	38 homes completed by August 2013. 'Sole Bay' Health Centre opened September 2014. Village green in place. HealthEast has expressed a commitment to deliver the care home but timescale yet to be confirmed.
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 application approved Mar-13 DC/13/0139/EXT	Land purchase complete, boundary fencing erected and works will be progressed to prepare the site for use.

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

Background

- 3.20 The Waveney Core Strategy identified the Lake Lothing and Outer Harbour area as a key location for regeneration to bring additional jobs, new high quality homes, improved transport connections and related infrastructure into the heart of Lowestoft (policy CS05). The Lowestoft Lake Lothing and Outer Harbour Area Action Plan (AAP) Development Plan Document was prepared following extensive consultation with stakeholders (including government agencies, utilities providers and landowners) and the public. A public examination by an independent planning inspector found the AAP “sound” and it was adopted by the Council in January 2012. The Area Action Plan will guide development in the area to 2021 (2025 for housing allocations).
- 3.21 The Area Action Plan policies and site proposals will deliver:
- **revitalised employment land and create additional jobs** particularly related to the offshore energy industry
 - **high quality housing** to meet the needs for all; families, single occupiers, the elderly, first time buyers and those who cannot afford market housing
 - **new and enhanced community facilities** including a new primary school, open space and public realm
 - **improved transport links** providing enhanced public transport, cycle and pedestrian routes within the AAP area and additional links between the south and north of the town.
- 3.22 The delivery and implementation of the policies, objectives and site allocations will be phased over the life of the plan. Many of the site proposals (part SSP3, SSP6, SSP7 and SSP8) are expected to be delivered in the longer term, i.e. 2020-25. Since January 2012 much of the preparation work required to deliver the ambitions of the Area Action Plan has necessarily been confidential and it will be some time before significant changes and delivery are evident on the ground.
- 3.23 The Council is working in partnership with Suffolk County Council, New Anglia Local Enterprise Partnership, the Environment Agency, Highways England, utilities and services providers, landowners, business associations and the community (including Lowestoft Vision, Lowestoft Rising and Action Community Trust). Funding opportunities are being explored from public and private sectors.
- 3.24 The Council has been criticised for seemingly putting “houses before jobs”. As the main town in the District, Lowestoft will naturally be expected to provide the majority of new housing required.

However, the Area Action Plan ensures that 79 hectares (195 acres) of land is retained / redeveloped for employment uses on a variety of sites across the AAP area. Existing employment land proposed for redevelopment for non-employment uses is generally underused, and of poor quality. To help support employment development and investment, the Council in partnership with other agencies has adopted Local Development Orders and secured Enterprise Zone and Centre for Offshore Renewable Engineering (CORE) status for areas in Waveney and particularly within the AAP area. In April 2014, Assisted Area Status for all Lowestoft Wards was approved by the Government to facilitate access to state aid to 2020. The “Waveney Means Business” initiative led by the Council’s Economic Development and Regeneration team highlights the opportunities and prospects for local businesses and investors. Two recent significant announcements include Lowestoft being chosen as the construction management base, and operations and management base for East Anglia ONE, and as the construction management base for Galloper Wind Farm. This will result in thousands of contractors and supply chain operations working from the site and contributing substantially to the local economy.

Site specific progress to date

PowerPark (SSP1)

- Local Development Orders adopted to simplify the planning process for certain types of employment development at PowerPark (EMP1, EMP2, SSP1, SSP3)
- Development appraisals for redevelopment sites completed, including relocation and car parking options (EMP1, EMP2, SSP1)
- 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 ScottishPower 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 (EMP1, EMP4, SSP1)

Peto Square and South Quay (SSP2)

- Improved bus interchange and waiting area at Lowestoft rail station and junction improvements at Commercial Road completed by Suffolk County Council (TML1, TML3, TML4, SSP2)
- Abellio Greater Anglia have invested in a ‘Bike and Go’ scheme and a new cycle shelter has been placed in the concourse at Lowestoft rail station (TML3, TML4, SSP2)

- Heritage Lottery funding secured to kick-start a project to look at the best way to restore and revitalise the Lowestoft Railway Station building (TML4, SSP2)
- Majority of premises in the Tuttle's buildings in occupancy and programme of street furniture improvements have been completed (EMP3, RLT1, SSP2)

Kirkley Waterfront and Sustainable Urban Neighbourhood (SSP3)

- Local Development Orders adopted to simplify the planning process for certain types of employment development and Enterprise Zone status secured for Riverside Road (EMP1, EMP2, SSP1, SSP3)
- Enterprise Zone at Riverside Road extended in November 2015 (EMP2, SSP3)
- Multi-million pound investments by Northumbrian Water and Waveney District / Suffolk County Councils have delivered new high quality offices at Riverside Road (EMP1, EMP2, SSP3)
- Kirkley Waterfront and Sustainable Urban Neighbourhood Development Brief adopted, May 2013 (EMP1, EMP2, HC1, SSP3)
- Former Sanyo site being cleared prior to purchase by Waveney District Council to deliver over 300 new homes. The first new homes are expected to be completed by March 2018 (HC1, HC2, SSP3)
- Outline planning permission granted August 2015 for up to 850 homes, open space, primary school, marina and retail unit on Brooke Peninsula and Jeld Wen playing field site (HC1, HC2, HC3, EHC3, SSP3)

East of England Park (SSP4)

- Engagement events with local people and schools undertaken to determine how the park could be developed (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)
- Development funding application submitted (RLT2, EHC2, EHC3, SSP4)

Kirkley Rise (SSP5)

- Kirkley Mill Health Centre houses a GP surgery and community health care services and a new pharmacy has also opened (HC3, SSP5)
- A Marston's restaurant has been developed and a planning application for a mixed used development for retail and sui generis use has been submitted to the Council for determination (HC3, SSP5)

Western End of Lake Lothing (SSP6)

- Outline planning consent granted April 2015 for 44 new homes on 0.78 hectares (SSP6)
- A concept statement for the Western end of Lake Lothing is being prepared and expected to be adopted by Council early 2016. It will provide 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)

Oswald's Boatyard (SSP7)

- Planning application submitted and awaiting determination 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 (HC3, SSP7)

The Scores (SSP8)

- Mixed use commercial/residential development approved for redundant warehouse (EMP3, SSP8)
- Condition survey of the Scores completed (EHC2, SSP8)
- Coastal Revival Fund bid submitted to Department of Communities and Local Government to fund a framework that can guide design and support the development of the Scores and surrounding heritage assets (EHC2, SSP8)

Peto Way / Denmark Road (SSP9)

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

Future work

3.25 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)
- Preparing a Peto Square Development Brief informed by the outcomes of the Retail and Leisure Needs Assessment and the Third Crossing Business Case. This will guide developers to ensure a high quality design to extend the retail and commercial offer in Lowestoft (RLT1, RLT2, SSP2)
- Work will commence on identifying potential opportunities for development and needs across the Scores area (EMP3, SSP8)

- Reviewing alternative funding options and take forward the development of the East of England Park within a broader framework for North Denes (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)
- Delivery of new pedestrian/cycle bridge to link Brooke Peninsular to the north shore of Lake Lothing, including enhanced pedestrian and cycle links to the railway stations at Oulton Broad and Lowestoft (TML2, SSP3)

3.26 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 01/12/2015

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	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 short-medium term. A detailed study will assess whether access improvements from the A12 are required.		Local Development Order in place to simplify the planning process, April 2012.
SSP2	Peto Square and South Quay	Expand town centre uses to connect the town centre, railway station and southern side of Lake Lothing	Dependant on junction improvements and upgrade of station facilities. Strategic flood risk mitigation measures are critical. Master plan to be prepared.		Lowestoft Station Bus and Rail Interchange and Commercial Road junction improvements completed. New pedestrian and cycle swing bridge planning consent granted. The Station Building Renovation Delivery Group is exploring proposals to restore and revitalise the railway station building.
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 term using existing access routes. Full development in medium – longer term requires detailed feasibility study of southern access routes. Strategic flood risk mitigation measures are critical. Master plan to be prepared.	<p>Sustainable Urban Neighbourhood Outline planning application for Brooke Park / Jeld Wen playing field approved April 2015 (DC/13/3482/OUT)</p> <p>Riverside Road 1,835m2 call centre / offices for Northumbrian Water completed Jun-14.</p> <p>3,600m2 office accommodation for</p>	<p>Development brief (Master plan) adopted 22 May 2013.</p> <p>Riverside Road Enterprise Zone status and Local Development Order, April 2012.</p>

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
				WDC/SCC completed May-15.	
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 are critical.		Community Group formed and awaiting funding application announcement.
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.	First phases of 'Kirkley Mill' Health Centre completed to relocate GP surgeries and community health services. Pharmacy opened Autumn 2014. Spring Tide restaurant opened Oct-12.	Allocation anticipated approximately 68 housing units. Number 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 being prepared.
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 submitted for determination - redevelopment of site for the construction of 75 flats and conversion of existing library into 5 flats, replacement library, 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.	4 commercial studio units and 12 apartments approved Jan-14 (DC/13/0812/FUL)	Scores condition survey completed.
SSP9	Peto Square / Denmark Road Corridor	Employment	Delivery expected throughout the plan period, in particular linked to employment relocation requirements from other parts of the AAP area.		

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) • 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"> • Reduce poverty and social exclusion • Improve access to key 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

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
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 all • 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 • 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

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>are preserved and enhanced</p> <ul style="list-style-type: none"> • 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 encouraged • 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 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 • 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

- 4.4 Monitoring data suggests that there have not been any significant detrimental impacts on landscape or greenfield land during 2014/15, almost all new employment floorspace and a

high proportion of new housing development has been provided on previously developed land.

- 4.5 The amount of people out of work has fallen again this year. There has also been an overall improvement for town centre vacancy rates in Waveney indicating that the health of our town centres is being maintained.
- 4.6 No significant negative impacts have been identified from monitoring as a result of Local Development Framework policies. A shift towards sustainable transport modes of transport is slow but with improvements to Lowestoft railway station and proposed provision of new pedestrian and cycle routes shows some progress in the right direction. Access to services and facilities has improved with the development of new health centres in Lowestoft and Reydon, however the recent announcement that Halesworth and Southwold hospitals are to close may undermine this progress unless an improved replacement service is to be provided. Housing delivery has slowed again this year although the size, type and tenure of new dwellings being built are still meeting the needs of a wide range of people in the community.
- 4.7 In December 2013 central Lowestoft and other areas of Waveney's coastline experienced some of the worst tidal flooding for decades and in June 2015 sustained heavy rainfall caused flooding to homes and roads in areas of Lowestoft and Carlton Colville. Both events demonstrate the importance of considering the location of new development and potential impacts of climate change. Work is currently being undertaken to develop a flood protection, maintenance and management scheme for Lowestoft for pluvial, fluvial and tidal flooding.
- 4.8 Positive trends have been observed in many sustainability indicators, including a range of housing indicators, the efficient use of land and business development and employment. Appendix 1 lists the indicators to monitor Sustainability Appraisal significant effects.

5. Other Monitoring

Community Infrastructure Levy

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

CIL carried forward from 2013/14	£12,126.80
Total CIL Collected in 2014/2015	£71,338.38
Total passed to Parish Councils (April 2014) (Oct 14) (see details below)	£2273.77
Total retained for Neighbourhood Funding in Unparished Areas (see details below)	£4275.73
Administration	£3,566.91
Total spent on Infrastructure	£0
Total Recovered from Parish Councils	£0
Total Carried Forward	£73,348.77

CIL passed to Parish Councils

Parish	Total collected in Parish	Total paid to Parish
All Saints and St Nicholas South Elmham	£8,712.60	£1,306.89
Southwold	£6,445.89	£966.88

CIL Retained for Neighbourhood Funding in Unparished Areas

Ward	Total collected in Ward	Total retained for Neighbourhood Funding
Carlton	£1,383.32	£207.50
Gunton and Corton	£27,121.54	£4,068.23

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 2014/15 – open space and affordable housing

Obligation	Income	Expenditure	Expenditure projects
Open space	£4,061	£84,897.21	including play equipment, outdoor gym equipment and ancillary works
Affordable housing	£39,987.50	£188,738.50	£68,700 supporting provision of affordable housing at Till Road, Lowestoft and £120,000 towards land acquisition for new affordable housing

- 5.6 Further information on planning obligations and an online Section 106 database of all monies by town/parish can be found on the Council's Section 106 webpage www.waveney.gov.uk/section106

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 Although no Neighbourhood Development Plans or Neighbourhood Development Orders have been adopted in Waveney several Town and Parish Councils have expressed an interest in developing a Neighbourhood Development Plan. 'Neighbourhood Areas' have been designated for:
- Kessingland (9 December 2013)
 - Southwold (19 May 2014)
 - Oulton (January 2015)
 - Beccles and the surrounding parishes of Barsham, Shipmeadow, Ringsfield, Weston, Ellough, Shadingfield, Sotterley and Willingham (August 2015).
- 5.10 Kessingland Parish Council is consulting on their Draft Neighbourhood Plan (pre-submission (Regulation 14) Consultation) for 6 weeks during November and December 2015 before formally submitting their plan to the Council. Bungay Town Council is hoping to submit an

application for designation of their Neighbourhood Area early next year, which may include the South Norfolk parish of Ditchingham. Further information on Neighbourhood Planning can be found on the Council's website at www.waveney.gov.uk/neighbourhoodplanning

Local Development Orders

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

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

5.12 Although only 698m² of floorspace has commenced under the simplified planning process, several planning applications have been approved/implemented for developments within the Local Development Order sites. At Riverside Road a new B1a office (1,835m²) for Northumbria Water completed June 2014 and a new office for Waveney District and Suffolk County Councils (3,600m²) completed May 2015. At Mobbs Way, 5 blocks of B1-B8 units (2,100m²) completed August 2014, two B1a offices (376m²) are currently under construction and units 21-23 Wolseley Park (totalling 1,078m² of which 698m² was implemented under LDO) completed Summer 2015. These recent developments, and those in Great Yarmouth, indicate how successful Enterprise Zone status has been in attracting new business development. Enterprise Zones offer business rate relief.

Duty to Cooperate

5.13 Section 110 of the Localism Act (2011) sets out the requirements for duty to cooperate. All local planning authorities and other prescribed bodies in England must engage constructively with each other in the preparation of development plan documents for cross-boundary strategic matters.

5.14 The National Planning Policy Framework sets out the strategic issues where cooperation might be appropriate, such as housing, jobs and transport provision. It highlights the importance of joint working to meet development requirements.

- 5.15 There has been a long history of joint working and cooperation between Waveney District Council, Suffolk County Council and neighbouring authorities of Great Yarmouth Borough Council and Suffolk Coastal District Council. Suffolk Coastal District Council is the preferred partner for Waveney District Council and there are a number of shared services between the two authorities. Great Yarmouth Borough Council shares a number of Sub-Regional issues with Waveney and Waveney's Local Plan Working Group maintains a standing invite to the Cabinet Member and relevant officers responsible for the Great Yarmouth Local Plan on strategic planning issues of a cross boundary nature. Other local authority representatives and organisations will also be invited as and when appropriate. The Broads Authority is also represented on the Local Plan Working Group by the District Council member.
- 5.16 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.
- 5.17 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

- 5.18 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.
- 5.19 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.
- 5.20 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 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. The East Suffolk Growth Group, comprising of members and officers, is also looking at growth and investment needs and delivery for Suffolk Coastal and Waveney with its own strategy and delivery plan.

Housing

- 5.21 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.
- 5.22 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 will 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

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

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

- 5.24 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

- 5.25 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

- 5.26 The Suffolk Local Authorities have a collaborative approach to deliver growth, particularly through New Anglia LEP's Strategic Economic Plan and Growth Deal, and the Greater Ipswich City Deal. The Suffolk Growth Group was established two years ago to oversee and coordinate the growth opportunities in the County and played a key role in the preparation of the LEP's SEP and the Suffolk Growth Strategy. The Group, supported by Suffolk Chief Executives and Leaders has now been tasked with taking forward work on developing a strategic planning framework to help support long term sustainable growth, align economic objectives, infrastructure investment and other strategic priorities. Suffolk Authorities are working together to agree a way to take this work forward.

Conclusion

- 5.27 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 East Suffolk Growth Group and Suffolk Growth Group. 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 to inform and feed into any review of the Core Strategy that the Council carry out in the future.

Summary of engagement/consultation in relation to strategic planning issues affecting wider Waveney April 2014 to March 2015

Month/Year	Project	Detail of Engagement
05/2014	Central Norfolk Strategic Housing Market Assessment	Cooperation and engagement with the Waveney part of the Broads Authority area in relation to

		the Objectively Assessed Housing Needs
07/2014	Central Norfolk Strategic Housing Market Assessment	Engagement to consider areas of the Central Norfolk SHMA that extend into WDC area
01/2015	Norfolk and Suffolk Duty to Cooperate meeting for planning in the New Anglia LEP area	Discussion about demographic and household forecasting approaches for the area
03/04 2015	Suffolk Strategic Framework	All Suffolk authorities engagement to develop a strategic framework for sustainable development and infrastructure priorities for Suffolk
Quarterly	Update meetings and project discussion between Waveney DC, Great Yarmouth BC and Broads Authority	Opportunity to discuss joint work and input on individual projects where there are cross-boundary considerations

6. Local Plan review

Need for Local Plan review

- 6.1 Waveney's Local Plan (Local Development Framework) comprises the Core Strategy, Development Management Policies, Site Specific Allocations and the Lowestoft Lake Lothing and Outer Harbour Area Action Plan Development Plan Documents.
- 6.2 The Core Strategy, which was adopted in January 2009, sets out the overarching strategy for development across the District over the period to 2021 (2025 for housing). The strategy was based on delivering the key requirements set out in the East of England Plan (the Regional Spatial Strategy). The other Development Plan Documents aim to achieve the objectives and policies of the Core Strategy.
- 6.3 Since the adoption of the Core Strategy a number of significant changes have occurred to the planning system. The Localism Act 2011 paved the way for revocation of the Regional Spatial Strategies and introduced the "Duty to Cooperate". The Localism Act also introduced the system of Neighbourhood Planning. In 2012 the Government published the National Planning Policy Framework (the Framework). The Framework replaced the numerous Planning Policy Statements and Planning Policy Guidance notes previously published by the Government with a single 60 page document. This was supplemented in 2014 with the National Planning Practice Guidance. Revisions to the Use Classes Order to provide greater flexibility for changes of use were introduced in May 2013 and expanded in April 2014.
- 6.4 The Framework requires Local Planning Authorities to prepare and keep up to date a Local Plan for its area. The Local Plan guidance in the National Planning Practice Guidance goes on to say most Local Plans should be updated in whole or in part at least every five years. The Core Strategy for Waveney was adopted in 2009 and is therefore nearly seven years old.
- 6.5 The Framework requires Local Plans to meet objectively assessed needs with respect to housing and economic development. With respect to housing the Framework states that Local Plans should identify sufficient land to meet needs for a 10 year period and where possible 15 years. The Waveney Core Strategy identifies a housing requirement of 290 new homes per year for the period to 2025 and 5,000 new jobs to 2021. These figures were based on the Regional Spatial Strategy requirements and evidence dating back to 2006. The Local Development Framework collectively identifies sufficient land to meet housing requirements to 2025 based on the 290 target. This represents only a 10 year supply as of April 2015.

- 6.6 The Framework makes a number of changes to the previous national planning policy set out in the planning policy statements and guidance which have not been reflected in the Local Development Framework documents.
- 6.7 The above indicates the need for a review of the Core Strategy and/or other Local Development Framework documents. However, this is not to suggest that the whole strategy or direction set out in the current Local Development Framework documents needs to be changed. Results from the Annual Monitoring Report indicate that the overall strategy and most of the policies are working. Therefore any review could largely be an updating and rolling forward of the existing strategy. However, new evidence (particularly for housing and employment needs) collected as part of the review could suggest otherwise and the Council may wish to consider a different emphasis to the overall strategy for growth.

Plan period

- 6.8 The National Planning Policy Framework states that Local Plans should be drawn up over a 15 year time horizon. Furthermore, the Framework is clear that Local Planning Authorities should identify sufficient land to meet housing needs for a ten year period and where possible 15 years.
- 6.9 It will take at least 3 years to produce a new Local Plan which means a new Local Plan will not be adopted until at least May 2018. It will also be important to ensure there are a few extra years beyond the 15 year horizon to allow flexibility and remove the need for earlier extensive reviews in order to maintain a 15 year supply of housing. Plans are often prepared to set timescales for example to 2021 or to 2026. Therefore, the appropriate plan period should be to 2036 which gives an 18 year horizon on adoption.

Geographic area

- 6.10 Given differences in timescales and lack of cross-boundary strategic issues, it is not considered practical or appropriate to undertake a joint plan with any neighbouring authority at this point in time. However, the Council will continue to cooperate with neighbouring authorities in plan production and will consider preparing joint evidence studies where necessary and align policies where appropriate.

Project Plan and timetable (Local Development Scheme)

- 6.11 The Local Plan project plan and timetable has yet to be prepared and presented to Council for approval. However, work to date can be summarised as follows:

Statement of Community Involvement (adopted September 2014)

- 6.12 The Statement of Community Involvement sets out how and when people can have their say on Local Plan preparation, other planning policies, neighbourhood planning and the planning application process. Draft version published for consultation (25 April – 6 June 2014).

Sustainability Appraisal Scoping Report (July 2015)

- 6.13 The Sustainability Appraisal Scoping Report is the first stage in the sustainability appraisal of the new Waveney Local Plan. The Scoping Report aims to establish the existing sustainability context of the District to understand how sustainability issues and problems may change without a new Local Plan. Consultation with the statutory consultees (Environment Agency, Historic England and Natural England) and other relevant stakeholders was carried out 10 July – 14 August 2015.

Call for Sites (12 October 2015 – 8 January 2016)

- 6.15 Call for Sites issued to identify sites that have the potential for development such as new housing (5 or more dwellings), employment and industrial, retail, community facilities, open space etc. All sites received will be subject to public consultation as part of the first consultation on the new Local Plan.

Parish and Town Council Workshops (September – October 2015)

- 6.16 All Parish and Town Councils were invited to attend a one to one workshop session with Planning Officers to discuss their local issues and how their areas could look in 2036. Feedback from these workshops will help inform the content of the first consultation on the new Local Plan.

Housing Market Forum (10 November 2015)

- 6.17 Housing Market Forum held to promote early engagement and obtain a comprehensive view of the issues affecting the housing market. Developers, housing associations, agents and others active in the housing market were invited to the event and discussions will help inform the content of the first consultation on the new Local Plan and the housing market evidence base.

Evidence base

- 6.18 Work is currently being undertaken on a range of evidence base studies and assessments including:
- **Employment Land Needs Assessment** (joint study with the Ipswich Policy Area authorities – Ipswich Borough Council, Suffolk Coastal, Mid Suffolk and Babergh District Councils)
 - **Housing Needs**
 - **Retail and Town Centre Needs**

- **Strategic Housing and Economic Land Availability Assessment** (joint methodology with Great Yarmouth Borough Council published for consultation (9th October to 27th November).
- **Landscape Character Assessment Settlement Fringe** (joint study with Great Yarmouth Borough Council)
- **Green Infrastructure Strategy** (adopted May 2015)

Local Plan webpage

- 6.19 All information related to the new Local Plan for Waveney can be accessed direct at www.waveney.gov.uk/newlocalplan

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

Localism Act 2011

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

National Planning Policy Framework (2012) DCLG

Planning Policy for Travellers Sites (2012) DCLG

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

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.

BREEAM

First published by the Building Research Establishment (BRE) in 1990, BREEAM is the longest established and most widely used method of assessing, rating, and certifying the sustainability of buildings. The BRE Group are a UK based world leading research, consultancy, training, testing and certification organisation delivering sustainability and innovation across the built environment.

(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.

Planning Obligations and Agreements

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

Previously developed land (PDL)

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

Renewable energy

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

Section 106 Agreement

See Planning Obligations and Agreements.

Site Specific Allocations

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

Sites of Special Scientific Interest (SSSI)

Have statutory protection as the best examples of the UK's flora, fauna, or geological or physiographical features. They may have other national and international nature

conservation designations. Most SSSIs are privately owned or managed, while others are owned or managed by public bodies or non-government organisations.

Statement of Community Involvement

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

Supplementary Planning Documents

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

Sustainability Appraisal

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

Town and Country Planning Regulations

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

Use Classes Order

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

Appendix 4 Abbreviations used

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

Write to us



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

Call us



Planning Policy and Delivery Team (Local Plans)
01502 523029

Development Management (Planning Applications)
01502 562111

Email us



Planning Policy and Delivery Team (Local Plans)
waveneylocalplan@eastssuffolk.gov.uk

Development Management (Planning Applications)
pbc@eastssuffolk.gov.uk

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