

Annual Monitoring Report 2013 / 2014

December 2014



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
Town Hall
High Street
Lowestoft
Suffolk
NR32 1HS

Contents

1. Introduction	1
2. Progress against Local Development Scheme milestones	4
3. Implementation and performance of adopted policies	7
Housing.....	10
Economy.....	17
Environment.....	25
Society	32
Travel.....	37
Progress on Site Specific Allocations DPD	43
Progress on Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD	49
4. Monitoring of Sustainability Appraisal significant effects.....	55
5. Other Monitoring	57
Community Infrastructure Levy	57
Planning Obligations or Section 106 Contributions	58
Neighbourhood Planning	58
Local Development Orders.....	59
Duty to Cooperate.....	60
Appendix 1 List of indicators to monitor Core Strategy Objectives and Sustainability Appraisal significant effects.....	64
Appendix 2 References.....	71
Appendix 3 Glossary of terms	72
Appendix 4 Abbreviations used	76

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 2013 to 31st March 2014 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. However it is not required to have targets for the delivery of housing. Waveney therefore includes 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 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 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 in the LDS are being met, if not the reasons why and how it is to be addressed. Any necessary changes to the adopted LDS 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 LDF policies have yet been observed.
- **Section 5) Other Monitoring** – Covers monitoring requirements for Community Infrastructure Levy, Neighbourhood Planning and duty to cooperate.

- 1.10 Some key facts and figures are presented in a separate leaflet that has been prepared to accompany this report. This can be downloaded from www.waveney.gov.uk/LDF, has been provided to all Town and Parish Councils and is also available from [Waveney Local Offices](#).

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 only outstanding DPD to be prepared as tabled in the LDS is the Gypsy and Traveller Site Specific Allocations document.

Gypsy and Traveller Site Specific Allocations DPD

- 2.3 The LDS timetable shows work commencing on this DPD in November 2011 and continuing throughout 2012 with Adoption in September 2013.
- 2.4 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. There is 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. A joint assessment was commissioned by Waveney, Mid Suffolk, Babergh, Ipswich and Suffolk Coastal district and borough councils and the final document was published in October 2013.
- 2.5 The GTAA 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). This provision has already fulfilled the first 5 year requirement. The Council has taken the view that the need to produce a Site Specific Allocations document has been removed in the short-term. Provision of allocated sites for gypsy and travellers will be considered as part of any review of the Local Plan. Short stay stopping places are being reviewed as part of a Suffolk-wide assessment.

Revisions to Local Development Scheme

- 2.6 The Waveney Local Development Scheme will not be amended at this time. However, in light of recent significant changes to national planning policy and the need to keep plans under regular review the Council will be considering options for a review of the Local Plan over the

next year. The LDS will be revised when timeframes have been determined for a review of the Local Plan. This will provide an opportunity to remove the DPD from the LDS.

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></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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 A number of [Supplementary Planning Documents](#) have also being prepared as part of the LDF, with those on Development and Coastal Change, Renewable Energy and Sustainable Construction and the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief adopted during 2013/14 to add to those on Built Heritage and Design, Halesworth Employment Sites and Affordable Housing adopted the previous year. No Supplementary Planning Documents are included in the LDS. A revised [Statement of Community Involvement](#) was adopted in Sept 2014.

2.8 Over 50 background studies have being 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 on the Council's website visit www.waveney.gov.uk/LDF.

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 2013/14, 28 appeal decisions were received from the Planning Inspectorate, including 1 enforcement case. Of these, 9 were part allowed/allowed conditionally and 1 was withdrawn by the applicant. 17 cases were dismissed by the Planning Inspector indicating general support for current policies. However, one application conditionally allowed by the Planning Inspector in July 2013 was 'recovered' by the Secretary of State and the case was dismissed in October 2013. This application was for a solar farm at Ellough (DC/12/1113/FUL). The initial proposal was for a 30MW farm on 50 hectares which was revised prior to determination to 24MW on 46 hectares.
- 3.5 The majority of the allowed appeals relate to small-scale development including advertisement consent, alterations or extensions and single new dwellings. These were allowed due to differing opinions on the significance of design for the natural, built or historic landscape and none allowed due to inconsistency with national policy.
- 3.6 As reported last year, one successful appeal has potential implications for Policy DM08. Change of use of a building in business use to residential has been allowed because the Planning Inspector determined that part of the policy was not consistent with the NPPF. The

NPPF states that planning authorities should normally approve planning applications for change of use to residential from commercial use where there is an identified need for additional housing in that area providing there are no strong economic reasons against doing so. Weight was also given to proposed changes to permitted development rules. Now in force these allow change of use from offices to residential without the need to apply for planning consent. Policies covering employment will be kept under review.

Assessment of implemented policies

- 3.7 Analysis of monitoring data can give an indication of the use and performance of implemented policies. In some areas it could take several years for the impacts of policies and objectives to be assessed through monitoring. However, it is possible to assess where Core Strategy objectives are already being delivered, and where more work needs to be done to affect change.
- 3.8 This assessment will concentrate on the implementation of Core Strategy objectives, as these provide the overarching strategy for the area. Appendix 1 lists the indicators to monitor progress of the Core Strategy objectives. The Development Management Policies DPD (2011), Site Specific Allocations DPD (2011) and Lowestoft Lake Lothing and Outer Harbour Area Action Plan (2012) provide more detailed policies to help deliver Core Strategy policies, and all contribute towards delivering Core Strategy objectives. An assessment of how these policies are performing is provided where relevant.
- 3.9 The Core Strategy objectives have been arranged into five key themes - housing; economy; environment; society and travel. Where appropriate key indicators are presented to support the assessments and theme summary. 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 (pg 42) and 3.2 (pg 52) 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.

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 40).

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 2014, 3,978 new dwellings have been completed (an average of 306 dwellings per annum). This is 208 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.

During the early part of the plan period, annual completions were much higher than 290 per year. This is partly due to the completion of large greenfield sites (allocated in the Waveney Local Plan 1996) but largely because of a more buoyant economy and housing market at that time.

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.

The Site Specific Allocations and Area Action Plan DPDs have only been adopted for a relatively short time. Good progress has already been made in bringing forward many of these sites as shown in Tables 3.1 and 3.2. Two sites have already been completed and delivered 61 homes in total (LOW3 and SOU2). LOW5 is in progress and several other sites have planning permission (BEC3, part SSP3), are subject to a current planning application (LOW4) or pre-application discussions (BUN1, SSP6). 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 and enquiries.

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 NPPF and NPPG and take into account suitability, availability and deliverability (including viability) of identified sites.

Strategic Housing Land Availability Assessment Update

The current SHLAA (2014) has identified land for a total of 3,276 new homes which are likely to be delivered over the period 1st April 2014 to 31st March 2025. Of these, 137 will be delivered in the current year (2014/15), 1,713 will be delivered in the five year period (2015-2020) and 1,426 will be delivered in the period from 2020 to 2025. With existing delivery of 3,978 new homes in the period 2001 to 2014 and the identified supply of 3,276, a total of 7,254 new homes will be delivered over the period, exceeding the Core Strategy target by 294 new homes. The SHLAA also identifies a further 770 homes to be delivered post 2025. The SHLAA only identifies a 10 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 Supply

The five year period covered by the 2014 Statement of a 5 year Supply of Housing Land is 1st April 2015 to 31st March 2020. The Statement identifies 1,713 new homes to be delivered in the 5 year period which includes a 5% buffer as required by the NPPF. This is 217 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 is therefore considered adequate to meet current projected population growth and household formation rates. 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 2015 Onwards

Although housing delivery in Waveney has been relatively low again this year it is not unexpected. Between 2015 and 2025, it is anticipated that the average number of dwellings completed will increase to over 300 dwellings per year. The first phase (246 dwellings) forming part of a 800 housing development with supporting community facilities in Oulton (Lowestoft) is expected to deliver over 50 dwellings per year from 2016 and a number of sites allocated in the Site Specific Allocations and Area Action Plan DPDs are beginning to be brought forward. The recent resolution to grant approval subject to a section 106 agreement (October 2014) for a mixed use scheme that includes up to 850 dwellings on part of the Sustainable Urban Neighbourhood identified in the AAP supports the improving situation (DC/13/3482/OUT).

Affordable Housing Delivery

Since 2001, 18% of all new dwellings completed have been affordable (715 of 3978 dwellings). Since the adoption of Policy DM18 in January 2011, all new housing developments of sites with a capacity of 5 or more (additional) dwellings have been required to make provision for affordable housing.





Excluding sites being developed by Registered Providers (as these are providing 100% affordable schemes) there are currently 16 sites of 5 or more dwellings with planning consent. Under current policy these sites should provide 344 on site affordable dwellings. However, only 227 affordable dwellings have been secured on site plus a financial contribution for one off site dwelling. There are a total of 7 sites not providing any affordable housing or financial contribution for reasons of viability.

The “Woods Meadow” development in Oulton will deliver approximately 800 new homes. Under current policy this site would require 280 on site affordable homes (35%). 169 affordable homes have been secured by a Section 106 legal agreement, which was the amount negotiated based on adopted policy at the time of the original approval in 2007.

The amendment made to the National Planning Policy Guidance in December this year has more significant implications for the delivery of affordable homes in the District. The

Government has decided that Section 106 Agreements cannot be used to secure onsite affordable housing or offsite financial contributions on small sites of 10 or less dwellings. There is an exception for rural sites where an offsite contribution may be sought. However, using the example of the 16 sites detailed above that have or will provide affordable housing under previous policy, only 10 of those would be required to contribute under the new national guidance, resulting in 6 fewer affordable homes and/or equivalent financial contribution. This change will have to be taken into account with any future review of the Local Plan to consider how the Council achieves the level of affordable housing needed.

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 including affordable housing provision meets policy requirements although as part of a Local Plan review these targets will be reassessed. This assessment may indicate that a revised housing target and percentage of affordable housing is required.

-  167 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 plan period is still above the Core Strategy requirement of 6,960 dwellings by 294 units (Policy CS11).
-  Affordable housing completions this year at 40.7% (68 in total) is above the Policy requirement of 35% (Policy DM18) The housing elements on three sites in the Sites Specific Allocations Development Plan Document have progressed this year. The mixed use allocation on land at the former Eversley School playing field in Reydon (SOU2) has delivered the final 9 of a total of 38 homes. 23 affordable homes have been completed on the mixed use allocation at the Town Hall in Lowestoft (LOW3) and works have commenced at the former fire station in north Lowestoft (LOW5) which will deliver 32 homes, of which 13 have been completed this year.
-  The type of housing delivered this year has been predominantly two and three bedroom units at 72.7% of all completions. 12.8% have been one bedroom dwellings with 14.4% 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 51.3% of all completions.
-  Grant funding has been used to bring 6 private vacant dwellings back into use this year. Each property will be solely for rent by WDC nominated tenants and benefit from capped Local Housing Allowance rent for a period of 5 years.

Housing completions

Indicator	2013/14	2012/13	2011/12	2010/11
Net additional dwellings delivered	167	159	192	248
Affordable housing completions (gross)	68	61	38	100
Number of dwellings completed (allocations) - land allocated in the Site Specific Allocations DPD adopted January 2011	45	29	0	n/a
Number of vacant dwellings – non-WDC-owned vacant dwellings returned to occupation as a direct result of action by WDC	6	3	1	19

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

House types and sizes

Indicator	Description	2013/14	2012/13	2011/12
Housing types and sizes (gross completions)	1 Bed	24	26	32
	2 Bed	72	69	48
	3 Bed	64	69	98
	4+ Bed	27	37	40
	House	109	125	140
	Bungalow	34	35	28
	Flat	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 2014 – 31st March 2025) by source of supply. A total of 3,276 dwellings have been identified to be delivered in the period 2014-25. A further 770 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)	451	0
Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD (adjusted to account for planning consents and completions post 2025)	1187	421
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 2014)	233	0

Deliverable sites not currently in the planning process (identified in the Strategic Housing Land Availability Assessment 2014)	82	0
Site with planning permission (Woods Meadow, Oulton)	615	185
Sites with planning permission as at 1 April 2014 (small and large sites)	632	164
Total Provision 2014-2025	3276	770

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 2014](#) and the [Statement of a 5-year supply of housing land 2014](#) available on the Council's website www.waveney.gov.uk/LDF

	Net additional dwellings expected 2001-2025
Dwellings completed 2001-2014	3,978
Dwellings identified for completion 2014-2025	3,276
Total provision 2001-2025	7,254
No. of units above Core Strategy requirement of 6,960 dwellings	294

Figure 3.1 Housing trajectory chart



Economy

What are we are 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 (pg 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 2013 there are only 38,600 representing a fall in employee jobs of 1,700¹.

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 may 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. Indeed there has been a net loss of employment premises development in this reporting year.

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 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.

Tourism

Tourism continues to play a role in the economy of Waveney and according to the Council's "Volume and Value" Study (2014) supported 14% of all jobs in the District (based on 2012 figures). The recent "Seaside Towns in the Age of Austerity" by Sheffield Hallam University

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.

(July 2014), shows that seaside tourism jobs have increased between 2006/08 and 2010/12 in Lowestoft, Southwold and Kessingland. The number of planning applications submitted to provide new or additional holiday accommodation supports the importance of tourism in the district.

Town Centre Surveys

Town Centre surveys carried out this year show that the number of vacant units in Beccles has fallen, there has been no change in either Bungay or Halesworth but Lowestoft and Southwold have both recorded increased vacancy rates. Records for Lowestoft (main and core shopping streets) show a gradually increasing proportion of vacant units from 9 units in 2005 to 37 units this year. Southwold has recorded the most significant change in the last 12 months with the number of vacant units more than doubling from 3 to 7; however at the time of the survey two units were being refurbished. Although there has been no overall change in the number of A1-A5 uses within town centres, 9 A1 shops have been lost to A2 offices and A3 food and drink premises. The largest loss is in Lowestoft with 7 less shops (A1) this year than last 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 continues to rise, albeit at a slower rate than in the past. The vacancy rate in Lowestoft now stands at 18.7%, far higher than the rest of the District, however the health of Lowestoft as a shopping destination is generally being maintained. Despite the high vacancy rates, the vacant units are largely confined to the periphery of the Core Shopping Streets in the town centre.

Employment

- 3,995m² of B1, B2 and B8 development was completed during 2013/14. However, 4,574m² of B1-B8 floorspace was lost to other uses - all losses are outside of protected employment areas (DM01, EMP1 and EMP4).

- 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 91.5 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 97.9 hectares.

- According to the Business Register and Employment Survey (BRES) the total number of employee jobs in Waveney in 2013 was 38,600. This is a fall from 41,200 in 2009; these figures however exclude agricultural jobs. The Annual Population Survey shows that in March 2013 40,700 people in Waveney were employed as employees and 6,900 self employed.
- In April 2013, average full time wages for Waveney residents was £23,424, an increase of approximately £800 on the previous year. In comparison, figures for Suffolk show an average increase of over £650 and for England just £400 in the same period with average wages for full time employees £24,819 and £27,375 respectively.
- The difference between house prices and income has decreased this year (2013) to a ratio of 6.44:1, the lowest rate since 2009. The Suffolk rate is 6.85 with Suffolk Coastal at 7.09 and Great Yarmouth 5.91.

Tourism

- 16 applications for tourism uses were approved this year. 6 applications create new holiday accommodation and two provide additional accommodation, 7 applications seek to vary existing conditions (the majority to extend the occupancy period) and one loss of a guest house to residential (Lowestoft).
- Jobs directly related to seaside tourism have increased by over 700 in Lowestoft, Southwold and Kessingland between 2006/08 and 2010/12 ("Seaside Towns in the Age of Austerity", July 2014 by Sheffield Hallam University).

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 50.6% a decrease of 1% (or 9 units) from last year. However, overall no losses of A1 – A5 uses have been recorded 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 18.7%. The proportion of vacant units has increased the most in Southwold town centre this year (7.1%). The market towns of Beccles, Bungay and Halesworth have fared better

with vacancy rates currently between 4.3% and 6.9% this is against the national vacancy rate of 13.4% (The Local Data Company, June 2014).

Employment land developed

Indicator	Description Business Type (use class)	2013/14	2012/13	2011/12
Employment land developed (net additional floorspace, gross internal m ²)	B1A Offices	-560m ²	256m ²	1,790m ²
	B1B R&D	0	0	0
	B1C Light Industry	72 m ²	153m ²	280m ²
	B2 General Industry	410 m ²	1,770m ²	2,570m ²
	B8 Storage or Distribution	-501 m ²	1,058m ²	2,448m ²
	B1-B8 Total	-579 m ²	3,237m ²	7,088m ²

Source: WDC Planning Policy and Delivery Team

Employment land available

Indicator	Description	2013/14	2012/13	2011/12
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)	26.59	23.44	33.58
	Allocations – Site Specific Allocations DPD (Jan 2011)	47.38	47.35	47.35
	Allocations – Area Action Plan DPD (Jan 2012) (2.58ha currently has planning permission)	17.58	17.91	17.91
	Total	91.55	88.70	98.84

Source: WDC Planning Policy and Delivery Team, also see Employment Land Availability Assessments 2013 and 2014

Employee jobs in Waveney

Indicator	2013	2012	2011	2010
Total employee jobs (Waveney) [excludes agricultural jobs and those self-employed]	38,600	38,700	38,900	40,200

Source: ONS (Business Register Employment Survey, BRES – employer survey conducted in December of each year)

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 2013 - Mar 2014	Apr 2012 - Mar 2013	Apr 2011 - Mar 2012	Apr 2010 - Mar 2011
Overall employment rate (Waveney Residents)				
- Employees	35,900	40,700	41,700	44,300
- Self employed	8,000	6,900	6,700	5,900
Unemployment rate [model based estimates]	7.7%	8.8%	8.6%	8.0%

Sources:

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

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

Average earnings and house price affordability

Indicator	2013	2012	2011	2010
Average earnings (full time workers)				
- Waveney residents analysis	£23,424	£22,608	£24,093	£22,944
- Waveney workplace analysis	£21,703	£20,970	£22,129	£22,370
House price affordability	6.37	6.85	6.42	6.86

Sources:

Average earnings (full 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 2014	Mar 2013	Mar 2012	Mar 2011
Out of work benefits (Jobs Seekers Allowance claimant rate)	3.3%	4.6%	4.8%	4.7%

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)	2013	2012	2011	2010
Primary Services (A-B: agriculture and mining)	100 (0.4%)	100 (0.1%)	100 (0.1%)	0 (0.1%)
Energy and Water (D-E)	500 (1.3%)	500 (1.3%)	500 (1.2%)	400 (1.1%)
Manufacturing (C)	6,300 (16.4%)	6,500 (16.9%)	6,500 (16.7%)	6,700 (16.7%)
Construction (F)	1,700 (4.3%)	1,700 (4.4%)	2,100 (5.3%)	1,900 (4.7%)
Wholesale and retail, including motor trades (G)	7,300 (19.0%)	7,600 (19.5%)	7,800 (20.1%)	7,700 (19.2%)
Transport storage (H)	1,400 (3.5%)	1,400 (3.7%)	1,300 (3.4%)	1,200 (3.0%)
Accommodation and food services (I)	3,600 (9.3%)	3,800 (9.8%)	3,200 (8.3%)	3,500 (8.6%)
Information and communication (J)	300 (0.8%)	300 (0.8%)	200 (0.6%)	200 (0.5%)
Financial and other business services (K-N)	5,500 (14.3%)	6,100 (15.7%)	5,200 (13.4%)	6,200 (15.5%)
Public admin, education and health (O-Q)	10,300 (26.7%)	9,600 (24.7%)	10,300 (26.5%)	10,500 (26.1%)
Other Services (R-S)	1,500 (3.9%)	1,200 (3.2%)	1,700 (4.3%)	1,800 (4.4%)

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	2013/14	2012/13	2011/12
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	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	9 applications approved for tourism uses

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

Retail and town centres

Indicator	Description	2013/14	2012/13	2011/12
Percentage of town centre units with A1 shop use	Lowestoft main and core shopping streets	64%	67%	67%
	Beccles	46%	48%	47%
	Bungay	40%	40%	40%
	Halesworth	52%	52%	53%
	Southwold	52%	51%	54%
	Town centres total	50.6%	51.6%	52.2%
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	429	438	439
	A2 Financial and Professional Services	121	116	120
	A3 Food and Drink	51	47	43
	A4 Drinking Establishments	21	21	21
	A5 Hot Food Takeaways	18	18	18
	A1-A5 total	640	640	641
Vacant units in town centres (number of vacant units and % of town centre units that are vacant)	Lowestoft main and core shopping streets	37 (18.7%)	35 (16.6%)	26 (12.3%)
	Beccles	11 (4.3%)	14 (5.5%)	13 (5.1%)
	Bungay	12 (6.9%)	12 (7.1%)	13 (7.7%)
	Halesworth	5 (4.6%)	5 (4.6%)	5 (5.5%)
	Southwold	7 (7.1%)	4 (4.0%)	4 (4.1%)
Changes in the number of buildings in office use in Lowestoft town centre office areas	Lowestoft Office Areas (policy DM12)	-2	-1	-2

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

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, and perhaps reflecting this approach, there has been a recent increase in applications for housing developments on greenfield sites. Two rural exceptions sites have been permitted which will achieve 26 affordable homes in Holton and Halesworth.

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. Two tourism uses have recently been permitted in the strategic gap between Lowestoft and Kessingland. A new 11.5ha camping and caravan site opened Summer 2013 part of which had previously been used as a children's camp site. An extension to an existing caravan park by developing part of the curtilage of the site owners' house for holiday lodges was approved this monitoring year. Within the Gunton open break a 3.8ha 'green burial' site has been permitted.

Within the Area of Outstanding Natural Beauty (AONB) a solar farm is currently under construction on 10.92ha of agricultural land in Reydon. 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.

Waveney District was affected by the storms and tidal surge 5-6 December 2013. Parts of Lowestoft town centre were flooded around Station Square, Bevan Street East, London Road South, St John's Road and Kirkley Ham. A total of 93 residential and 140 commercial properties, including shops, offices, and restaurants were flooded in Lowestoft and Oulton Broad and 7 commercial and 2 residential premises in Southwold. Part of the seawall collapsed at Children's Corner and in Southwold the promenade was affected and a number of beach huts and the harbour were flooded. Mutford Lock and the Bascule Bridge were

both closed and rail services between Lowestoft and Norwich and Ipswich were disrupted because of flooding and damage to the signalling network. The Environment Agency issued 12 flood warnings (7 severe) and 4 flood alerts for the district (4-5th December). Rest centres were made ready in parts of Lowestoft, Kessingland and Southwold.

A number of flood defence options are being considered for the long term protection of Lowestoft from future flooding events and coastal erosion. The Lowestoft Flood Risk and Coast Management Strategy is a project being undertaken on the feasibility and benefits of providing additional and improved sea wall defences for Lowestoft and a tidal gate at Lowestoft Bascule Bridge. The overall aim of the project is to protect existing homes and businesses from all forms of flooding (tidal, fluvial and pluvial) and improve vulnerability to coastal erosion. It is also to help facilitate economic growth in the town, particularly in connection with tourism and inward investment from offshore development.

The Government has just announced its investment programme for the period 2015-2021 and the Lowestoft Project is included in this programme. £6.8 million has been allocated towards construction costs (subject to the rest of the funding being secured), alongside the £2.6 million allocated by the Regional Flood and Coastal Committee. Funding towards the project development will be available next year subject to Environment Agency project approval.

Renewable Energy and Sustainable Construction

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). Figures are approximate as not all the necessary information is available in all planning applications to calculate robust figures therefore figures are likely to be an under estimate.

27.2GWh of renewable energy (electricity) has been installed this year. Since the adoption of the Development Management Policies in January 2011, approximately 54.3GWh of renewable energy has been installed. As at 31 March 2014 there are outstanding planning permissions for renewable energy proposals totalling 61GWh. If these were all delivered and added to the renewable energy installations already completed in Waveney District this total is 122GWh. This is approximately 57% of the 215GWh 2021 target, which overall is showing good progress. Not all installations require planning permission therefore actual installed capacity is likely to be higher than reported. Ofgem² data shows that as at 31 March 2014 Waveney District has 10.92MW installed capacity from domestic, community and non-domestic installations (estimated 9.57GWh or 0.04% of the District's total target to 2021). The total amount of energy generated by small-scale installations (e.g. solar panels on a private house) in Waveney is approximately 9.57GWh. This output is equivalent to about 1.3 wind turbines

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

the size of “Gulliver” in Lowestoft.

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. DM04 is closely related to the Building Regulations and at least Code level 3 was required for all new homes from 1 October 2010. At the time of writing the policy it was anticipated that energy requirements set out in Part L of the Building Regulations were set to increase by 25% in 2013 and at least Code level 4 would be required for all new homes. On April 6th 2014 the energy requirements set out in Part L increased by 6% rather than 25% therefore the energy requirements in Part L and level 4 of the Code for Sustainable Homes are no longer equivalent.

Requiring compliance with Code level 4 as set out in DM04 is not consistent with the original thinking of how the policy would be applied and is also likely to provide little short-term gain in the context of sustainability with the Government having indicated the Code will be dissolved in the future through the Housing Standards Review. Therefore, Policy DM04 will continue to require Code for Sustainable Homes level 3 compliance. If an applicant submits an application proposing to achieve CfSH level 4 compliance or above they will be informed that only CfSH level 3 is required.

Notwithstanding the changes above, a year on year increase in the number of Code for Sustainable Homes certificates issued by the British Research Establishment for residential development in Waveney is detailed in the table below. The increase in design stage certificates indicates that applicants are considering how to meet the CfSH standard earlier in the design process which in turn should increase the overall sustainability of the development. The increase of post construction certificates indicates that more residential developments are being completed to a higher sustainability standard.

BREEAM Schemes

Policy DM04 requires all new schools or office developments of 1,000m² or above gross floorspace to achieve the BREEAM “Very Good” standard or equivalent. Policy WEW1 requires all non-residential developments within the Area Action Plan main strategic sites of SSP1, SSP2 and SSP3 to deliver BREEAM “Excellent” or equivalent. Both policies allow variation where it is demonstrated to be unfeasible or unviable.

The Kirkley Mill Health Centre (SSP5 Kirkley Rise) was completed in January 2014 and meets the “Very Good” rating. Initially this scheme was set to achieve the “Excellent” standard but due to the late commencement of the BREEAM assessment a number of points are not available to the project and therefore “Excellent” is unachievable. This scheme was approved in January 2011 prior to the adoption of the AAP and is not a main strategic site.

So although it is disappointing that the excellent rating cannot be met the benefits of the scheme to the local community outweigh the sustainability assessment of the building.





Two office buildings within the AAP area (SSP3) are expected to meet the “Very Good” or “Excellent” rating when the BREEAM assessments have been carried out.

Award Winning Schemes

Long Farm (Reydon) a new build replacement dwelling completed March 2013 won the 2013 Grand Designs ‘Home of the Year’ award and achieves Level 4 of the Code for Sustainable Homes. Emmanuel Church (Bungay) won the Greenest Building category of the 2014 Suffolk Greenest County Awards. Their “Going Greener” project included the installation of a ground source heat pump and underfloor heating, insulation improvements and the installation of solar thermal panels for hot water supply and is a local showcase for environmental technology and an encourager to local environmental and sustainability groups.

SAP Ratings – Standard Assessment Procedure

SAP has been adopted by the government as part of the UK national standard for calculating the energy performance of buildings. Every new house has to have a SAP rating and provides a simple means of estimating the energy efficiency performance of a home. SAP ratings are expressed on a scale of 1 to 100 - the higher the number, the better the rating. SAP is calculated by a procedure which is specified in Building Regulations, and which predicts heating and hot water costs. These costs depend on the insulation and air tightness of the house, and on the efficiency and control of the heating system. The calculation uses the Building Research Establishment's Domestic Energy Model (BREDEM). The average energy efficiency of the local authority owned homes has been assessed as 69.8.

-  67.2% of new housing and 74% of new employment floorspace has been completed on previously developed land in 2013/14.
-  70% of housing commitments are on greenfield land (sites with planning permission as of 31 March 2014). The figure will improve in future years as previously developed land within the Area Action Plan area gains planning consent.
-  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 dpha across the District. Two redevelopment sites in Lowestoft achieved 58 and 70 dwellings per hectare.
-  No planning applications have been granted against the advice of the Environment

Agency on flood risk grounds (policy CS01).

- As at 31 March 2014 Waveney has approximately 61.5GWh of installed renewable energy generating capacity. This is approximately 29% of the target of 215GWh by 2021 (policy DM04). Waveney is committed to a further 61GWh (28%) of renewable energy proposals.

Housing density and completions on previously developed land

Indicator	2013/14	2012/13	2011/12	2010/11
Dwellings per hectare of net developable area (new build developments of 10 or more units)	35 (5 sites)	58 (2 sites)	35 (5 sites)	58 (2 sites)
Number and percentage of new dwellings completed on previously developed land (gross completions)	67.2% (127 of 189)	63.6% (129 of 203)	68.8% (150 of 218)	67.6% (186 of 275)
Amount and percentage of new employment floorspace on previously developed land (B1-B8 uses classes)	74% (2,954m ² of 3,995m ²)	100% (3,839m ²)	34% (3,177m ²)	93% (10,580m ²)

Source for all Indicators: WDC Planning Policy and Delivery Team

Flood risk and coastal erosion

Indicator	2013/14	2012/13	2011/12	2010/11
Number of flood warnings and alerts issued	13 Warnings (of which 12 were for Dec-13 storms) 22 Alerts (4 for the Dec-13 storms)	2 Warnings 14 Alerts	2 Warnings 9 Alerts	0 Warnings 7 Alerts
Flood risk – planning applications approved against Environment Agency advice	0	0	0	0
Developments refused because of coastal erosion	0	0	2 (applicant failed to submit a risk assessment)	DMP DPD not adopted until Jan-11

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

Energy efficiency of homes and other buildings

Indicator	2013/14	2012/13	2011/12	2010/11
Energy efficiency of homes – average SAP rating of Local Authority owned homes	69.8	68.8 (new methodology)	81.84	
Code for Sustainable Homes certificates issued by the British Research Establishment: no. of post construction certificates (no. of design stage certificates)	686 (531)	527 (429)	311 (266)	78 (171) Policy DM04 adopted Jan-11
BREEAM “very good” or higher: number of relevant planning applications with extant consent as at 31 March (no. of applications completed during year: rating)	3 (1: Very Good)	3	1	1 Policy DM04 adopted Jan-11

Sources:

SAP rating for Local Authority owned homes: WDC Housing Team

Code for Sustainable Homes: CLG, Code for Sustainable homes: cumulative and quarterly data for England, Wales and Northern Ireland

BREEAM: Planning Policy and Delivery Team, monitoring of planning applications

Installed electricity generating capacity using renewable energy

Indicator	2013/14	2012/13	2011/12	2010/11
Installed electricity generating capacity using renewable energy	27.2GWh	0.17GWh	17.57GWh	9.5GWh
Ofgem Feed-in Tariff Installation Report as at 31 March (approximate)	9.57GWh	2.79GWh	0.18GWh	0.25GWh

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

21% of Waveney’s population lives in an area within the most deprived 25% wards in the country ([The English Indices of Deprivation 2010](#)). These figures are due to be revised in 2015 and a more up to date position will be reported in next years AMR. Many of the most deprived areas of the district are located in Lowestoft, in areas that should benefit from longer-term plans for employment and housing growth as set out in the Core Strategy and

Area Action Plan.

Health and Community Facilities

Progress is being made in redeveloping vacant sites on the southern shore of Lake Lothing for new housing and retaining employment uses around Riverside Road. Two new health centres bring modern purpose-built GP facilities to the centre of Kirkley (SSP5) in south Lowestoft and the communities of Reydon and Southwold (SOU2). On-site works are progressing to prepare land at Wangford Road Reydon to provide additional playing fields (SOU3). Further delivery of sites allocated for community facilities, open space, allotments, affordable housing and other types of infrastructure will address identified needs.

Policy DM26 aims to retain vacant school buildings and playing fields for community benefit. Of the 9 sites scheduled to close as part of Suffolk County Council's Schools Organisation Review three are still in use and provide additional space for the retained schools. The former Lothingland Middle School has undergone a comprehensive refurbishment and opened in September 2014 as 'Lound Campus' a satellite site for Lowestoft College. In Halesworth, Suffolk County Council bore the cost of demolishing the former middle school buildings (retaining the North Suffolk Skills Academy and Apollo Youth Group) and the site is now run by Halesworth Campus Limited. Drainage works will be carried out in 2015 to improve the playing fields. The former Roman Hill Primary School is being redeveloped as an 80 bed care home and is scheduled to open late 2014. Sites of the former Worlingham, Carlton Colville and Fen Park (south Lowestoft) schools are currently vacant. Worlingham Parish Council and the local community are interested in developing the former primary school site at Rectory Lane for community use.

Social Challenges

[Lowestoft Rising](#) was formed in October 2013 and 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. The partners comprising of Suffolk County Council, Waveney District Council, Suffolk Police, Police and Crime Commissioners Office and Great Yarmouth and Waveney Clinical Commissioning Group alongside voluntary organisations and the Department of Works and Pensions are working together to deliver a range of public services and other initiatives.

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.

The Lowestoft '[Reducing the Strength](#)' campaign, launched in March 2014 to reduce the sale of super strength alcohol from shops in Lowestoft is having positive effects. Waveney

Community Safety Partnership, supported by the police and Lowestoft Rising, are working to reduce levels of street drinking and incidents of alcohol related anti-social behaviour. 27 retailers are currently supporting the scheme and since its launch there has been a reduction in alcohol related incidents in the town centre. The number of street drinkers in Lowestoft has dramatically reduced from approximately 30 recognised street drinkers, who were repeat offenders and often associated with anti-social behaviour, to just four.

The Council and partners are involved in a wide range of events and initiatives to promote community spirit and life skills such as hosting the Queen's Baton Relay with over 1,500 people in attendance, of which half took part in organised physical activity events; providing support to parishes wanting to get involved in community led planning including preparing Neighbourhood Plans and supporting the annual Crucial Crew personal safety event for year 6 school children (aged 10-11), including fire, road and electrical safety, first aid and healthy eating.

Education

The objectives of Suffolk County Council's '[Raising the Bar](#)' are that every child reaches their potential, is taught by a good or outstanding teacher, attends a good or outstanding school and is given the best preparation for life before and beyond school.

The latest school examination results are for 2013. 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 47.2%. The results for Suffolk, the East of England and England are 54.8%, 59.7% and 60.9% respectively.

Suffolk County Council's reorganisation of schools and 'Raising the Bar' scheme attempt to improve academic achievement in the county. The reorganisation of schools in Waveney has removed middle school provision. A new high school based at the Pakefield Middle School has been constructed. The first two phases of this development have been completed and were ready for occupation for the new 2014 term; the third phase to redevelop the former middle school is due to take place soon.

- 21% of Waveney's population lives in the most deprived wards in the country.
- 11% of working age people do not have any qualifications (ages 16-64). This compares to 7.9% for Suffolk county (ranging from 4% for Babergh to 12.4% for Forest Heath districts)
- 47.2% of year 11 pupils gained 5 or more A* - C grades including English and Maths (academic year 2012-13), compared to 59.7% for the East of England.

- The percentage of children aged 10 to 11 who are obese has improved from 18.7% in 2012 to 17.6% in 2013; a 1.1% improvement compared to the Suffolk county change of only 0.3%.
- 21% of the Waveney population participates in three 30 minute physical activity sessions per week, compared to 23.4% for Suffolk county. Forest Heath has the most participation at 27.4% and Ipswich the lowest at 18%. (Sport England, Joint Strategic Needs Assessment 2007-12).
- Recorded crime and anti-social behaviour incidents have decreased significantly since 2010. In 2013, there were 808 fewer recorded crimes than in 2012 and 752 fewer anti-social behaviour incidents.

Qualifications

Indicator	Current result	Previous result	Previous result	Previous result
Proportion of the population with no qualifications	11.0% (2013)	8.10% (2012)	12.8% (2011)	14.7% (2010)
Percentage of the population with NVQ Level 4 or higher	17.2% (2013)	21.4% (2012)	19.1% (2011)	18.7% (2010)
Percentage of year 11 pupils gaining 5+ A* - C grades at GCSE or equivalent including English and Maths	47.2% (2012/13)	43.6% (2011/12)	47% (2010/11)	48.3% (2009/10)

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	-
	Females	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		11.20% (2011-12)
	% of children aged 10 to 11 years who are obese	17.6% (2012-13)	18.70% (2011-12)

Sources:

Life expectancy: Suffolk Observatory (Public Health Suffolk)

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	2013	2012	2011	2010
Crime (home office recordable crime)				
– total count	6,392	7,200	8,393	8,520
– per 1,000 population	55.1	62.2	72.8	72.5
Anti social behaviour				
– total count	5,102	5,854	6,842	7,522
– per 1,000 population	44.0	50.6	59.3	64.0

Source: Suffolk Constabulary, calendar year (per 1,000 population based on ONS mid-year estimates 2010, 2011, 2012, 2013)

Figures are different to those published in previous AMRs

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 with many other community facilities proposed in the Site Specific Allocations and Area Action Plan DPDs 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

Improvements to relieve local residential roads from through-traffic are expected with the completion of the final part of the Lowestoft Northern Spine Road (Phase 5). The road is due to open in February 2015 and will provide a quicker route to the northern section of the A12 to Great Yarmouth. Plans have been approved and work is expected to begin on the Beccles Southern Relief Road by Spring 2016. The scheme has been awarded £2million of funding as part of the Government's Growth Deal. The 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.

Improvements at the Commercial Road/A12 junction in Lowestoft have allowed traffic to turn right from Commercial Road onto the A12 southbound, opening up employment opportunities in this key port location with improved access. The scheme included the widening of some footpaths and the provision of a new Toucan crossing for cyclists and pedestrians to improve the environment for non-vehicular traffic in this busy area.

Work is currently being undertaken by Suffolk County Council to define a preferred location for the third river crossing. In addition, the Highways Agency and Suffolk County Council are working together to look at junction improvements across the whole of Lowestoft, which is being done primarily to help improve traffic flows in and around the town.

A new 1.4km cycle path has been completed in Halesworth. Starting at the entrance to Town Park the path crosses Millennium Green, provides connections to the Blyth Road Industrial Estate and finishes south of the town at Mells Road. The 2.5 metre wide all weather track improves opportunities for commuting to work, cycling to school and leisure trips to the wider area and forms part of the National Cycle Network. A new bus interchange has opened at Lowestoft Rail Station and a "bike and go" scheme has been introduced by Network Rail.

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%.

Travel planning

Development proposals that will have significant transport implications are required as a condition of planning approval to draw up a Travel Plan to show how car based travel to the site can be minimised. Since the adoption of the Core Strategy there have been 7 such developments, the most recent of which is the Council's own new office accommodation, Riverside.

The Travel Plan for the recently opened Kirkley Health Centre in Kirkley includes a commitment to encourage staff to adopt more sustainable modes of transport to get to work. The objectives focus on raising staff awareness of sustainable travel options, promotion of public transport use, cycling and walking, and efficient car use.

Modal Shift





Lowestoft Local Links is a green travel project that helps people in Lowestoft make more sustainable journeys, whether by cycling, walking, and car sharing or using public transport. Sustainable travel offers many benefits including saving money, improving health and well-being, improving air quality and easing local congestion.

Over the past two years Lowestoft Local Links has been working with the business community to help more of their employees use more sustainable modes of transport to get to work and more than 150 organisations have stepped up to the challenge. Sustainable Travel Awards have been given to Harrod UK, Hoseasons and Richardson's Family Entertainment for their achievements and commitment to sustainable travel over the last 12 months.

Seven Lowestoft schools took part in the Big Pedal event and over a 2 week period 7708 journeys were made by children cycling or using a scooter to get to school. Several other initiatives have been promoted to get more people cycling including Bike Week, Cycle Suffolk Challenge and Bike to School Week.

The pedestrian cycle bridge across 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 station will become more accessible.

-  Several allocations to provide new/improved facilities have made progress to secure funding or planning permission, including a new community centre in Bungay (BUN3), healthy living centre in Reydon (SOU2, opened Sep-12), health centre in Kirkley (SSP5, phased occupancy from May-14) and additional playing fields in Reydon (SOU3).
-  Where traffic movement continues to be monitored there has been a small increase in volumes at Carlton Colville and Saltwater Way and a small decrease at the Lowestoft Bascule Bridge (north bound).
-  Since 2001, 96% of all new residential development has taken place in Lowestoft, the Market Towns and larger villages. The proportion of development in Lowestoft 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

Indicator	Description Road/Site title/Site ref	2013	2012	2011
Traffic volumes at key locations	B1375 Gorleston Road C101	12646*	12646*	12646
	A1117 Normanston Drive C104	16309*	16309*	16309
	A146 Carlton Colville M019	16911	16524	16574
	A1117 Saltwater Way M051	25701	25280	25555
	A12 Bascule Bridge (north bound) 6055	13418	13945	14242

*Monitoring at Gorleston Road and Normanston Drive ceased April 2011 due to budget cuts

7 Day Average Annual Daily Traffic – the average number of vehicles over a year using a road each day, all motorised vehicles

Source: Suffolk County Council and Highways Agency

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 (NPPF) replaced the Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) that were used for the preparation of the Policies contained in the Councils DPD's. In light of the publication of the NPPF 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 NPPF.

- 3.12 The review demonstrated that all policies were in broad compliance with the NPPF. 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 NPPF 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 Although not requiring planning permission, the majority of these changes require prior approval covering flooding, highways and transport impacts and noise. To date only 7 prior approval applications have been received. All are for change of use to residential - 4 from B1a office (Lowestoft, Beccles, Rumburgh), a chapel (Lowestoft), and two shops (Lowestoft and Holton).

- 3.16 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

- 3.17 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 01/12/2014

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
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 under consideration for 20 self contained flats, office, communal lounge and plant room (supported living accommodation) and 3 No. houses and 6 No. 3 storey flats	
LOW5	Site of Normanshurst Fire	Housing	Delivery through the landowner/developer in conjunction with the community during	DC/11/1095/FUL Application for 32 dwellings granted December 2011.	Development in progress and 20 completions to

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
	Station Normanston Drive Lowestoft		the early part of the plan period.		date - development expected to complete by March 2016.
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.		
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 2015.
LOW10	Land part of Laurel Farm London Road Kessingland	Playing fields	Early part of the plan period.		
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.	Landowner in process of selling to 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.		Pre-application meetings held with landowner and agent to bring site forward. Policy BUN1 allows flexibility on the number of dwellings on the site that are necessary in order to deliver a viable scheme. A planning application is expected to be submitted in the early part of 2015.
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 will be brought forward before community centre.
BUN5	Land off Wingfield Street Bungay	Allotments / Open Space			
BUN6	Land adjacent to Bungay Cemetery Bungay	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.		Landowner has expressed an intention to develop and a planning application will be forthcoming. Although no timescale are currently known, there is no evidence to suggest the site will not be released 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 and works commenced to prepare site for use.

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

Background

- 3.18 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).
- 3.19 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.
- 3.20 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 AAP has necessarily been confidential and it will be some time before significant changes and delivery are evident on the ground.
- 3.21 The Council is working in partnership with Suffolk County Council, New Anglia Local Enterprise Partnership, the Environment Agency, Highways Agency, utilities and services providers, landowners and the community. Funding opportunities are being explored from public and private sectors.
- 3.22 The Council has been criticised in recent months 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 "[Locate in Lowestoft](#)" initiative is being led by the Council's Economic Development and Regeneration team to highlight all the opportunities and prospects for local businesses and investors.

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)

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)
- ✓ 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 kickstart a project to look at the best way to restore and revitalise the Lowestoft Rail Station building (TML4, 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)
- ✓ Multi-million pound investments by Northumbrian Water and Waveney District / Suffolk County Councils to provide 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)
- ✓ Purchase of the former Sanyo site by Waveney District Council to deliver over 300 new homes. The first new homes are expected to be completed by March 2017 (HC1, HC2, SSP3)

- ✓ Planning application approved at Development Control Committee October 2014 for up to 850 homes, open space, primary school, marina and retail unit (HC1, HC2, HC3, EHC3, SSP3)

East of England Park (SSP4)

- ✓ Waveney District Council and partner Community Action Suffolk held an initial public workshop event in June 2014 on how the East of England Park should be developed and improved. The 'East of England Park Challenge' was rolled out to local schools in the area from September (RLT2, EHC3, SSP4)

Kirkley Rise (SSP5)

- ✓ New GP surgery completed at Kirkley Rise. Further phased development will provide additional community health care services for residents on the south side of town (HC3, SSP5)

Western End of Lake Lothing (SSP6)

- ✓ Planning application received for 44 new homes on 0.78 hectares (SSP6)

Oswald's Boatyard (SSP7)

A longer-term project to deliver a replacement library, new housing and community facilities in Oulton Broad

The Scores (SSP8)

- ✓ Mixed use commercial/residential development approved for redundant warehouse (EMP3, SSP8)

Peto Way / Denmark Road (SSP9)

- ✓ Funding for the Denmark Road widening scheme prioritised by the Local Transport Board

Future work

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

- Preparing a Master plan for the re-development of the 8 hectare former Sanyo factory (HC1, HC2, SSP3)
- 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 for developers to ensure a high quality design to extend the retail and commercial offer in Lowestoft (RLT1, RLT2, SSP2)
- Identified as a longer term project due to viability issues, some investigative work will commence to deliver Oswald's Boatyard site (HC3, SSP7)
- Work will commence on identifying potential opportunities for development and needs across The Scores area (EMP3, SSP8)
- 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)

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

Table 3.2 Summary of progress on sites allocated in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD, as at 01/12/2014

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.		Suffolk County Council has completed the Lowestoft Station Bus and Rail Interchange (Sep-13) and Commercial Road junction improvements (May-14). New pedestrian and cycle swing bridge was granted planning permission (Apr 13)
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 by Development Control Committee Oct-14 subject to completion of a Section 106 Agreement (DC/13/3482/OUT)</p> <p>Riverside Road 1,835m2 call centre / offices for Northumbrian Water completed Jun-14.</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
				3,600m2 office accommodation for WDC/SCC under construction and due for occupation end Mar-15 (DC/13/0743/RG3)	
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.		
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 phase of 'Kirkley Mill' Health Centre completed to relocate GP surgeries. 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.	Planning application for 44 residential units under consideration (DC/14/2986/OUT).	
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.		Delivery now expected post 2020 due to viability issues.
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)	
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 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 or Lowestoft Lake Lothing and Outer Harbour Area Action Plan.
- 4.2 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.
- 4.3 All adopted LDF development plan documents were predicted to have significant positive impacts, across a range of social, environmental and economic sustainability objectives.

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

DPD	Potential minor negative effects of DPD, as assessed through Sustainability Appraisal	Potential major positive effects 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
Site Specific Allocations	<ul style="list-style-type: none"> • The quality and local distinctiveness of landscapes (through greenfield development) 	<ul style="list-style-type: none"> • Improve access to key services for all sectors of the population • Reduce the effects of traffic on the environment
Development Management Policies		<ul style="list-style-type: none"> • Meet the housing requirements of the whole community • Improve the quality of where people

DPD	Potential minor negative effects of DPD, as assessed through Sustainability Appraisal	Potential major positive effects of DPD, as assessed through Sustainability Appraisal
		<p>live</p> <ul style="list-style-type: none"> • Conserve soil resources and quality • Conserve and where appropriate enhance areas of historical and archaeological importance • Achieve sustainable levels of prosperity and economic growth throughout the plan area
Lowestoft Lake Lothing and Outer Harbour Area Action Plan		<ul style="list-style-type: none"> • Improve access to key services for all sectors of the population • Improve the quality of where people live • Conserve soil resources and quality • Conserve and enhance the quality and local distinctiveness of townscapes • Achieve sustainable levels of prosperity and economic growth throughout the plan area • Revitalise town centres • Encourage and accommodate both indigenous and inward investment

- 4.4 Monitoring data suggests that there have not been any significant detrimental impacts on landscape or greenfield land during 2013/14, as a high proportion of all new employment floorspace and housing development has been provided on previously developed land.
- 4.5 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 is improving with the development of new health centres and provision of more allotments.
- 4.6 In December 2013 central Lowestoft and other areas of Waveney's coastline experienced some of the worst tidal flooding for decades. This event clearly demonstrates the importance of considering the location of new development and potential impacts of climate change. Work is currently being undertaken to come up with a flood protection scheme for Lowestoft.
- 4.7 Positive trends have been observed in many sustainability indicators, including a range of housing indicators, the efficient use of land and business development. 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 CIL is only paid once development commences and is paid in instalments over a period of 18 months to 2 years. £15,158.39 has been collected from two developments during the period

1 August 2013 to 31 March 2014. 15% from each development has been passed to the relevant Town/Parish Council (Southwold and All Saints South Elmham). Future AMRs will report in more detail on income and expenditure of CIL contributions.

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 2013/14 – open space and affordable housing

Obligation	Income	Expenditure
Open space	£43.4k	£120k
Affordable housing	£130k	£86.8k

NB Open space secured includes £33,710 in upfront fees (Section 111)

- 5.6 Open space projects for 2013/14 include:
- ✓ New/replacement play equipment in Bungay, Gunton and Beccles
 - ✓ Kessingland Skate Park Project
- 5.7 The affordable housing spend provided funding towards supporting a scheme of affordable rented units at Till Road, Lowestoft and at Romany Lane, Kessingland.
- 5.8 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

- 5.9 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.

- 5.10 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.
- 5.11 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 approved for both Kessingland (9 December 2013) and Southwold (19 May 2014) and Kessingland have produced an early draft of their plan. Oulton Parish Council submitted an application to designate their Neighbourhood Area and the consultation was carried out by the Council during October-November 2014. Beccles Town Council is likely to submit an application for designation of their Neighbourhood Area in the coming weeks. Further information on Neighbourhood Planning can be found on the Council's website at www.waveney.gov.uk/neighbourhoodplanning

Local Development Orders

- 5.12 Five **Local Development Orders (LDOs)** are in place to help simplify the planning process and four of the sites, with the exception of PowerPark, also have Enterprise Zone Status. The LDOs came into effect on 24th March 2012. Local Development Orders grant permission, subject to conditions, for specified development, removing the need to apply for planning permission. The objective of an LDO is to progress development at greater speed and certainty. The areas covered by LDO's are:
- PowerPark, Lowestoft
 - Mobbs Way, Oulton
 - Ellough Industrial Estate
 - Riverside Road, Lowestoft
 - South Lowestoft Industrial Estate
- 5.13 Although no work has commenced under the simplified planning process, several planning applications have been approved for developments within the LDOs. At Riverside Road a new B1a office for Northumbria Water was recently completed (June 2014) and a new office for Waveney District and Suffolk County Councils is under construction. At Mobbs Way, 5 blocks of B1-B8 units will be completed during 2014/15. 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

- 5.14 Section 110 of the Localism Act (2011) sets out the requirements for duty to co-operate. 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.

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

- 5.16 There has been a long history of joint working and co-operation 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.

- 5.17 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.

- 5.18 Waveney has worked closely with Great Yarmouth Borough Council on a number of strategic issues. At one time our 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 has been delayed and the two local authorities' timetables are no longer aligned. 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

- 5.19 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.

- 5.20 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.
- 5.21 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 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

- 5.22 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 have 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 will be considered again in the future.
- 5.23 A Memorandum of Understanding 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.

Coastal Erosion and Adaptation Measures

- 5.24 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 is currently undertaking (along with Great Yarmouth Borough Council) a detailed study of the coastal processes from Gorleston to Pakefield to update our understanding of how this

stretch of coastline works and will involve a significant amount of cooperation between coastal authorities and other organisations responsible for coastal planning.

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

- 5.25 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.

5.26 Gypsies and Travellers

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.

Conclusion

- 5.27 Waveney is partnered with Suffolk Coastal District Council and there is ongoing cooperation on strategic planning issues 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 2013 to March 2014

Month/Year	Project	Detail of Engagement
05/13	Great Yarmouth Core Strategy and Housing Market Assessment	Meeting to discuss joint working where possible and continued engagement.
10/13	Great Yarmouth Core Strategy	Joint meeting to discuss comments and responses.
11/13 (and ongoing)	Gypsy and Traveller transit site provision	Joint meeting between Suffolk authorities to discuss Suffolk wide approach to delivery options and update on key findings.
01/14	Great Yarmouth Core Strategy and Housing Market Assessment Memorandum of Understanding	Agreement between Waveney District Council and Great Yarmouth Borough Council on the approach for co-operation on strategic matters.
01/14	Greater Norwich Strategic Housing Market Assessment	Joint discussion between Norfolk and Suffolk authorities on early findings of the assessment in

		relation to the identified housing market areas.
01/14	Gypsy and Traveller Needs Assessment	Early discussion on the approach Norfolk authorities were taking regarding assessment of needs of the gypsy and traveller community.

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.

County Wildlife Site (CWS)

Areas of county-wide wildlife interest such as ancient woodland, grassland with floral diversity or rarities, nationally scarce habitats or sites that support one or more species listed in the Wildlife and Countryside Act or the Red Data Book. Many are privately owned and have no statutory protection.

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 English Heritage website www.english-heritage.org.uk

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.

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.

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
CWS	County Wildlife Site
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
Town Hall, High Street, Lowestoft
Suffolk NR32 1HS

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@waveney.gov.uk

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

www.waveney.gov.uk/LDF