

# Waveney Local Development Framework

## Annual Monitoring Report 2010/11

December 2011



Waveney District Council  
Serving the Community

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Waveney District Council  
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## Contents

	<b>Page Number</b>
Executive Summary	i
<b>1. Introduction</b>	<b>1</b>
Introduction to the Annual Monitoring Report	1
Background to Local Development Frameworks (LDFs)	1
The role of Annual Monitoring Reports	2
Content of the Annual Monitoring Report	2
Summary of monitoring and framework methodology	3
Key characteristics of Waveney District	5
<b>2. Progress of Local Development Scheme</b>	<b>10</b>
Progress against milestones	10
Core Strategy	10
Site Specific Allocations	10
Development Management Policies	11
Lake Lothing and Outer Harbour Area Action Plan	11
Gypsy and Traveller Site Specific Allocations	11
Revisions to Local Development Scheme	12
<b>3. Monitoring of Core Indicators</b>	<b>14</b>
Business Development and Town Centres	14
Housing	19
Environmental Quality	29
<b>4. Monitoring of Local Indicators</b>	<b>32</b>
Housing	33
Economy	37
Travel and Transport	48
<b>5. Implementation of Adopted and Saved Policies</b>	<b>54</b>
Assessment of unimplemented policies	54
Assessment of implemented policies	54
Assessment of sustainability impacts	64

	<b>Page Number</b>
Assessment of planning appeal decisions	64
<b>6. Future Monitoring</b>	<b>65</b>
Development Management Policies DPD	65
Site Specific Allocations DPD	65
Community Infrastructure Levy	71
Local Development Orders	72
<b>Appendices</b>	
<b>Appendix 1</b> – Summary of proposed legislation changes affecting AMRs	73
<b>Appendix 2</b> – List of Core and Local Indicators reported in this AMR	74
<b>Appendix 3</b> – Background Information for Housing Trajectory	75
<b>Appendix 4</b> – Building for Life criteria	77
<b>Appendix 5</b> – Full list of Core Strategy Indicators	78
<b>Appendix 6</b> – Adopted and Saved Development Plan Policies Core Strategy (2009) Development Management Policies (2011) Site Specific Allocations (2011) Local Plan (1996)	82
<b>Appendix 7</b> – References	85
<b>Appendix 8</b> – Glossary of Terms	86
<b>Appendix 9</b> – Abbreviations Used	90

## Executive Summary

This Annual Monitoring Report (AMR) is produced under Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended. The report assesses progress on the implementation of the Local Development Scheme against published timetables and milestones, and sets out any required changes to the Scheme. It also presents data for a number of core and local indicators, covering the monitoring period from 1st April 2010 to 31st March 2011. This helps to provide a baseline for future monitoring, and allows the performance of existing local policies to be assessed. This AMR reports on a range of local indicators in order to measure the performance and significant sustainability effects of the Waveney Core Strategy, which was adopted in January 2009. Local indicators for housing and employment are presented given the Government's focus on growth. Travel is also a focus, given the importance of bringing about a modal shift away from the car particularly in Lowestoft. Future AMRs will cover different themes (e.g. environment and social indicators where impacts are likely to be seen in the longer term) and expand to cover other more recently adopted Development Plan Documents (DPDs). Finally, the report provides an assessment of existing implemented and non-implemented policies.



### Progress against Local Development Scheme


Waveney District Council has made good progress on the preparation of the Local Development Framework during 2010/11. All the milestones for the preparation of the Site Specific Allocations and Development Management Policies DPDs have been met.


Progress on the Lowestoft Lake Lothing and Outer Harbour Area Action Plan was slightly delayed and the milestone for submission for examination was missed by less than two weeks. The Area Action Plan has recently been found 'sound' and is due to be adopted at Full Council in January 2012.

The preparation of the Gypsy and Traveller Site Specific Allocations DPD has been delayed to allow for the Suffolk-wide Gypsy and Traveller Accommodation Assessment to be updated. The first milestone (consultation on the scope of the Sustainability Appraisal) scheduled to take place in November 2011 has therefore not been met.

Milestone	LDS Target Date (Actual Date)	Met?
Inspector's Report Site Specific Allocation	January 2011 (22 December 2010)	☺
Adoption of Site Specific Allocations DPD	February 2011 (26 January 2011)	☺
Inspector's Report Development Management Policies	January 2011 (22 December 2010)	☺
Adoption of Development Management Policies DPD	February 2011 (26 January 2011)	☺
Submission of Lake Lothing and Outer Harbour Area Action Plan for examination	January 2011 (11 February 2011)	☹
Pre-hearing Meeting on Lake Lothing and Outer Harbour Area Action Plan	March 2011 (18 May 2011)	☹
Lake Lothing and Outer Harbour Area Action Plan Hearing	April 2011 (5/6/7/8/12 July 2011)	☹
Inspector's Report for the Lake Lothing and Outer Harbour Area Action Plan	July 2011 (1 November 2011)	☹

Adoption of the Lake Lothing and Outer Harbour Area Action Plan	September 2011 <i>(anticipated to be 25 January 2012)</i>	
Gypsy and Traveller Site Specific Allocations consultation on the scope of the Sustainability Appraisal	November 2011 <i>(to be reviewed)</i>	

KEY:  = Milestone target date met/exceeded

 = Milestone target date not met but milestone achieved

 = Milestone target date not met

### Performance against core and local indicators during 2010/11

#### Housing

248 new homes were built in the District in 2010/11. Overall between 2001 and 2011, housing has been delivered at a rate that exceeds the pro rata Core Strategy requirement (of 290 p.a.), and it is anticipated that the Core Strategy housing requirement will be exceeded over the whole plan period. 40% of housing completions during 2010/11 were affordable. Identified need for permanent gypsy and traveller pitches to 2016 has already been provided.

All of the Council's housing stock now meets 'decent' standards, and work to bring empty private sector homes back into use is achieving good results. Homelessness has decreased annually between 2005-2010 but has slightly increased this year. Property prices have become relatively more affordable in the last 2 years. This monitoring year has seen slightly more larger 3-4 bedroom homes completed than last year, however the Core Strategy identifies a demographic shift towards smaller households.

All of the completed schemes assessed against Building for Life criteria in 2010/11 were rated as 'poor' or 'average'. This suggests there is still considerable scope for improvement in securing development with a high quality design and environment, although it should be noted that most of the developments assessed gained planning permission several years ago, before the current Development Plan was in place.

Overall, Core Strategy policies and objectives are showing good performance in delivering housing numbers in the right locations, prioritising brownfield sites.

#### Employment

There was a significant increase in the amount of employment floorspace completed in 2010/11 compared to last year. The amount of employment land available for development has doubled last years figure due to the adoption of the Site Specific Allocations DPD. Over 92 hectares of land is available for employment use, almost 45ha has current planning permission and 47ha is allocated land. Planning policies are succeeding in making land available for employment development, and perhaps other factors such as the economic downturn have prevented them from being delivered over the last couple of years.

Both long-term and total unemployment remain consistently above the Suffolk average and although total unemployment rose this monitoring year, long-term unemployment marginally improved. The latest data on the total number of employee jobs is 39,600 (2008) falling from a high of 41,100 in 2006. Average earnings have risen annually between 2006 and 2009 but fell during 2010 (latest available data). The number of business closures outnumbered the number of start-ups during 2009 for the first time but more positively, the

number of active businesses increased in the same period.

With the availability of land for employment uses across the District, and the recent confirmation of Government-endorsed Enterprise Zone status, there are positive signs that Core Strategy objectives relating to jobs growth and regeneration can be met.

#### Town Centres

A1 (shops), A2 (financial and professional services) and D2 (assembly and leisure) have all suffered from an overall net loss of floorspace across the District. Only B1a offices (other than financial and professional services) recorded a net gain. Within town centres, only D2 assembly and leisure recorded a net gain. Changes of use to non-town centre uses (i.e. not A1, A2, B1a and D2) include 3 restaurant/café uses (A3) of which all were within town centres and 13 residential uses (C3) of which 3 were within town centres. The percentage of town centre units with A1 use in the District has generally remained stable since 2004.

Town centre vacancy rates have remained consistently low in Southwold and consistently high in Bungay. Lowestoft has seen a steady increase in the number and percentage of vacant units on its core shopping streets since 2004. This suggests that more needs to be done to encourage the vitality and viability of some of Waveney's town centres, particularly Lowestoft as the major retail centre in the District. However the current economic downturn has had an impact on town centres across the country, and this trend is not unique to Lowestoft.

#### Tourism

Tourism is a key employment sector in Waveney, and the number and percentage of jobs supported by tourism continues to increase over time. The latest published figures, show the number of staying visitors remains high at 393,000 in 2009, although this was fewer than in 2007. The number of day visits has increased annually since 2006, reaching just over 3.5 million in 2009. This suggests that tourism development is being promoted in the District, in line with Core Strategy policies and objectives.

#### Efficient use of land



















In 2010/11 an average housing density of 30 dwellings per hectare was achieved on completed sites of 10 or more homes, which indicates an efficient use of land. The Council is making good progress towards reducing the number of empty homes in the private sector (a total of 101 homes since 2008).

Over 90% of all employment development and nearly 70% of housing development completed during 2010/11 was on previously developed land. Almost 60% of housing commitments with planning permission in Waveney at the end of March 2011 were on previously developed land (PDL), and the vast majority of new dwellings allocated in the Lake Lothing and Outer Harbour Area Action Plan and Site Specific Allocations DPDs are on PDL. Around 60% of available employment land and almost all of the new employment land allocated in the Site Specific Allocations DPD is greenfield. However, figures suggest that Core Strategy policies and targets relating to the use of PDL can be met.



#### Environment

No development was approved against Environment Agency advice on either flood risk or water quality grounds, and there have been no losses in the number or area of designated nature conservation sites. An anaerobic digestion facility generating 0.55MW of renewable energy (gas) was completed this monitoring year. This suggests that Core Strategy policies and objectives are being delivered in these areas.


Core and Local Indicator findings for 2010/11 include:


<b>Housing</b>	
	Overall between 2001 and 2011, housing has been delivered at a rate that exceeds the pro rata Core Strategy requirement, and it is anticipated that the Core Strategy housing requirement will be exceeded over the whole plan period (H1/H2).
	40% of housing completions during 2010/11 were affordable (H5).
	Identified need for permanent gypsy and traveller pitches to 2016 has already been provided (H4).
	No developments of 10 or more units completed and assessed this year achieved a 'Good' or 'Very Good' Building for Life rating (H6).
	All of the Council's housing stock meets the Government's 'decent' homes standard (LH6).
	The Homelessness trend is generally positive with levels in 2011 less than a quarter of 2005 figures (LH4).
<b>Employment</b>	
	A net gain of almost 11,000m2 of employment floorspace was recorded during 2010/11 (BD1).
	Over 92 hectares of land is available for employment use, almost 45ha has current planning permission and 47ha is allocated land (BD3).
	Unemployment remains consistently above the Suffolk average and has increased this monitoring year (LE9/LE10).
	Average earnings have risen annually since 2006, however decreased during 2010 (latest available data) (LE1).
	The number of businesses (active enterprises) continues to increase each year, however the number of business closures outnumbered the number of business start-ups for the first time (2009, latest available data) (LE4).
<b>Town Centres</b>	
	Around 40% of new retail (A1) floorspace and 97% of new financial and professional services (A2) floorspace completed during 2010/11 was in town centres (BD4).
	Town centre vacancy rates have been consistently low (1-2%) in Southwold and consistently high (around 7%) in Bungay throughout the monitoring period. Lowestoft has seen a steady increase in the number and percentage of vacant units on its main and core shopping streets since 2004 (LE21).
<b>Tourism</b>	
	Tourism is a key employment sector in Waveney, and the number and percentage of jobs supported by tourism continues to increase over time (LE16).
<b>Efficient use of land</b>	
	Over 90% of employment development and nearly 70% of housing development completed during 2010/11 was on previously developed land (BD2/H3).
	Almost 60% of housing commitments with planning permission in Waveney at the end of March 2011 were on previously developed land (LH4).
	19 empty private sector properties have been returned to use as a result of direct intervention by the Council (LH5).
<b>Environment</b>	
	No development was approved against Environment Agency advice on either flood risk or water quality grounds (E1).




	There have been no losses in the number or area of designated nature conservation sites (E2).
	0.55MW of renewable energy completed (E3).

KEY:

 = Positive results that will assist in delivering LDF policies and objectives

 = Uncertain results that require continued monitoring and possible 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



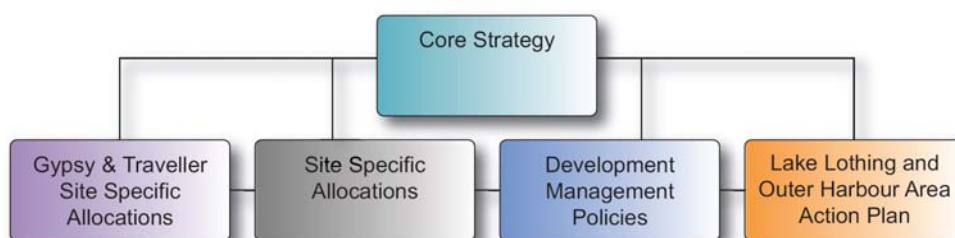
## 1. Introduction

### Introduction to the Annual Monitoring Report

#### Background to Local Development Frameworks (LDFs)

1.1 As part of a fundamental change to the plan making process, introduced through new planning legislation in 2004, Local Planning Authorities are required to prepare Local Development Frameworks. Local Development Frameworks (LDFs) consist of a set of documents, some of which form part of the statutory development plan (Figure 1.1). Other documents, including the Local Development Scheme and this Annual Monitoring Report, assist in managing the process (see Appendix 8 Glossary for an explanation of these terms).

**Figure 1.1 Development Plan Documents**



1.2 The aims of the Waveney Local Development Scheme (LDS) are to:

- Provide a brief description of all Local Development Documents to be prepared;
- Establish which documents are part of the development plan;
- Set out a timetable for their preparation, with critical dates;
- Set out an explanation of how progress against the Scheme will be monitored.

1.3 The original Local Development Scheme was approved by the Council on 9th December 2004. The Scheme was submitted, formally, to the Secretary of State on 18th March 2005. A number of detailed comments were responded to under Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2004 (HM Government, 2004), and a revised Scheme was published on 29th April 2005.

1.4 A second revision to the Local Development Scheme was published in 2007. The revised version was approved by the Council, and submitted to the Secretary of State on 27th March 2007. The Local Development Scheme Second Review was approved by the Secretary of State on the 27th April 2007 and came into effect on the 30th April 2007.

1.5 The third revision of the Local Development Scheme was approved by the Council and submitted to the Secretary of State on 19th September 2008. The third revision was approved by the Secretary of State on 22nd January 2009 and came into effect on the 27th January 2009.

1.6 More recently, a fourth revision of the Local Development Scheme was prepared and approved by the Council in 2010. This fourth review was submitted to the Secretary of State on 27th September 2010 and was approved on 29th September 2010. It came into effect on the 4th October 2010.

#### The role of Annual Monitoring Reports

1.7 Local Planning Authorities are required to produce an Annual Monitoring Report under Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

1.8 Monitoring plays an important role in the successful delivery of Local Development Frameworks. It helps to provide a sound base of evidence, which is essential to inform policy production and review, and to identify challenges and opportunities facing the local area. The AMR is also the main mechanism for assessing the effects of the LDF and the performance of its policies. The results of annual 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.

1.9 The role of Annual Monitoring Reports is currently under review. Appendix 1 provides an overview of recent and proposed Government guidance and policies which will determine the content and scope of future reports.

#### Content of the Annual Monitoring Report

1.10 This Annual Monitoring Report covers the period from 1st April 2010 to 31st March 2011. This report is being completed at an interim stage in the production of the Waveney Local Development Framework. The Core Strategy was adopted in January 2009, and the Site Specific Allocations and Development Management Policies DPDs were both adopted in January 2011. The Lowestoft Lake Lothing and Outer Harbour Area Action Plan has recently been found 'sound' and is due for adoption in January 2012. Other Supplementary Planning Documents are in preparation.

1.11 This AMR reports on a range of local indicators in order to measure the performance and significant sustainability effects of the Waveney Core Strategy. This is in addition to a range of national, core indicators. This year's AMR will focus on local indicators in the themes of housing, employment and travel. Future AMRs will cover different themes (e.g. environment and social indicators) and expand to monitor in more detail other DPDs as they are adopted.

1.12 The content is in accordance with the government publication "Local Development Frameworks: a good practice guide" (ODPM, 2005), "Core Output Indicators – Update 2/2008 (CLG, 2008). This guidance was withdrawn on 31 March 2011 but remains in use for the Council's monitoring purposes.

1.13 This report begins with an introduction to the monitoring methods used and the main characteristics of the Waveney area. Following this, the results are set out as follows:

- **Section 2) Progress of the Local Development Scheme** - reviews progress to date in producing the documents set out in the Waveney Local Development Scheme. It reports on whether work is progressing in accordance with the timetables and milestones published in the LDS. If work is not on schedule, it sets out the reasons for this and how it is going to be addressed. Any necessary changes to the adopted LDS, including additional documents and revisions to the production timetable, are also described.
- **Sections 3) and 4) Monitoring of Core and Local Indicators** - presents results for a series of core and local indicators. It summarises how Waveney District is performing in these areas and how this contributes to relevant regional and national targets, and to sustainable development.
- **Section 5) Implementation of Adopted and Saved Policies** - assesses the implementation of existing policies. In particular it identifies any which have not been used during the year, or have not been working as intended, to allow an assessment of whether these need to be deleted or replaced in the future. This monitoring report considers adopted Core Strategy policies and the one remaining saved policy from the Waveney Local Plan (1996).

The Site Specific Allocations and Development Management Policies DPDs were adopted in January 2011 towards the end of this monitoring period, so will not be reported in detail until next year.

- **Section 6) Future Monitoring** - provides information on areas for future monitoring.

## Summary of monitoring framework and methodology

1.14 The Government has withdrawn most of the guidance (see Appendix 7). However, for the purposes of this year's monitoring 2010/11, the Council has continued to use the same format as previous years and continues to report on the former national core indicators. These indicators, listed in Appendix 2, were developed to provide a consistent data source to inform regional planning bodies' AMRs, and help to build up a regional picture of spatial planning performance.

1.15 A full monitoring framework for LDFs should include tiers of locally defined indicators, in addition to the core indicators defined by the government.

- Contextual indicators provide a backdrop against which to consider the effects of policies, and inform the interpretation of other indicators. These should be selected to illustrate the key social, environmental and economic characteristics and issues of the District. To provide context in this report, key findings from baseline data collected for the Core Strategy Issues and Options Report have been updated and summarised. This contextual information can be found in the following paragraphs 'Key characteristics of Waveney District'.
- Local indicators should be developed to monitor the performance of policies not covered by the core indicators. In this report, a selection of indicators covering the topic areas of housing and economy has been included to report on additional locally important issues including housing affordability and

unemployment. Background information on travel and transport has been included to provide context for future monitoring of this topic.

- Finally, significant effects indicators are linked to sustainability appraisal objectives and indicators. Sustainability appraisals have to be carried out for certain Development Plan Documents, to assess the potential impact of policies and proposals on the social, economic and environmental aspects of sustainable development. Any likely significant impacts will be monitored as 'significant effects' indicators. The Sustainability Appraisal Final Report was published alongside the Adopted Core Strategy (January 2009) which included recommendations for monitoring significant effects. This year's AMR reports on significant effects indicators within the themes of housing and employment, background information on travel and transport has also been provided. Future AMRs will cover different themes (e.g. environment, social and travel indicators, where impacts are more likely to be seen in the longer term). As other Development Plan Documents are advanced, relevant indicators from sustainability appraisals will be incorporated into the monitoring framework in future years.

1.16 Existing monitoring frameworks have been utilised as much as possible to source data. The primary sources are the data previously prepared for the Regional Annual Monitoring Report (RAMR), compiled by the East of England Regional Assembly (now the East of England Local Government Association).

1.17 The primary role of the Regional Annual Monitoring Report was to monitor policies in the Regional Spatial Strategy (RSS). In the East of England region this was prepared by the East of England Regional Assembly (EERA), and the RSS was commonly known as the East of England Plan. EERA was responsible for the development of the East of England Plan to its draft stage. The Government was then responsible for the final stages of the Plan's development up to adoption.

1.18 The East of England Plan was adopted by the Government on 8th May 2008. In July 2010 the Secretary of State announced the revocation of all Regional Spatial Strategies with immediate effect. Although this was later overturned in November 2010 by a High Court ruling, it meant that monitoring data for the Regional AMR has not been collected since 2009. It is still anticipated that Regional Spatial Strategies will be abolished through the Localism Act, due to be enacted in April 2012.

1.19 Look out for the speech bubbles throughout the document reporting interesting facts, features and good news stories from across the District.

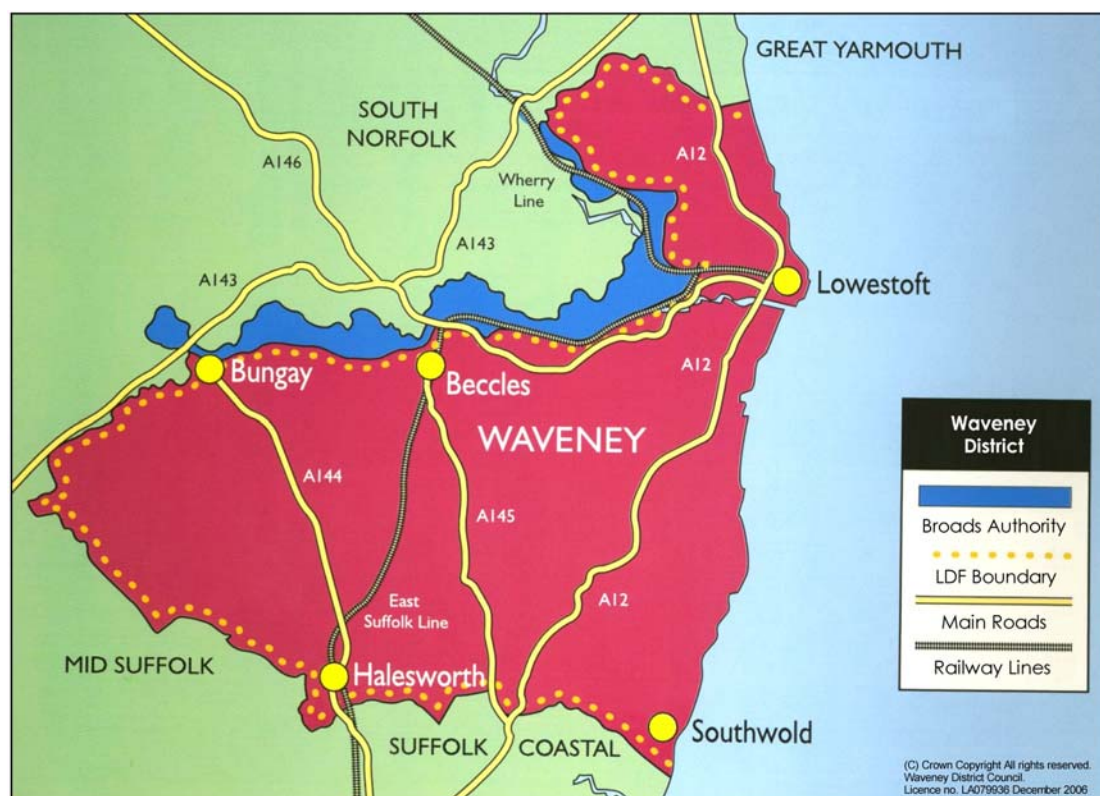


did you know...

## Key characteristics of Waveney District

1.20 This section aims to provide background and context to the rest of the monitoring report. It summarises the key environmental, social and economic characteristics of Waveney, including the main issues and opportunities affecting the District.

Figure 1.2 Map of Waveney District



### Geography:

1.21 Waveney is situated on the coast in the northeast corner of Suffolk and is the most easterly District in Great Britain. The District adjoins Great Yarmouth Borough and South Norfolk District in the north, Mid Suffolk District in the west and Suffolk Coastal District in the south. The River Waveney, which provides the District with its name, forms the northern boundary, and falls within the Broads Authority area. Lowestoft is the largest town, with the four historic market towns of Beccles, Bungay, Halesworth and Southwold describing an outer square to the District.

1.22 The District covers some 37,041 hectares (143 sq miles) and has a coastline of 26km. It is a mixed urban and rural District, with a density of persons per hectare of 3.17, above the Suffolk average of 1.87. Visitors and residents value the quality of life in the area and its access to the sea, the countryside and the Broads. Tourism provides a major contribution and the area welcomes almost 4 million visitors (day and staying) per year, providing over £255 million to the local economy (East of England Tourism, 2009).

Population:

1.23 Waveney has a population of 117,700 (indicative 2010 mid-year estimate, ONS). Around half of the population live in Lowestoft (58,630) with the remainder in the towns of Beccles (10,030), Bungay (5,020), Halesworth (4,920) and Southwold (1,170) and the surrounding rural areas (2009 mid-year estimate, SCC). 32 of the 58 parishes have populations of fewer than 300 people (2009 mid-year estimate, SCC). 5.1% of Waveney's residents are from a Black or Minority Ethnic (BME) group (2009 mid-year estimate, ONS).

1.24 The population of the District increased by 6.2% between 1991 and 2001, slightly above the County average and by approximately a further 4.8% to 2010 ONS mid-year estimates.

1.25 ONS population age estimates are available as at mid-2010 (published November 2011). The figures show a reducing population of under 15's and those aged 30-44 (-1,742 and -1,816 respectively), all other age ranges record an increase in population. The largest increase are those aged 60-74 showing an increase of 4,465. The population aged 85 and over has increased by 1,011.

**Table 1.1 Population by age, Waveney District**

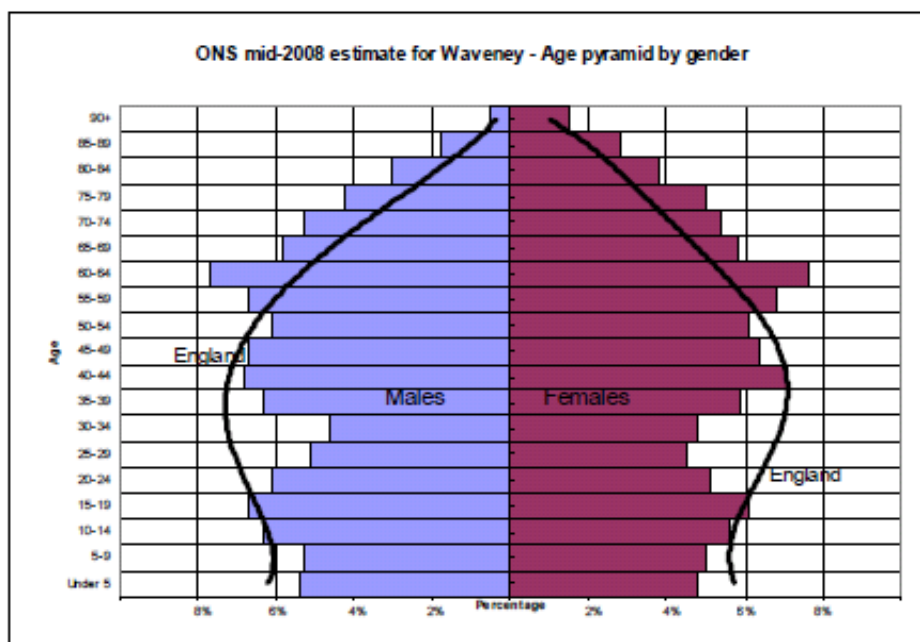
Age range	2001 census (29 April)	2010 estimate (30 June)	No. change	% change
0-4	6,067	6,000	-67	-1.10
5-14	14,275	12,600	-1,675	-11.73
15-19	6,430	7,100	670	10.42
20-29	10,734	12,400	1,666	15.52
30-44	21,916	20,100	-1,816	-8.29
45-59	22,297	22,800	503	2.26
60-74	18,435	22,900	4,465	24.22
75-84	8,999	9,500	501	5.57
85-89	2,165	2,700	535	24.71
90+	1,024	1,500	476	46.48
Total population	112,342	117,700	5,358	4.77

*Source: ONS, Census 2001 and indicative 2010 mid-year population estimates (published Nov 2011) all figures rounded independently*

1.26 The 2008 age profile of Waveney has a lower than average number of children (especially under 9) and adults aged 20-39, whilst the number of older people is much higher than average, particularly those aged 60-64. Even though the District's population is increasingly aging there has been a modest decrease in the surplus of deaths over births since 2001. Net migration to Waveney over this period has declined too. The 45-64 age group accounts for about half the net migration to the District each year, whereas more young adults aged 16-24 leave Waveney than move there. The age structure at 2008 shown in the pyramid is the result. Looking forward, the majority of projected population growth will be due to migration. We assume the higher than average population of those aged 60-64 is due to the popularity of the area (particularly the coast) for retirement, particularly as house prices are fairly modest compared to other coastal retirement areas.



**Figure 1.3 2008 Age pyramid, Waveney District and England**



Source: SCC Waveney District Profile April 2010 (ONS mid-2008 estimate published August 2009)

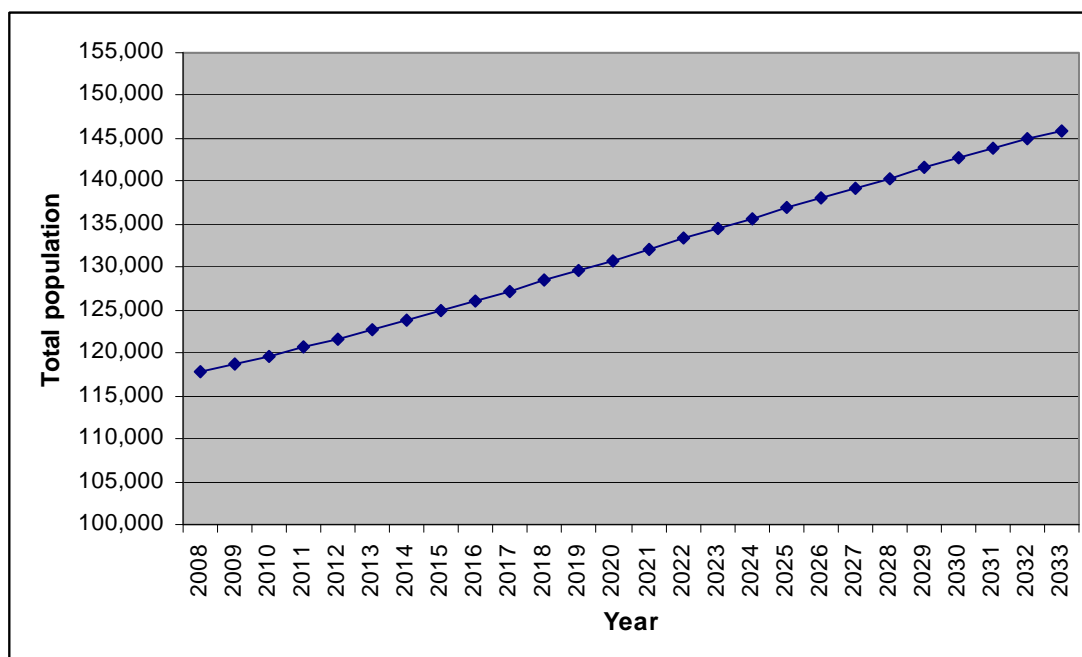
- 1.27 In the eight years between mid-2001 and mid-2009 (published June 2010):
- the Suffolk population grew at a rate of 6.6% which is faster than England as a whole, but slower than the Region. Within the country, Suffolk is now the 7<sup>th</sup> fastest growing county (equally placed with Essex).
  - net migration (whether from elsewhere in England or outside of this country) significantly outweighed natural change (surplus births over deaths) forming over 90% of total change in Suffolk.
  - most Districts have seen a modest increase in the number of births each year since mid-2001, with the exception of Ipswich with an increase of over 40%.
  - the number of deaths in Suffolk has declined over this period, even in Waveney and Suffolk Coastal where over 3% are aged 85 or more. Nearly two fifths of all deaths in Suffolk were to people in Waveney and Suffolk Coastal.

Source: SCC The State of Suffolk Report 2011: Population Overview

1.28 The latest ONS population projections were published in 2010 and are based on 2008 estimates. At that time the Waveney population was estimated to be 117,900. The population projection for Waveney shows the population increasing by 28,000 between 2008 and 2033. 5 yearly interval estimates are: 122,800 (2013); 128,400 (2018); 134,500 (2023); 140,400 (2028) and 145,900 (2033).

1.29 The ONS projections show an increasingly aging population. The largest increase is in the 65-69 year category, showing an increase of 4,100 between 2008 and 2033. 20,200 of the projected 28,000 population increase are aged 65 and over. Young adults, aged 15-19, show no increase in numbers.

**Figure 1.4 ONS population projections 2008-2033, Waveney District**



Source: ONS population projections, 2010 (2008 based)

1.30 The latest Census was held on 27 March 2011. ONS sent out questionnaires for around 25 million households to complete, asking about work, health, national identity, citizenship, ethnic background, education, second homes, language, marital status and so on. ONS aims to publish the first census results in July 2012. This will consist of the usual resident census population estimates by age and sex. In September 2012 ONS is planning to publish mid-2011 population estimates. These will be based on the 2011 Census population estimates, rolled forward to June 30th. A revised series of mid-year population estimates between mid-2002 and mid-2010 will subsequently be published. These revisions will also be based on the 2011 Census estimates.

Deprivation and regeneration:

1.31 Waveney was ranked as the 112th most deprived District in the country (out of 326 in England) in the Index of Multiple Deprivation 2010. This is a national index of multiple deprivation combining indicators for areas such as education, health, crime and employment. The data sources pre-date the 2008/9 recession. Six Lower Super Output Areas in Lowestoft are among the most deprived 10% in the country.

Employment:

1.32 The District, and particularly Lowestoft, has suffered a decline in employment in a number of key industries for over 20 years, including the fishing industry and oil and gas exploration. New opportunities such as renewable energy may fill this gap. 'Gulliver' the Ness Point wind turbine at 126 metres is a striking icon for this emerging industry and the OrbisEnergy Offshore Renewable Energy Centre provides start-up space for businesses focused on the energy sector. Retail, tourism, service and construction sectors have seen improved job prospects.

Crime:

1.33 Waveney is generally a safe place to live and crime is low. It is however relatively high in and around Lowestoft town centre, and Harbour ward experiences the highest crime levels in the District. The Council works with the police and other agencies on a range of initiatives to tackle anti-social behaviour.

Housing:

1.34 There is a significant level of housing need in Waveney. In 2010/11, 123 people presented themselves as homeless and 550 enquiries regarding affordable housing were received. The average house price in Waveney more than doubled (end Qtr 1) from £73k in 2001 to £160k in 2011 (Suffolk Observatory). Gross average earnings in the District for 2010 are £22,944 per annum for full time employees (£18,419 per annum for full and part time employees) (ASHE – Annual Survey of Hours and Earnings, April 2010). The house price to income ratio for 2010 (lower quartile) is 7.11 (Suffolk Observatory). House prices vary significantly across the District; for example, Southwold has significantly higher prices than central Lowestoft.

## 2. Progress against Local Development Scheme

### Progress against milestones

2.1 The current adopted Local Development Scheme is the Fourth Revision, dated September 2010. Figure 2.1 (page 13) reproduces the Local Development Scheme timetable. The timetable shows that during 2011 the Site Specific Allocations and Development Management Policies DPDs were due to be adopted in February and work was to continue to produce the Lowestoft Lake Lothing and Outer Harbour Area Action Plan with adoption in September 2011.

2.2 Progress during 2011 of the key milestones scheduled throughout the year on each of the five Local Development Plan Documents is outlined below (including those defined in para 4.55 of PPS12: Local Spatial Planning, 2008).



### 2.3 Core Strategy

*Scheduled milestones 2011:*  
None

*Summary of progress against milestones:*  
The Council formally adopted the Core Strategy on the 29<sup>th</sup> January 2009, so there are no more milestones to be met.

### 2.4 Site Specific Allocations

*Scheduled milestones 2011:*  
January: Inspector's Report  
February: Adoption

*Summary of progress against milestones:*

Both milestones scheduled to take place during 2011 have been met. The Inspector completed his final report in December 2010 finding the Site Specific Allocations DPD sound. The DPD was adopted in January 2011, meeting the milestones in the timetable set out in the LDS.

## 2.5 Development Management Policies

*Scheduled milestones 2011:*

January:	Inspector's Report
February:	Adoption

*Summary of progress against milestones:*

Both milestones scheduled to take place during 2011 have been met. The Inspector completed his final report in December 2010 finding the Development Management Policies DPD sound. The DPD was adopted in January 2011, meeting the milestones in the timetable set out in the LDS.

## 2.6 Lake Lothing Area and Outer Harbour Action Plan

*Scheduled milestones 2011:*

January:	Submission for examination
March:	Pre-hearing Meeting
April:	Hearing
July	Inspector's Report
September:	Adoption

*Summary of progress against milestones:*

In March 2005 approval was given for the 1st East Urban Regeneration Company (URC) to cover parts of Lowestoft and Great Yarmouth, with the objective of turning around the deprivation of recent years and bringing jobs and economic growth to the two areas. A requirement of designation was that a masterplan be prepared, consisting of three elements: a strategic overview; a spatial masterplan; and an implementation plan. The spatial masterplan is being prepared as an Area Action Plan, and will cover the areas of Lake Lothing, the outer harbour and Ness Point in Lowestoft. This document was taken to preferred option stage by consultants Halcrow, on behalf of 1st East Urban Regeneration Company and Waveney District Council. AECOM were then commissioned to support the Council in preparing the Area Action Plan through to publication, examination and adoption.

The proposed submission (final draft) Lowestoft Lake Lothing and Outer Harbour Area Action Plan was submitted to the Secretary of State on 11th February 2011. This delay, of under two weeks was to ensure that all the necessary documents were in place for Submission. Public Hearing sessions were held in July, as part of the examination of the DPD although this had been anticipated in April. This delay was in the hands of the Examiner and had a knock on effect for receipt of his report and adoption. The final report was received 1st November 2011. The Examiner found the DPD to be sound. The Examiner endorsed all the policies and proposals, as amended by the Council's schedules of changes and no additional changes were proposed by the Examiner. It is anticipated that the AAP will be adopted at the next Full Council meeting to be held in January 2012. The timetable set out in the LDS has therefore not been met, although this was primarily outside the control of the Council.

## 2.7 Gypsy and Traveller Site Specific Allocations

### *Scheduled milestones 2011:*

November: Consultation on the scope of the Sustainability Appraisal

### *Summary of progress against milestones:*

The Council will also be preparing a separate Site Allocations Development Plan Document to cover the need to provide sites for Gypsies and Travellers and Travelling Show People. The timetable for the preparation of this new DPD was introduced in the Local Development Scheme Fourth Review (September 2010). The preparation of this DPD has been delayed to allow for the Suffolk-wide Gypsy and Traveller Accommodation Assessment to be updated. The first milestone (consultation on the scope of the Sustainability Appraisal) scheduled to take place in November 2011 has therefore not been met.

## **Local Development Framework background studies**

2.8 Over 50 background studies have been carried out for the District to form part of the evidence base to inform the Local Development Framework. These studies cover topics such as housing, economy, retail, transport and environment and can be viewed on the Council's website visit [www.waveney.gov.uk/LDF](http://www.waveney.gov.uk/LDF)

## **Revisions to Local Development Scheme**

2.9 There is no evidence to identify a need for further amendments to the Waveney Local Development Scheme at this time. The timetable for the Gypsy and Traveller Site Specific Allocations DPD will be reviewed and amended when the Suffolk-wide Gypsy and Traveller Accommodation Assessment has been updated.

**did you know...** The adoption of the Waveney Core Strategy DPD in January 2009, placed Waveney in the top 10% of local authorities with an adopted Core Strategy through the new plan making system.

**and...** Waveney District Council is the first local authority in Suffolk and Norfolk to have adopted site specific allocations and development management policies documents.



### 3. Monitoring of Core Indicators

3.1 This section presents results for a series of core LDF output indicators, in order to assess progress in these key areas. Core indicators were defined by the Government in Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008 (CLG, July 2008), now withdrawn. A full list is provided in Appendix 2. The use of core indicators provides a consistent data source to help to build up a national picture of spatial planning performance and compare data at a national, sub-national and local level.

3.2 Results are given for the baseline monitoring period from 1st April 2010 to 31st March 2011, unless otherwise stated. Trend data from previous years is also provided for some indicators.

3.3 Section 4 of this report presents results for a selection of local indicators outlined in the monitoring framework of the Adopted Core Strategy and the Sustainability Appraisal of the Core Strategy. This suite of local indicators has been developed in order to monitor the implementation of Core Strategy policies and the predicted significant effects outlined in the Sustainability Appraisal.

#### Business Development and Town Centres

3.4 The Town and Country Planning (Use Classes) Amendment (England) Order 2005 (HM Government, 2005) sets out coded Use Classes which describe broad categories of land use. A move between activities within the same class does not require planning permission. The Use Classes referred to throughout this section are as follows:

<b>A1</b>	Shops
<b>A2</b>	Financial and Professional Services
<b>B1 a</b>	Offices (other than Financial and Professional Services)
<b>B1 b</b>	Research and Development
<b>B1 c</b>	Light Industry
<b>B2</b>	General Industrial
<b>B8</b>	Storage or Distribution
<b>D2</b>	Assembly and Leisure

The floorspace figures are provided as gross internal floorspace, except for use class A1. The floorspace figures for shops (class A1) are provided as net tradable floorspace. This is defined as the sales space which customers have access to (excluding areas such as storage). N.B. where net tradable floorspace has not been provided an approximate net retail trading area has been calculated by using 70% of the gross internal floorspace.



link to erratum for revised employment land indicators BD1-BD3 (Jul-14)

**BD1: Total amount of additional employment floorspace – by type.**

3.5 During 2010/11 a gross figure of 11,366m<sup>2</sup> new employment floorspace was completed across 15 sites in Waveney. This is a significant improvement on last year's completion of 2,594m<sup>2</sup>. Thirteen of these 15 sites were within existing employment areas.

3.6 Since AMR reporting began in 2004/05 a total of 105,701m<sup>2</sup> floorspace has been completed, an annual average of 15,100m<sup>2</sup>.

3.7 This reporting year a total of 544m<sup>2</sup> employment floorspace has been lost to other uses resulting in a net gain of 10,822m<sup>2</sup> employment floorspace (compared to an overall net loss of 40m<sup>2</sup> last year). The losses are across 3 sites, of which 1 is within an existing employment area. This was a change of use from a light industrial workshop (B1c) to a car workshop.

**Table 3.1 Total amount of additional employment floorspace (m<sup>2</sup>) by type, Waveney District Council**

2010/11	B1a	B1b	B1c	B2	B8	B1-B8 Total
<b>i Gross</b>	1501	0	599	5527	3739	11366
<b>ii Losses</b>	0	0	364	0	180	544
<b>iii Net</b>	1501	0	235	5527	3559	10822

**Table 3.2 Employment floorspace completed 2010/11**

Location	Development
<b>Lowestoft area</b>	
Land at Hadenham Road	Construction of food processing coldstore and wholesale building
Pinbush Road	Construction of portal framed warehouse extension
Pinbush Road	Change of use from former temporary community centre to storage of cars and storage container
Cooke Close	Extension to provide additional storage
Newcombe Road	Change of use from training workshop to light industrial
Commercial Road	Construction of 3 commercial units
Bridge Road	Change of use from PH to offices/shop
<b>Beccles area</b>	
Common Lane North	Change of use from car sales to office
Common Lane North	Construction of industrial shed
Benacre Road, Ellough	Construction of two workshop/stores
Off Copland Way	Construction of industrial units (B2 and B8 use)
<b>Halesworth area</b>	
Land at Broadway Drive	Construction of single storey light industrial unit
Broadway Drive	Construction of an industrial unit
Rumburgh	Change of use from redundant farm buildings to builders yard
<b>Southwold area</b>	
Global Court	Construction of warehouse and office extensions

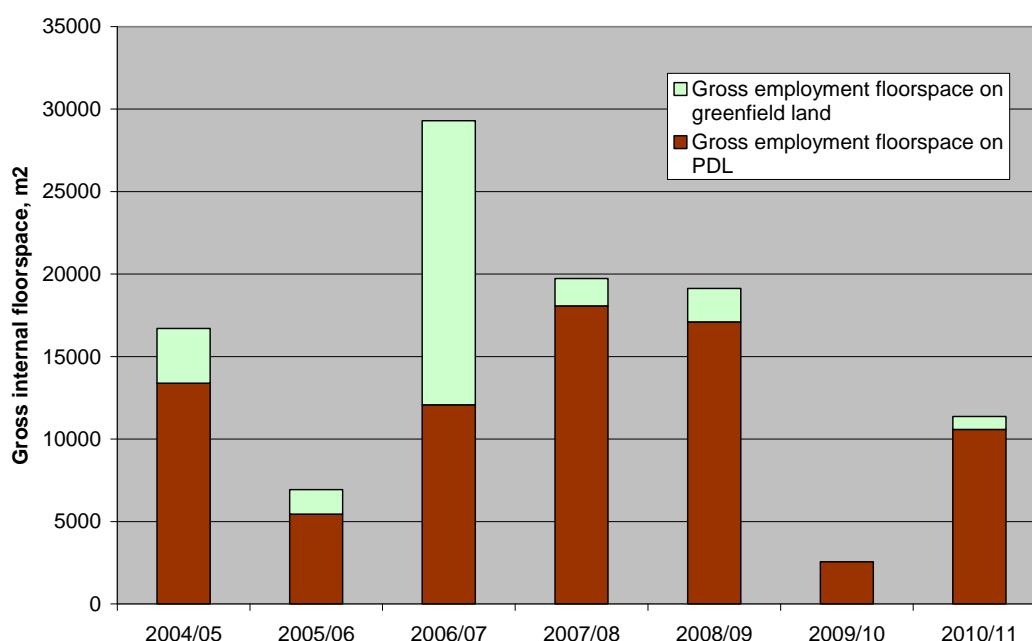
**BD2: Total amount of employment floorspace on previously developed land – by type.**

3.8 14 of the 15 sites completed during 2010/11 were on previously developed land. The exception was the change of use of vacant agricultural buildings to a builders yard. Core Strategy policy *CS01 – Spatial Strategy* expects 60% of employment development to be delivered on previously developed land.

**Table 3.3 Total amount of employment floorspace (m<sup>2</sup>) on previously developed land, Waveney District Council**

2010/11	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Gross on PDL	1501	0	599	5527	2953	10580
ii % PDL	100%	0	100%	100%	79%	93%

**Figure 3.1 Gross employment floorspace completed and amount on previously developed land annually since 2004/5, Waveney District Council**



**BD3: Employment land available by type.**

3.9 As of 31 March 2011, there were 92.19 hectares of available employment land, almost doubling last year’s figure. This increase is due to the allocation of land for employment uses in the Site Specific Allocations document. Of the land with planning permission, over half is zoned for general industrial use (B2) and 22.45ha is on previously developed land.

3.10 The adopted Site Specific Allocations Development Plan Document allocates land for employment uses totalling 47.35ha. Employment land is allocated across the

District at South Lowestoft Industrial Estate, Beccles Business Park in Ellough, west of the A144 in Bungay, two sites in Halesworth (west of Broadway Drive and at Broadway Farm) and land at Fountain Way Industrial Estate in Reydon. Almost all of this allocated land is greenfield (70%).

3.11 The Lake Lothing and Outer Harbour Area Action Plan (AAP) to regenerate the heart of Lowestoft identifies opportunities for employment, residential, recreational, community, transport and environmental improvements. The AAP identifies areas of existing underused and vacant employment land for redevelopment, including the PowerPark focusing on the energy sector and the Kirkley Waterfront and Sustainable Urban Neighbourhood to include B1 employment uses such as office floorspace, research and development and workshop space.

**Table 3.4 Net employment land available by type, Waveney District Council**

2010/11	B1a	B1b	B1c	B2	B8	B1-B8 Total
<b>i Extant Planning Permissions (Ha)</b>	6.39	1.73	3.25	26.00	7.47	44.84
<b>ii Extant Allocations (Ha)</b>	5.25	5.25	5.25	15.80	15.80	47.35
<b>iii Total</b>	11.64	6.98	8.50	41.80	23.27	92.19

**BD4: Total amount of floorspace for 'town centre uses'.**

3.12 Shops (A1), financial and professional services (A2) and assembly and leisure (D2) uses have all suffered from an overall net loss of floorspace. Only D2 assembly and leisure uses saw a net gain within town centres (385m<sup>2</sup>, Lowestoft).

3.13 During 2010/11, 270m<sup>2</sup> A1 floorspace was created on 4 sites including the change of use of a vacant PH to a pharmacy and related offices (Lowestoft) and the change of use of two A2 office uses to A1 shops (Lowestoft and Beccles).

3.14 A1 losses (17 sites), include 5 changes of use to office use (A2 financial and professional services, one loss each within Lowestoft, Beccles, Bungay, Halesworth and Southwold); 1 part change of use to a gymnasium (D2 assembly and leisure); 2 changes of use to restaurant/café use (use class A3); 1 change of use from a hairdressers to a tattoo studio (sui generis use); 1 change of use to a confectionary workshop (D1 non-residential institutions) and 7 change of uses to C3 residential use. Of the 10 changes of use to non-town centre uses (i.e. not A2, Ba1 and D2), 3 sites are within town centres.

3.15 934m<sup>2</sup> of A2 completions (6 sites) include 5 former A1 uses of which 4 are within town centres. 7 sites were lost from financial and professional services use: 2 changes of use to A1 shops; 1 change of use to A3 (restaurants, cafés); 1 change of use to D1 (non-residential institutions) as a county council one-stop-shop for advice for young people and 3 changes of use to C3 residential use. Of the 5 changes of use to non-town centre uses (i.e. not A1, Ba1 and D2), 3 sites are within town centres (Lowestoft and Beccles).

3.16 1,501m<sup>2</sup> net gain of B1a uses on 4 sites of which 3 are within existing industrial areas.

3.17 680m<sup>2</sup> of D2 assembly and leisure use were completed on two sites in Lowestoft – part change of use of a shop to a gymnasium and a change of use of a church hall to an amateur dramatic society rehearsal studio.

3.18 4 sites were lost from assembly and leisure use. These include vacant tennis courts in Bungay and Lowestoft and a vacant squash court building in Kessingland. One site went to A2 use (financial and professional services) and three sites to residential use. In total, 13 residential units were gained on former sports facilities.

**Table 3.5 Total amount of floorspace (m<sup>2</sup>) for ‘town centre uses’, within local authority area, Waveney District Council**

2010/11	A1 Net tradable	A2 Gross internal	B1a Gross internal	D2 Gross internal	A1-D2 Total
<b>i Gross</b>	270.00	934.00	1501	680.00	3385.00
<b>ii Losses</b>	1450.00	2803.00	0	2456.00	6709.00
<b>iii Net</b>	-1180.00	-1869.00	1501	-1776.00	-3324.00

**Table 3.6 Total amount of floorspace (m<sup>2</sup>) for ‘town centre uses’, within local authority area that are in town centres**

2010/11	A1 Net tradable	A2 Gross internal	B1a Gross internal	D2 Gross internal	A1-D2 Total
<b>i Gross</b>	110.00	352.00	0	385.00	847.00
<b>ii Losses</b>	682.00	2730.00	0	0	3412.00
<b>iii Net</b>	-572.00	-2378.00	0	385.00	-2565.00

**Table 3.7 Percentage of gross floorspace for ‘town centre uses’ within local authority area, that is in town centres**

2010/11	A1 Net tradable	A2 Gross internal	B1a Gross internal	D2 Gross internal	A1-D2 Total
<b>%</b>	40.74	37.69	0	56.62	25.02

**did you know...** Lowestoft’s Waterlane Leisure Centre is currently undergoing a multi-million pound revamp to provide new facilities such as a learner pool, soft play area, thermal spa and meeting rooms. The project also includes a refurbished and improved fitness centre, dance studio, pool and café. The centre will be managed by the newly formed Sentinel Leisure Trust on behalf of Waveney District Council and is due for completion in December 2011.

## Housing

### H1: Plan period and housing targets.

3.19 The Waveney Core Strategy (Adopted January 2009) sets out requirements for housing growth in the District covering the period from 1st April 2001 to 31st March 2025. The requirement for Waveney is 6,960 new dwellings between 01/04/2001 and 31/01/2025, as set out in Table 3.8. The average annual rate of completions to meet this requirement is 290 dwellings p.a.

**Table 3.8 Plan period and housing targets, Waveney District Council**

	Start of Plan period	End of Plan Period	Total housing required	Source of Plan Target
H1	01/04/2001	31/03/2025	6960	Adopted Core Strategy

### H2(a): Net additional dwellings – in previous years.

### H2(b): Net additional dwellings – for the reporting year.

3.20 Table 3.9 shows recent levels of housing delivery in Waveney. 248 net additional dwellings were provided during 2010/11. The total increase in housing provision for the District from 1st April 2001 to 31st March 2011 is 3,460. The average annual rate of completions between 2001 and 2011 is 346 dwellings compared to the annual average Core Strategy requirement of 290 dwellings. Over the period 2001-2011 the District has over delivered against the housing target by 560 dwellings or 1.93 years.

**Table 3.9 Net additional dwellings delivered from 1 April 2001 to 31 March 2011, Waveney District Council**

	Net additional dwellings											
	In previous years										Reporting year	Total
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11		
H2(a/b)	574	436	507	367	271	191	323	263	280	248	3460	

3.21 Table 3.10 shows the distribution of completions for the reporting year by settlement hierarchy as set out in Core Strategy policy CS01 - *Spatial Strategy*.

**Table 3.10 Distribution of completions for reporting year, 1st April 2010 – 31st March 2011**

Settlement Hierarchy	Town/Parish	Net Completions		% distribution
Lowestoft including Carlton Colville + Oulton	Lowestoft	73	133	53.63%
	Carlton Colville	53		
	Oulton	7		
Market Towns	Beccles + Worlingham	33	87	35.08%
	Bungay	17		
	Halesworth	15		
	Southwold + Reydon	22		
Larger Villages	Barnby + North Cove	-1	18	7.26%
	Blundeston	1		
	Corton	0		
	Holton	0		
	Kessingland	17		
	Wangford	0		
	Wrentham	1		
Elsewhere <sup>1</sup>	Barsham, Frostenden, Henstead/Hulver, Ilketshall St Andrew, Ilketshall St Lawrence, Lound, Sotterley, Wissett, Weston	10	10	4.03%
		248	248	100.00%

*Negative figure for Barnby + North Cove is for demolition of an existing dwelling prior to re-development as 8 dwellings*

3.22 Based on completions to date, current planning permissions and sites allocated in DPDs, it is anticipated that by the end of the plan period, the distribution pattern will largely reflect the Core Strategy mid-range predictions of 75% for Lowestoft, 20% for the Market Towns and 5% for the Larger Villages, as set out in Core Strategy policy CS11 – Housing.

<sup>1</sup> the villages listed against 'Elsewhere' are where development has taken place this reporting year.

**H2(c): Net additional dwellings – in future years.**

**H2(d): Managed delivery target.**

3.23 Indicator H2(c) illustrates the level of net additional housing expected to come forward over the remainder of the Core Strategy plan period. The Core Strategy plan period for housing ends 31st March 2025 with a housing target of 6,960.

3.24 The projected net additional housing provision is compiled using five elements:

1. Extant Permissions – dwellings already under construction and land with planning permission for housing (large and small sites)
2. Sites with planning permission, subject to S106 agreement – planning applications approved for residential development which are subject to a legal agreement prior to the issue of formal consent
3. Site Specific Allocations DPD – this document allocates land for housing in Lowestoft (outside the Lake Lothing and Outer Harbour area) and the Market Towns
4. Lake Lothing and Outer Harbour Area Action Plan – this document allocates further land for housing in the Lake Lothing area of Lowestoft
5. Windfall developments – the Adopted Core Strategy (2009) states that up to 250 dwellings are anticipated to be delivered on small other unallocated sites in the Market Towns in the period 2017-2025. No other windfall allowance has been included, in other parts of the District in the first 10 years of the Core Strategy period.

3.25 Table 3.11 and Figure 3.2 illustrate the projected net additional housing provision for Waveney between 2011 and 2025, taking account of completions 2001-11. It is currently estimated that 7,542 new dwellings can be delivered for the period 2001-2025, providing in excess of 580 new homes over the Core Strategy target. (Appendix 3 provides the background information on the housing trajectory).

**Table 3.11 Projected net additional dwellings**

	<b>Net additional dwellings 2001-2025</b>
<b>Core Strategy housing requirement 2001-2025</b>	6960
<b>Dwellings completed 2001-2011</b>	3460
<b>Extant Permissions as at 1 April 2011</b>	919
<b>Sites with planning permission, subject to S106 (Allocation in Waveney Interim Local Plan 2004 - Woods Meadow)</b>	800
<b>Site Specific Allocations DPD allocations (Adopted, Jan 2011)</b>	528
<b>Lake Lothing and Outer Harbour Area Action Plan DPD allocations (Submission, Feb 2011)</b>	1585
<b>Market Towns Windfall Allowance (Post 2017) (Core Strategy, 2009)</b>	250
<b>Total Provision 2001-2025</b>	7542

3.26 Table 3.12 shows housing numbers falling for the next financial year, then picking up after that. Completions on sites in the recently adopted Site Specific Allocations DPD are anticipated to deliver from 2012/13 and in the Lake Lothing area from 2013/14. The main developer of a large site allocated in the Waveney Interim Local Plan (2004) with planning permission for 800 dwellings (subject to S106) confirms it is likely to deliver completions from 2012/13.

3.27 It is expected that housing delivery will continue to exceed the Adopted Core Strategy housing target, when taking into account past delivery. It is projected that by the end of 2025, housing delivery in Waveney will have exceeded the Core Strategy target by 582 units. Allocations in the Waveney Interim Local Plan and windfall sites (sites not identified in a development plan as their availability is difficult to anticipate) have ensured that there has been a steady supply of housing throughout the District since 2001. The allocations in the Site Specific Allocations DPD and Lake Lothing and Outer Harbour Area Action Plan will ensure that housing supply is consistent over the remainder of the plan period.

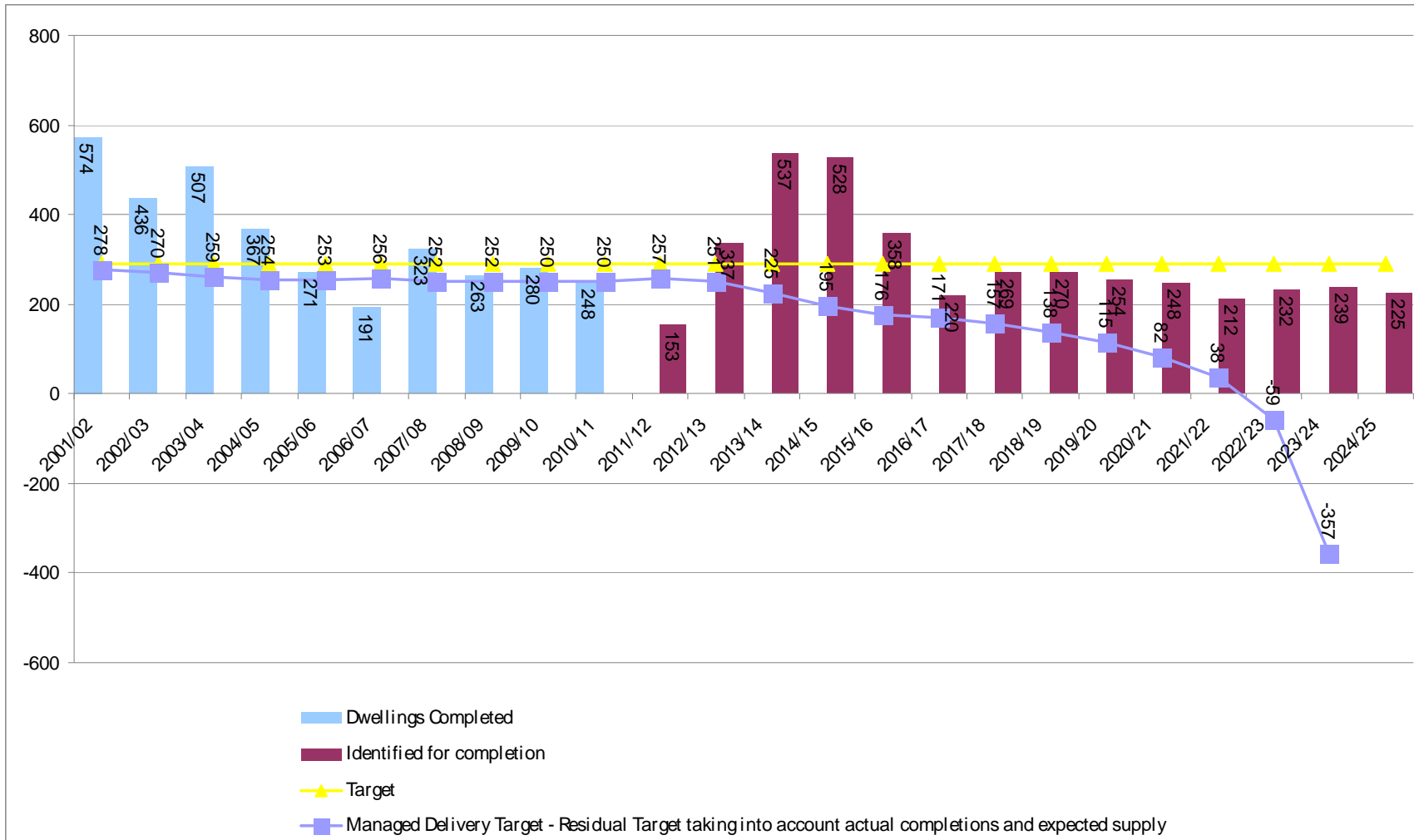
3.28 As of 31 March 2011 Waveney had a 7.9 year supply of deliverable housing land. Following consultation on a draft document, the Council has published an assessment on its 5-year supply of housing land as at 31 March 2011. The [assessment](#) is available to view on the Council's website [www.waveney.gov.uk](http://www.waveney.gov.uk)

**Table 3.12 Net additional dwellings in future years and managed delivery target**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
<b>H2(c) Net Additions</b>	153	337	537	528	358	220	269	270	254	248	212	232	239	225
<b>H2(d) Managed Delivery Target</b>	257	251	225	195	176	171	157	138	115	82	38	-59	-357	



**Figure 3.2 Housing trajectory - projected net additional dwellings to 31 March 2025**



**H3: New and converted dwellings – on previously developed land.**

3.29 Government guidance indicates that development should be concentrated on previously developed land (PDL) or brownfield land where possible and appropriate, in order to maximise the development potential of vacant, underused and derelict land. Development on PDL is inevitably lower in rural areas, because the necessary supply of suitable sites for redevelopment is limited.

3.30 The Adopted Core Strategy predicts that more than 50% of total housing completed between 2001 and 2025 will be on previously developed land. Indicator H3 shows that close to 70% of new dwellings completed during 2010/11 were on previously developed land. This is slightly lower than the previous two years due in part to the development of the final phase of a greenfield allocation in Carlton Colville. However, consistently high levels of housing on previously developed land that have been achieved in recent years, as illustrated in Figure 3.3.

3.31 The focus of development on previously developed land in the Adopted Core Strategy is reflected in the allocation of predominately brownfield sites in the Site Specific Allocations DPD and the Lowestoft Lake Lothing and Outer Harbour Area Action Plan. However, the projected completions on the Woods Meadow site, Oulton and two historic allocations being developed over a longer time-scale, may bring down percentage completions on previously developed land in the near future. The Government’s recently announced ‘Community Right to Build’ initiative may also affect figures in the future, particularly in rural areas.

3.32 In June 2010, revisions to PPS3 changed the definition of previously developed land to exclude garden land in built-up areas. This means that windfall development on garden land will now be considered as greenfield<sup>2</sup>. However, given the high proportion of allocated housing on previously developed land, this change is unlikely to have a significant impact on the achievement of the Core Strategy target.

**Table 3.13 Number and percentage of dwellings on previously developed land, Waveney District Council**

	<b>2010/11</b>	<b>Total</b>
<b>H3</b>	Gross Dwellings	275
	Gross on PDL	186
	% Gross on PDL	67.6

<sup>2</sup> Garden land permissions granted before 15 June 2010 will continue to be monitored as previously developed land to completion, unless a revised/extension of time application is approved and it will be categorised as greenfield

**Figure 3.3 Percentage of dwellings on previously developed land annually since 2004/5, Waveney District Council**



**H4: Net additional pitches (Gypsy and Traveller).**

3.33 This indicator shows the net number of Gypsy and Traveller pitches delivered during the monitoring year. A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan. Pitches are considered completed when they are available for use.

3.34 The Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment (May 2007) identified a need for 4 additional permanent residential pitches for Gypsies and Travellers by 2016. This need has recently been fulfilled by an extension to the Kessingland Gypsy and Traveller site, completed in 2008/09. The assessment also estimated a need for 10 additional transit pitches in Waveney which has yet to be met. An update of the needs assessment (expected 2012) would assist in clarifying the current and future position to 2025. The Council's Local Development Scheme fourth review 2010 identifies that a Gypsy and Traveller Site Specific Allocations DPD will be prepared to meet any identified need.

3.35 The Council has an obligation under Circular 01/2006 to allocate sites to meet identified Gypsy and Traveller accommodation needs. However, on 29 August 2010 the Government announced it will be revoking and revising current circular guidance. The implications for addressing accommodation needs are not yet clear but the situation needs to be kept under review.

**Table 3.14 Number of Gypsy and Traveller pitches completed, Waveney District Council**

2010/11	Permanent	Transit	Total
H4	0	0	0

**H5: Gross affordable housing completions.**

3.37 Affordable housing as amended in *Planning Policy Statement 3: Housing June 2011* to include affordable rented:

Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

1. Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
2. Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

3.38 The Great Yarmouth and Waveney Strategic Housing Market Assessment identified a need of 225 new affordable homes per annum. Whilst this total is not achievable, a target of 30% affordable housing was recommended for Waveney, 10% of which should be intermediate housing (shared ownership or low cost housing for sale or intermediate rent). Intermediate housing is housing at prices or rents above those of social rent but below market prices or rents.

3.39 In 2010/11, 100 affordable houses were completed in Waveney and constitutes 40.3% of the total housing supply for the financial year. Of the 100 completions, 19 units (or 20%) were for intermediate housing and 81 units for social housing. 7 homes are wheelchair accessible bungalows.

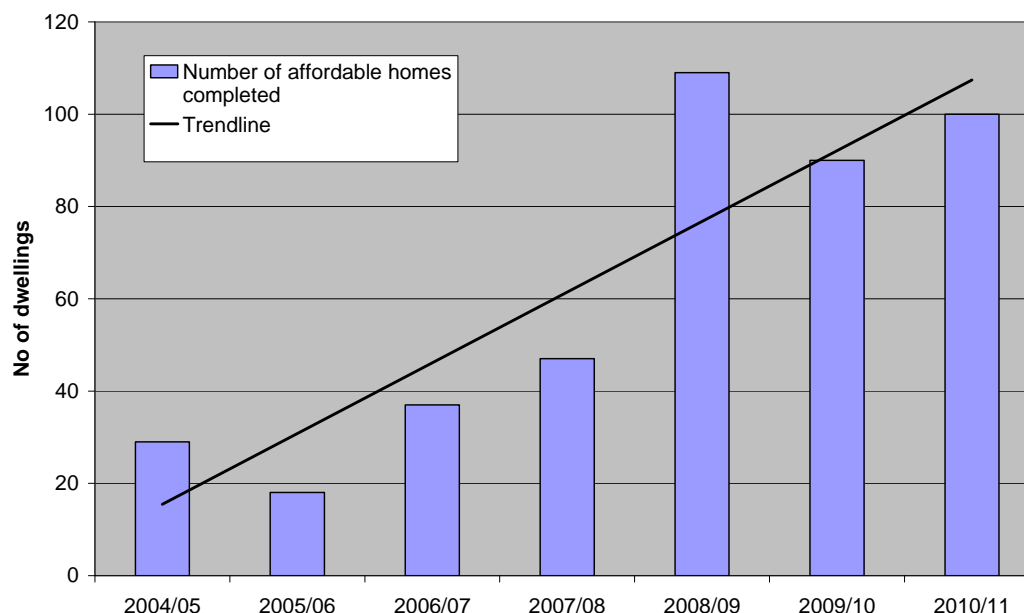
3.40 A total of 17 developments provided affordable housing. 14 developments were wholly affordable sites ranging from 1 to 15 homes. 32 affordable homes were completed on 3 developments in accordance with planning policy for providing a range of housing types and tenures to promote sustainable communities. These sites in Carlton Colville, Halesworth and Southwold will provide a total of 47 affordable homes.

**Table 3.15 Number of affordable housing completions, Waveney District Council**

2010/11	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	81	19	100

3.41 The pattern of affordable housing provision since 2004/05 continues to show a generally increasing trend, as shown in Figure 3.4.

**Figure 3.4 Number of affordable homes completed annually since 2004/5, Waveney District Council**



#### **H6: Housing Quality – Building for Life Assessments.**

3.42 This indicator is designed to show the level of quality in new housing development where it involves at least 10 new dwellings that have been completed (available for use). The Building for Life criteria are a government-endorsed assessment benchmark developed by the Commission for Architecture and the Built Environment (CABE), now part of the Design Council. The assessment has been designed to ensure that it meets the criteria described for housing quality in *Planning Policy Statement 3: Housing*.

3.43 Each housing development scheme is awarded a score out of 20, based on the Building for Life criteria. 20 questions worth a maximum 1 point cover the topics of 'environment and community', 'character', 'streets, parking and pedestrianisation' and 'design and construction' (Appendix 4). The scores are categorised as very good (16 or more out of 20), good (14 to 15 out of 20), average (10 to 13), or poor (less than 10). For further information visit [www.buildingforlife.org/criteria](http://www.buildingforlife.org/criteria) - please note this is archived content hosted by the National Archives.

3.44 Design Council CABE are currently working with partners to develop the future functionality of Building for Life and in the meantime are encouraging accredited assessors and others to continue to use the tool, see [www.designcouncil.org.uk](http://www.designcouncil.org.uk)

3.45 During 2010/11, 7 developments of 10 or more dwellings were completed in Waveney. This consisted of one whole site of 15 units and 6 phases of larger sites. These sites will deliver a total of 441 dwellings, of which 137 were completed this monitoring year. The sites range in size from 15 to 119 units. Building for Life Assessments have been carried out for 5 of the 7 sites.

**Table 3.16 Building for Life Assessment results for sites or phases of 10+ dwellings completed 2010/11, Waveney District Council**

2010/11		Category
Total number of housing sites (or phases of housing sites):	7	All
Number of dwellings on those sites:	441	
Number of sites with a Building for life assessment of 16 or more:	0	Very good
Number of dwellings on those sites:	0	
% of dwellings of 16 or more:	0%	
Number of sites with a Building for life assessment of 14 to 15:	0	Good
Number of dwellings on those sites:	0	
% of dwellings of 14 to 15:	0%	
Number of sites with a Building for life assessment of 10 to 13:	2	Average
Number of dwellings on those sites:	85	
% of dwellings of 10 to 13:	19%	
Number of sites with a Building for life assessment of < 10:	3	Poor
Number of dwellings on those sites:	280	
% of dwellings of less than 10:	64%	
Number of sites where Building for life assessment not known:	2	Not known
Number of dwellings on those sites:	76	
% of dwellings where result not known:	17%	

3.46 None of the sites assessed during 2010/11 achieved Building for Life scores of 14 or more. Two sites were rated average, and a further three were rated poor. It should be noted that a number of these schemes gained planning permission several years ago, before Building for Life became a national indicator (CLG, Core Output Indicators – Update 2/2008) and before the current Development Plan was in place. Therefore schemes are being assessed after commencement / completion, rather than as part of the application process.

3.47 All of the schemes assessed scored zero to questions within at least two criteria because no information was supplied to enable an assessment to take place. Therefore the scores for all of the schemes could potentially increase if more information was available. However, of particular concern are the low scores for 'character' and 'design and construction' due in the main to the use of standard house types and layouts.

Criteria	Scheme (no. of units)				
	A (15)	B (97)	C (64)	D (70)	E (119)
Environment and community	3.0	3.0	2.0	3.0	2.5
Character	1.0	0.5	1.5	2.0	2.0
Streets, parking and pedestrianisation	3.5	3.0	2.5	4.0	4.0
Design and construction	2.5	1.5	1.5	1.0	1.0
Total score	10.0 Average	8.0 Poor	7.5 Poor	10.0 Average	9.5 Poor

3.48 A Planning Officer (Development Management Team) received training from CABE to become an accredited assessor during 2009. Measures are in place to ensure Building for Life is used at pre-application / application stage for applicable schemes to evaluate and negotiate improvements to schemes during the development management process. This will assist in implementing Core Strategy policies *CS02 High Quality and Sustainable Design* (and related Development Management policies DM02, DM03, DM04 and DM05) and *CS11 Housing* (and related policies DM16, DM17 and DM18) and other policies as appropriate to the individual site.

### Environmental Quality

#### **E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.**

3.49 The Environment Agency provides advice to local planning authorities on relevant planning applications. In particular, it is concerned with proposals within areas at risk of flooding, and possible issues regarding water quality.

3.50 The Environment Agency could object to a development on flood risk grounds if the site itself is at risk from flooding, if the development increases risk of flooding on the site or elsewhere (e.g. from increasing surface run-off, displacing flood waters, compromising flood defences or culverting), or if the development restricts Environment Agency access to watercourses to carry out its statutory duties. A Flood Risk Assessment may be required in order for planning permission to be granted in some areas.

3.51 Reasons for the Environment Agency objecting to a development on water quality grounds include the risk of pollution of groundwater, surface water such as rivers, or a drinking water supply. An objection could also be raised if water supply or the quantity of water stored underground was affected.

3.52 During 2010/11, Environment Agency records show that no applications were granted contrary to their advice in Waveney on water quality or flood risk grounds.

**Table 3.17 Number of planning permissions granted contrary to the advice of the Environment Agency on the grounds of flood defence or water quality, Waveney District Council**

2010/11	Flood defence	Water quality	Total
<b>Applications granted against Environment Agency advice</b>	0	0	0

#### **E2: Change in areas of biodiversity importance.**

3.53 Areas important for wildlife and nature conservation can be classified under a number of designations according to their international, national, regional or local significance. The main designations are outlined below. Table 3.18 shows the extent of each type of site in Waveney, and records any changes during the monitoring year 2010/11.

**Ramsar** sites are wetlands of international importance, designated under the Convention on Wetlands, which was agreed in Ramsar, Iran in 1971.

**Special Areas of Conservation (SAC)** are designated under the EC Habitats Directive. These areas have been identified as best representing the range and variety of habitats and non-bird species within the European Union.

**Special Protection Areas (SPA)** are strictly protected sites classified in accordance with the EC Birds Directive, which came into force in 1979. SPAs are areas of the most important habitat for rare and vulnerable birds, and for regularly occurring migratory species within the European Union. SACs and SPAs together form the European network of “Natura 2000” nature conservation sites.

**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.

**County Wildlife Sites (CWS)** are sites of regional conservation interest, designated by local authorities in development plans. They are a material consideration when planning applications are being determined but many are privately owned and have no statutory protection.

**Local Nature Reserves (LNR)** are declared by local authorities (including parish or town councils), in consultation with English Nature, as places for wildlife and people. They are sites with wildlife or geological features that are of special interest locally. LNRs are a statutory designation that are managed for nature conservation and also provide opportunities for research and education, or for people to simply enjoy and have contact with nature.

**Table 3.18 Number and area of sites of biodiversity importance, Waveney District Council**

Type of Designation	Number	Area, hectares	Comments
Ramsar	1	191.00	No change during 2010/11
SPA	2	716.50	No change during 2010/11
SAC	2	573.00	No change during 2010/11
SSSI	10	1247.00	No change during 2010/11
CWS	116	1672.00	No change during 2010/11
LNR	3	41.00	No change during 2010/11

3.54 These biodiversity sites are identified on the [Proposals Map](#) adopted January 2011 (excluding sites within the Broads Authority area).

**did you know...** Nicholas Everitt Park in Oulton Broad, adjacent to Lowestoft and The Broads is officially one of the best green spaces in the country. The park won the seal of approval in July 2011 from The Green Flag Award Scheme for being well-maintained and managed, and providing excellent facilities.



**E3: Renewable energy generation.**

3.55 In January 2005 the first commercial wind turbine in Suffolk began generating electricity at Ness Point in Lowestoft. At 80m high (126m to blade tip) this is one of the largest onshore wind turbines in the UK, with a generating capacity of 2.75MW, capable of generating enough electricity to supply over 1500 homes.

3.56 In October 2010 the Adnams Bio Energy anaerobic digestion facility was completed. The plant is the first in the UK to use brewery and local food waste to generate renewable gas. It will generate up to 0.55MW. In the future the facility will produce enough renewable energy to power the Adnams brewery and run its fleet of lorries and still inject up to 60% of the output into the national grid.

**Table 3.19 Renewable energy generation – completions, Waveney 2010-11**

2010/11	Type of renewable energy capacity	Generating capacity, MW
<b>Completed installed capacity</b>	Biomass – municipal (and industrial) solid waste combustion	0.55

3.57 In April 2011, works commenced on installing two wind turbines with a combined generating capacity of 6MW on land at and adjacent the Africa Alive wildlife park in Kessingland. Five turbines, each with a rated capacity of up to 2.3MW, gained planning permission in February 2010 in Holton but have yet to be built.

3.58 Ofgem provides data of renewable energy installations that are receiving Feed-In Tariffs. Feed-In Tariffs (also known as FITs) have been introduced by the Government to encourage the installation of small-scale renewable energy technologies that generate low-carbon electricity. The District total for the period 1 April 2010 - 31 March 2011 is 278.91KW (or 0.278MW) of which 273.9KW is generated from photovoltaics and 5KW from wind power. The sectors are domestic 262.07KW; commercial 3.06KW and community 12.87KW.

**did you know...** Waveney is home to another UK first. Promens Manufacturing based in Ellough hosts the country's largest solar roof farm. The company's warehouse roof is covered in over 7,000 solar panels with a capacity of 1.65MW. The farm will power the factory with any spare capacity being fed to the national grid.

## **4. Monitoring of Local Indicators**

4.1 This section presents data for a series of indicators addressing locally important issues that are not covered by the national Core Output Indicators.

4.2 The Waveney Core Strategy was adopted in January 2009. This Development Plan Document included a Monitoring Framework setting out a suite of indicators that had been developed to monitor whether Core Strategy policies are being implemented as intended, and how effective they are being at delivering the vision and objectives of the Core Strategy.

4.3 The Core Strategy was subject to Sustainability Appraisal (including Strategic Environmental Assessment). This process assesses the likely significant social, environmental and economic effects of each policy. The final Sustainability Appraisal report concluded that the Core Strategy was likely to have significant positive impacts in all areas of sustainability, and particularly social and economic objectives. However, it also identified some potential negative effects, for example, on the viability of rural services resulting from a lack of housing growth in their catchment areas. Efforts to increase energy and water efficiency and waste recycling could also be negatively offset by growth in households, industry and tourism. These potential negative impacts are all long-term, and the likelihood of them occurring and the degree of impact is difficult to predict, since it relies greatly on behaviour. As part of the Sustainability Appraisal process, a monitoring framework was devised to monitor the likely significant effects of the Core Strategy, including potential positive and negative effects.

4.4 These two monitoring frameworks set out a total of 109 indicators to measure the performance of the Core Strategy. The full list of indicators is detailed in Appendix 5. This shows whether each indicator appears only in the Core Strategy Monitoring Framework, only in the Sustainability Appraisal significant effects Monitoring Framework, or in both frameworks. There is a lot of overlap between the two lists, with many indicators appearing in both frameworks. Consequently, results for both sets of local indicators will be presented together on the following pages.

4.5 Core Strategy indicators have been grouped into the five themes of housing, economy, environment, society and travel. Not all of the 109 indicators will be monitored each year, and not all will be reported with the same frequency. This AMR will report indicators on the themes of housing and economy. Background information on travel and transport has been included to provide context for future monitoring of this topic. Subsequent AMRs will cover the other areas, where impacts are more likely to be seen in the longer term.

4.6 Some indicators identified to monitor the Core Strategy (Appendix 2) are already reported annually in AMRs as National Core Indicators. Only additional local indicators are presented in the following sections of the report, as shown in Tables 4.1 and 4.8.

## Housing

**Table 4.1 Additional Local Indicators: Housing**

Indicator	Ref	Page No.
Affordable housing	Core H5	26
Dwellings per hectare of net developable area	LH1	33
Gypsy and Traveller pitches completed	Core H4	25
Homelessness	LH2	34
Housing land availability	Core H2c	21
Housing stock	Core H2a & b	19
Housing types and sizes	LH3	34
Housing quality	Core H6	27
Number and percentage of existing housing commitments on greenfield / previously developed land	LH4a & b	35
Number and percentage of new dwellings completed on previously developed land	Core H3	22
Number of vacant dwellings	LH5	36
Percentage of unfit dwellings	LH6	36
Plan period and housing targets	Core H1	19

### LH1: Dwellings per hectare of net developable area

4.7 Table 4.2 shows the average housing density (dwellings per hectare) of new build developments of 10 units or more that were wholly completed during the monitoring year. In 2010/11 an average housing density of 30 dwellings per hectare was achieved. This is the lowest density achieved in the last four years. The two applications were an urban housing development in Lowestoft at a density of 43 dwellings per hectare and a greenfield housing allocation at Kessingland approved in 2005 at a density of 29 dwellings per hectare.

4.8 *Policy DM16 'Housing Density' of the Development Management Policies DPD* seeks to ensure the most efficient use of land in accordance with Planning Policy Statement 3. A minimum density of 30 dwellings per hectare will be sought across the District and higher densities of 50 dwellings per hectare will be sought in the central areas of Lowestoft and the Market Towns.

**Table 4.2 Average housing density of new-build developments of 10+ units, Waveney District Council**

	Number of developments (10+ units)	Total Units (Gross)	Site Area (ha) (Net)	Average Density (Dwellings per ha)
2010/11	2	85	2.79	30
2009/10	4	79	1.48	53
2008/09	5	132	3.67	36
2007/08	1	16	0.16	100

**LH2: Homelessness**

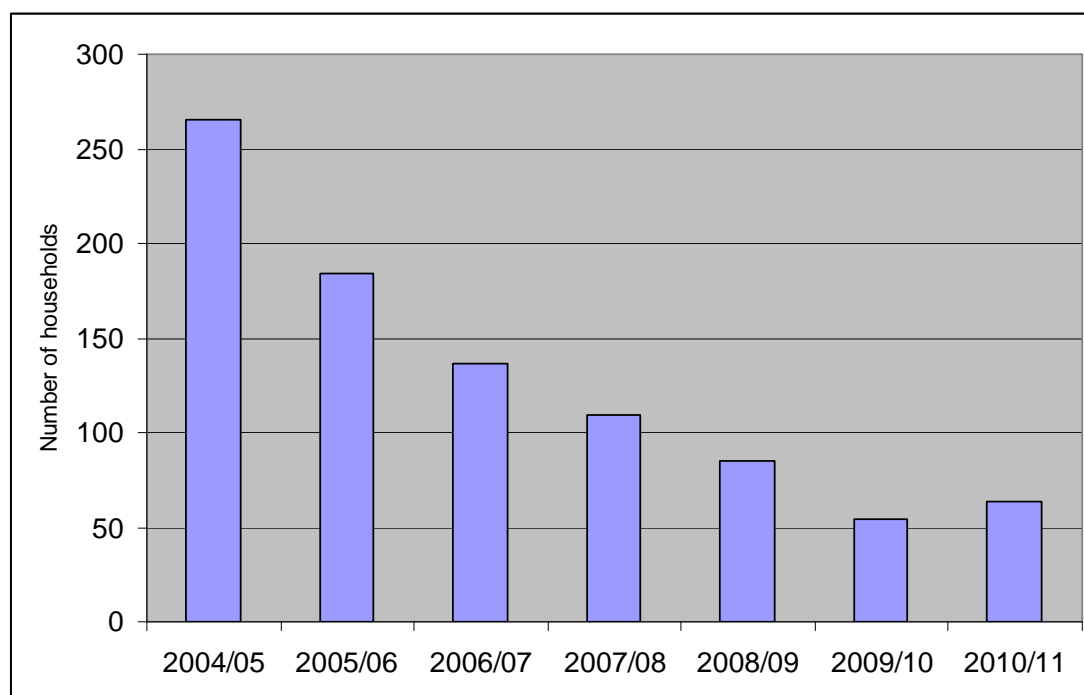
4.9 Table 4.3 shows the number of households accepted by Waveney District Council as being homeless and in priority need, each year since 2004/5. The indicator shows significant improvement, as the number of homeless households in priority need has fallen each year but with a slight increase for this year. Overall, the trend is positive with levels in 2011 less than a quarter of 2005 figures.

**Table 4.3 Number of households accepted as being homeless and in priority need, Waveney District Council**

	Number of households
<b>2010/11</b>	<b>64</b>
2009/10	54
2008/09	85
2007/08	109
2006/07	136
2005/06	184
2004/05	265

Source: CLG Homelessness Statistics

**Figure 4.1 Number of households accepted as being homeless and in priority need, Waveney District Council**



**LH3: Housing types and sizes**

4.10 Indicator LH3 gives an indication of the size of the net additional dwellings completed during the monitoring year based on the number of bedrooms in the new properties. This monitoring year saw a shift back to a slightly greater number (130) of

larger dwellings with 3 or 4 bedrooms being completed than 1 or 2 bedroom homes (118). Over the last 4 years there has been an equal split between smaller and larger dwellings completed and 70% of all new homes are either 2 or 3 bedroom dwellings.

**Table 4.4 Net additional dwellings by number of bedrooms, Waveney District Council**

	Number of bedrooms					Total
	1	2	3	4	Not Known	
2007/08	51	104	113	55	0	323
2008/09	27	94	96	41	5	263
2009/10	40	116	92	32	0	280
<b>2010/11</b>	<b>28</b>	<b>90</b>	<b>81</b>	<b>49</b>	<b>0</b>	<b>248</b>

**LH4: Number and percentage of existing housing commitments on (a) greenfield and (b) previously developed land.**

4.11 Table 4.5 shows that 60% of housing commitments with planning permission in Waveney at the end of March 2011 were on previously developed land<sup>1</sup> (PDL). This meets the target of 50% or more housing development of PDL, set in policy CS01 (Spatial Strategy) of the Core Strategy. The percentage of planning permissions on PDL is particularly high outside of Lowestoft: around 80% in the Southwold, Bungay and Beccles areas and above 85% in the Halesworth area.

4.12 It is only in the Lowestoft area where there the percentage of dwellings with planning permission on PDL is around 50%. However, this is expected to improve in the future. The Waveney Strategic Housing Land Availability Assessment (November 2007) shows that Lowestoft has more brownfield opportunities than other parts of the District. Of the 314 dwellings allocated in Lowestoft in the Site Specific Allocations DPD (adopted January 2011), 254 are on previously developed land, as are the vast majority of the 1,500 homes which will be allocated in the Lake Lothing and Outer Harbour Area Action Plan DPD.

**Table 4.5 Number and percentage of dwellings with planning permission on greenfield and previously developed land, Waveney District Council, as at 31<sup>st</sup> March 2011**

Sub-Area	PDL	Greenfield	Total	% PDL
Lowestoft	339	329	668	50.75
Beccles	86	21	107	80.37
Bungay	41	8	49	83.67
Halesworth	53	8	61	86.89
Southwold	54	16	70	77.14
<b>Total</b>	<b>573</b>	<b>382</b>	<b>955</b>	<b>60.00</b>

<sup>1</sup> PPS3 June 2010 re-categorises garden land as greenfield land. For Waveney, garden land permissions granted before 15 June 2010 will continue to be monitored as previously developed land until completion, unless a revised/extension of time application is approved and it will be categorised as greenfield

**LH5: Number of vacant dwellings**

4.13 The Waveney Empty Homes Strategy 2007-9 reported that in January 2007 there were 1,015 dwellings in the District that had been vacant for 6 months or more. Only 38 of these were Council properties, with the remaining 977 in the private sector. An updated Empty Homes Strategy 2010-12 is due to be published in December 2011.

4.14 The Private Sector Housing Team is proactive in returning empty properties back into use, including targeted mailshots and providing advice to owners. The Council's website provides information on discretionary empty property grants and reporting empty properties. Since April 2008, 101 non-WDC empty properties have been brought back into use or demolished following direct intervention by the Council.

**Table 4.6 Number of non-WDC-owned vacant dwellings returned to occupation or demolished during the financial year as a direct result of action by WDC**

Year	Number of dwellings
2010/11	19
2009/10	50
2008/09	32

**LH6: Percentage of unfit dwellings**

4.15 Table 4.7 presents results for national indicator NI158 'Percentage of non-decent council homes' during the monitoring year 2010/11. By the end of quarter 4, all council housing stock met the Government's 'decent' homes standard.

**Table 4.7 Percentage of non-decent council homes, Waveney District Council, 2010/11**

	Q1	Q2	Q3	Q4
% non-decent council homes	0.02%	0.02%	0.02%	0.00%

## Economy

**Table 4.8 Additional Local Indicators: Economy**

Indicator	Ref	Page No.
Amount and percentage of new employment floorspace on previously developed land	Core BD2	16
Average earnings	LE1	38
Average property price to income ratio	LE2	38
Business start ups and closures	LE4	39
Comparative industrial and office rental costs within the plan area	LE6	40
Employment permissions and allocations (urban and rural)	Core BD3	16
Total employee jobs	LE8	40
Unemployment rate	LE9	41
Long-term unemployment	LE10	42
New cultural facilities in town centres	Core BD4	17
New retail floor space in town centres	Core BD4	17
Number and percentage of businesses by main industry type	LE11	42
Number and percentage of employees by employment division	LE13	43
Number and percentage employed in tourism	LE16	44
Number of visitors to Waveney	LE18	44
Proportion of town centre units with A1 uses	LE20	44
Take-up of employment floorspace	Core BD1	15
Vacant units in town centres	LE21	46

**did you know...** The New Anglia Local Enterprise Partnership "Enterprise Zone" bid was approved by Government in August 2011. New Anglia's Enterprise Zone is designed to capitalise on the areas leading position in the energy sector. It aims to create up to 2,000 jobs and attract 80 businesses by 2015, and 13,500 jobs and 200 businesses over the 25 year lifetime of the zone.

The New Anglia Enterprise Zone will commence on 1st April 2012 and cover 121.3 hectares of development-ready land on six sites in Lowestoft and Great Yarmouth, will benefit from simplified planning rules and a business rate discount for new and expanding businesses.

For further information visit the New Anglia Local Enterprise Partnership website [www.newanglia.co.uk](http://www.newanglia.co.uk)

**LE1: Average Earnings**

4.16 Table 4.9 presents the most recent available data from the Annual Survey of Hours and Earnings (ASHE), since 2006 when a new methodology was introduced. This shows annual average earnings for Waveney residents for those in full-time jobs and all (i.e. full and part-time) jobs, with average figures for Suffolk, the East of England and England as a whole presented for comparison.

## Definitions:

- Full-time workers are defined as those who work more than 30 paid hours per week or those in teaching professions working 25 paid hours or more per week.
- In published reports, median earnings rather than the mean will generally be used. The median is the value below which 50% of employees fall. It is preferred over the mean for earnings data as it is influenced less by extreme values and because of the skewed distribution of earnings data.

**Table 4.9 Median gross earnings**

	April 2006:	April 2007:	April 2008:	April 2009:	April 2010:
Waveney	Full Time £20,469	Full Time £21,921	Full Time £23,450	Full Time £24,370	Full Time £22,944
	All £16,069	All £16,831	All £18,433	All £19,711	All £18,419
Suffolk	Full Time £22,476	Full Time £22,747	Full Time £23,811	Full Time £24,247	Full Time £24,417
	All £18,561	All £18,370	All £19,359	All £20,1664	All £19,758
East of England	Full Time £24,756	Full Time £25,526	Full Time £26,584	Full Time £27,303	Full Time £27,216
	All £20,274	All £20,850	All £21,846	All £22,513	All £22,284
England	Full Time £23,757	Full Time £24,500	Full Time £25,558	Full Time £26,145	Full Time £26,268
	All £19,719	All £20,354	All £21,172	All £21,680	All £21,575

Source: NOMIS (Annual Survey of Hours and Earnings – residents analysis)

4.17 Average earnings in Waveney have risen each year between 2006 and 2009 for full-time and all workers. However in 2010, average annual earnings for Waveney resident workers fell by approximately £1,400 yet at the same time earnings remained stable in all other areas.

**LE2: Average house price to income ratio**

4.18 Property prices increased relative to income each year between 2004 and 2008, when the ratio reached a peak of 8.13. Property prices have returned to more affordable levels in the last two years.

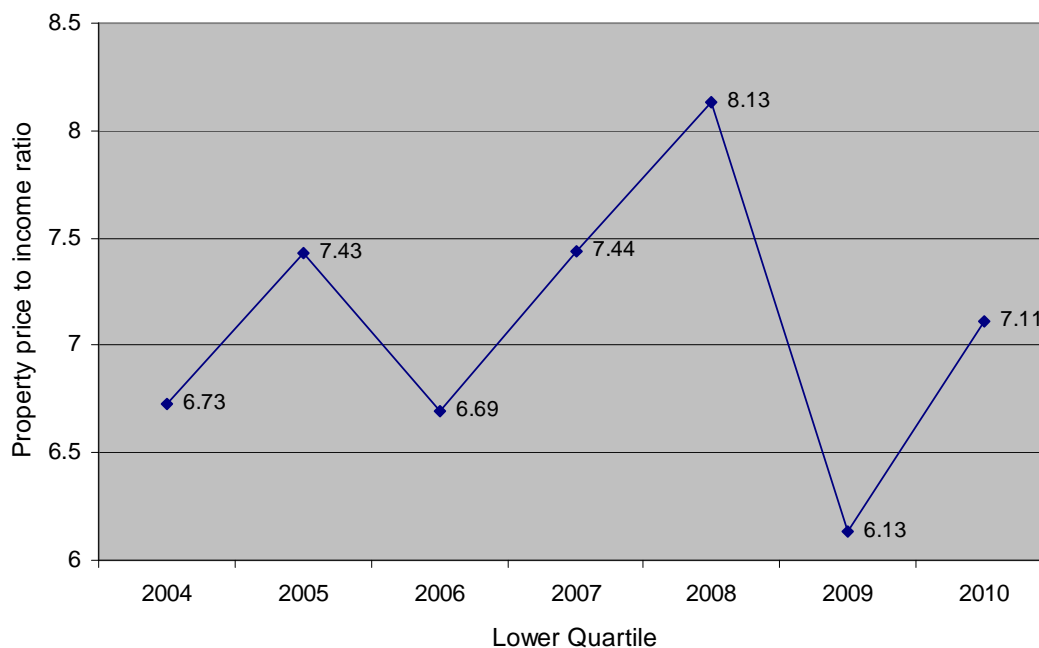


**Table 4.10. House price to income ratio, Waveney (lower quartile)**

2004	2005	2006	2007	2008	2009	2010
6.73	7.43	6.69	7.44	8.13	6.13	7.11

Source: Suffolk Observatory

**Figure 4.2. House price to income ratio, Waveney**



**LE4: Business start ups and closures**

4.19 The Office for National Statistics no longer releases figures relating to VAT registrations and de-registrations series. These have been superseded by a series on business births, deaths and survival rates. ‘Business Demography’ is now the only official source of information on business start-ups and closures.

Definitions:

- An ‘active’ enterprise is the starting point for demography and is defined as businesses that had either turnover or employment at any time during the reference year.
- A ‘birth’ is identified as a business that was present in the reference year, but did not exist in the preceding one or two years. Births are identified by making comparison of annual active population files and identifying those present in the latest file, but not the two previous ones.
- A ‘death’ is defined as a business that was on the active file in one year, but was no longer present in the active file in the following one or two years.

4.20 The economic slow-down appears to have impacted in both Waveney and Suffolk during 2009 with closures outnumbering start-ups. However the number of active enterprises in Waveney appears to be stable recording 3,745 in 2009.

**Table 4.11 Business start ups and closures, Waveney District Council and Suffolk**

	No. of active enterprises	No. of business births	No. of business deaths
Waveney 2004	3605	460	380
Waveney 2005	3610	400	315
Waveney 2006	3690	395	353
Waveney 2007	3730	370	355
Waveney 2008	3710	335	305
Waveney 2009	3745	340	375
Suffolk 2009	27985	2365	3045

Source: ONS (*Business Demography*)

**LE6: Comparative industrial and office rental costs within the plan area**

4.21 The Waveney Employment Land Study (Bone Wells Associates, Jan 2006) contained information on industrial and office rental costs in the District, and this is reproduced below. Examples of current rental values for industrial properties and offices are also given for comparison.

**Table 4.12 Indicative industrial and office rental costs**

Industrial - Lowestoft: Agents say that modern rents in Lowestoft range up to £64/m <sup>2</sup> for very small units and something over £44/m <sup>2</sup> for medium (4-500 m <sup>2</sup> ) units. There have been few if any recent letting of really good modern premises, but reasonably large units might makeup to £35/m <sup>2</sup> .	<ul style="list-style-type: none"> <li>• South Lowestoft Industrial Estate £61/m<sup>2</sup></li> <li>• Newcombe Road £41/m<sup>2</sup></li> </ul>
Industrial - Waveney: With rents of good modern industrial units around £43-54/ m <sup>2</sup> for medium sized units, in common with most of the UK, speculative development is marginal at best – even on the most attractive sites.	<ul style="list-style-type: none"> <li>• Blyth Road, Halesworth £30/m<sup>2</sup></li> <li>• Fountain Way, Reydon £39/m<sup>2</sup></li> </ul>
Office - Lowestoft: Agents believe that if there were any new offices available to let, they might command up to £130/m <sup>2</sup> . Good eighties building when sub-let might make £86-97/m <sup>2</sup> with good, well situated conversions making c. £75/m <sup>2</sup> .	<ul style="list-style-type: none"> <li>• Waveney Chambers £95/m<sup>2</sup></li> <li>• Clapham Road £64/m<sup>2</sup></li> </ul>
Source: <i>Employment Land Study, Jan 2006</i>	Source: <i>WDC, 2011</i>

**LE8: Total employee jobs**

4.22 The number of jobs in Waveney has fluctuated around 40,000 between 2001 and 2008. In 2008 (the most recent year for which data is available) the total number of jobs was 39,600. This represents a decrease in the number of jobs, for the second consecutive year.

**Table 4.13 Number of employee jobs 2001-2008, Waveney**

Year	Full-Time Employee jobs	Part-Time Employee jobs	Total Employee jobs
2001	25,100	15,200	40,300
2002	25,200	14,800	40,000
2003	24,700	13,800	38,500
2004	26,400	13,400	39,800
2005	25,700	14,600	40,300
2006	26,000	15,100	41,100
2007	25,300	14,800	40,100
2008	24,600	15,000	39,600

Source: ONS (Annual Business Inquiry employee analysis)

#### LE9: Unemployment rate

4.23 The only official unemployment figures released at District level are model based.

**Table 4.14 Unemployment figures, Waveney**

Date	Waveney	Waveney %	East %	Great Britain %
Jan-04-Dec-04	2,400	4.5	3.7	4.8
Jan-05-Dec-05	2,700	5.1	4.0	4.9
Jan-06-Dec-06	3,700	7.0	4.6	5.4
Jan-07-Dec-07	3,300	6.1	4.3	5.2
Jan-08-Dec-08	3,000	5.5	4.9	5.7
Jan-09-Dec-09	3,400	6.3	6.3	7.7
Jan-10-Dec-10	4,500	8.4	6.5	7.7

Source: NOMIS (ONS Annual Population Survey)

4.24 Table 4.15 shows the rate of those unemployed and looking for work and claiming unemployment benefit (Job Seekers Allowance), as opposed to those who are unemployed and economically inactive. The Jobseeker's Allowance is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week. Unemployment in Waveney is consistently above the Suffolk average. Data for October 2011 confirms the percentage of persons in Waveney claiming JSA as 4.2, a total of 2,924 claimants.

**Table 4.15 Percentage of persons unemployed and looking for work, Waveney and Suffolk**

Date	Waveney	Suffolk
Dec-07	2.6	1.6
Dec-08	3.2	2.3
Dec-09	3.7	2.9
Dec-10	4.1	2.7

Source: NOMIS (JSA Claimant Rate)

**LE10: Long-term unemployment**

4.25 Long-term unemployment is defined as employment lasting 12 months or longer. The percentage figures express the number of claimants resident in an area as a percentage of the population aged 16-64 resident in that area. Like unemployment as a whole, it is consistently higher than the Suffolk average in Waveney, however the gap marginally closed in Dec-10. Latest data for October 2011, confirms the rate as 0.5 or 380 persons.

**Table 4.16 Percentage of unemployed persons that have been unemployed for 12 months and over, Waveney and Suffolk**

Date	Waveney	Suffolk
Dec-07	0.6	0.3
Dec-08	0.4	0.2
Dec-09	0.7	0.4
Dec-10	0.5	0.4

Source: NOMIS (JSA Claimant Rate)

**LE11: Number and percentage of businesses by main industry type**

4.26 Table 4.17 gives the number and percentage of local businesses in Waveney by broad industry group for 2009 and 2010. Although data on local businesses by type has been available for a number of years, the categories reported changed in 2009, making comparison with earlier datasets difficult. Data for Suffolk as a whole during 2010 has been included for comparison.

4.27 The largest industry groups in Waveney during 2010 were retail, construction and professional, scientific and technical. Waveney has relatively more businesses in retail, accommodation and food services and health compared to the Suffolk average, but relatively less in the categories of information and communication, agriculture, forestry and fishing, transport and storage, and arts, entertainment, recreation and other services.

**Table 4.17 Number and percentage of local units by broad industry group, 2009-2010 Waveney and 2010 Suffolk**

	Waveney 2009		Waveney 2010		Suffolk 2010	
	No.	%	No.	%	No.	%
Agriculture, forestry & fishing	275	6.4	<b>275</b>	<b>6.4</b>	2545	8.0
Production	295	6.8	<b>295</b>	<b>6.9</b>	2100	6.6
Construction	520	12.1	<b>505</b>	<b>11.8</b>	3725	11.7
Motor trades	140	3.3	<b>140</b>	<b>3.3</b>	1070	3.4
Wholesale	165	3.8	<b>160</b>	<b>3.7</b>	1430	4.5
Retail	625	14.5	<b>320</b>	<b>14.5</b>	3275	10.3
Transport & storage (inc. postal)	145	3.4	<b>140</b>	<b>3.3</b>	1385	4.4

	Waveney 2009		Waveney 2010		Suffolk 2010	
Accommodation & food services	325	7.5	<b>325</b>	<b>7.6</b>	1900	6.0
Information & communication	115	2.7	<b>105</b>	<b>2.5</b>	1530	4.8
Finance & insurance	80	1.9	<b>75</b>	<b>1.8</b>	660	2.1
Property	135	3.1	<b>140</b>	<b>3.3</b>	1045	3.3
Professional, scientific & technical	480	11.1	<b>500</b>	<b>11.7</b>	3610	11.4
Business administration and support services	315	7.3	<b>295</b>	<b>6.9</b>	2290	7.2
Public administration and defence	50	1.2	<b>55</b>	<b>1.3</b>	310	1.0
Education	110	2.6	<b>115</b>	<b>2.7</b>	780	2.5
Health	240	5.6	<b>250</b>	<b>5.8</b>	1685	5.3
Arts, entertainment, recreation and other services	295	6.8	<b>285</b>	<b>6.7</b>	2410	7.6

Source: ONS (UK Business: Activity, Size and Location 2009 and 2010 – produced from a snapshot from Inter Departmental Business Register (IDBR) taken 27 March 2009 and 22 March 2010)

**LE13: Number and percentage of employees by employment division**

4.28 Table 4.18 gives the number of people employed in different industry groups in Waveney between 2005 and 2010, according to the annual NOMIS survey. Percentage calculations have not been included, as some data points are unavailable in some years due to low sample size.

4.29 There is some fluctuation in the numbers employed by industry from year to year, perhaps due to the survey techniques employed. As at March 2010, the two industries employing the greatest number of people in Waveney are distribution, hotels and restaurants, and public administration, education and health, followed by manufacturing.

**Table 4.18 Number of people employed by industry group**

Number employed by industry	March 2005	March 2006	March 2007	March 2008	March 2009	March 2010
Agriculture & Fishing	!	!	2,000	900	1,000	1,700
Energy & Water	900	1,100	!	1,000	1,200	800
Manufacturing	7,500	7,100	6,500	7,200	7,300	9,000
Construction	5,000	5,200	4,400	3,200	3,800	4,800
Distribution, hotels & restaurants	9,900	10,900	11,400	10,800	14,600	10,000
Transport & Communication	2,300	2,800	2,600	2,600	4,000	1,700
Banking finance & insurance etc	6,700	4,800	6,900	6,500	4,600	5,500
Public admin education & health	12,100	13,500	12,900	15,900	13,400	9,400
Other services	4,200	1,900	3,000	3,400	2,700	800

! Estimate and confidence interval not available since the group sample size is zero or disclosive (0-2) Source: NOMIS annual population survey

**LE16: Number and percentage employed in tourism**

4.30 Table 4.19 shows the estimated number of full-time equivalent (FTE) jobs and actual jobs (including part-time) in Waveney that are supported by tourism spend. This shows that the number of jobs supported by tourism has risen each year since monitoring began in 2002. The relative importance of tourism as an employment sector has also steadily increased during this period.

**Table 4.19 Number and percentage of jobs supported by tourism, Waveney, 2002-2009**

	2002	2003	2005	2006	2007	2008	2009
Estimated FTE jobs in Waveney supported by tourism spend	3,232	3,333	3,301	3,547	3,872	3,904	4,183
Estimated actual jobs in Waveney supported by tourism spend	4,500	4,624	4,549	4,899	5,338	5,385	5,774
% of all jobs in Waveney supported by tourism	N/A	10.0 %	10.1 %	10.9 %	11.9 %	12.0 %	12.8 %

Source: Sunrise Coast Research Summary - East of England Tourism

**LE18: Number of visitors to Waveney**

4.31 During 2009 around 393,000 visitors stayed in the District and there were just over 3.5 million day visits to Waveney.

**Table 4.20 Number of staying visitors and day visitors to Waveney, 2005-2008**

	Estimated number of staying visitors	Estimated number of day visits
2005	405,000	3,551,000
2006	389,000	3,038,000
2007	435,000	3,236,000
2008	391,000	3,398,000
2009	393,000	3,557,000

Source: Sunrise Coast Research Summary - East of England Tourism

**LE20: Proportion of town centre units with A1 uses**

4.32 Waveney District Council Planning Policy Team carries out annual shop surveys in May/June each year. Table 4.21 shows the percentage of town centre units with A1 (shop) uses in Lowestoft and the four market towns in Waveney, annually since 2004. The figures for 2004 - 2010 were based on boundaries defined in the Waveney Interim Local Plan (2004). In January 2011, the Development Management Policies DPD was adopted which slightly revised some town centre boundaries as illustrated on the Proposals Map and summarised as:

- Beccles town centre (policy DM10) – extended south at Blyburgate
- Bungay town centre (policy DM10) – extended south at Upper Olland Street

- Halesworth town centre (policy DM10) – reduced at Chediston Street (6 properties) and extended to include properties between Bridge Street and Saxon’s Way
- Southwold town centre (policy DM10) – extended to include properties at 23/25/27/29/31 High Street
- Lowestoft main and core shopping streets (policy DM11) - no change.

4.33 This monitoring year saw a 1% drop in A1 uses across District as a whole. However there has been little variation during the monitoring period, with the District average maintained at around 53%.

4.34 In 2011 the percentage of A1 (shop) uses in the market town centres ranged between 41% in Bungay and 54% in Southwold. In the Lowestoft main and core shopping streets the percentage was considerably higher at 65%, though this is to be expected as areas of the town centre with lower proportions of A1 uses were not included in this calculation. However, Lowestoft saw a 3% drop in A1 uses this monitoring year. Lowestoft’s main and core shopping streets run the length of London Road North and adjoining streets from Dukes Head Street to Pier Terrace, and include units in the Britten Centre.

**Table 4.21 Percentage of total town centre units with A1 uses, Waveney District Council 2004-2011**

	May/June							
	2004	2005	2006	2007	2008	2009	2010	2011
Lowestoft main and core shopping streets	69%	69%	69%	69%	69%	68%	68%	<b>65%</b>
Beccles town centre	45%	47%	47%	49%	47%	49%	49%	<b>49%</b>
Bungay town centre	42%	41%	41%	41%	41%	41%	40%	<b>41%</b>
Halesworth town centre	53%	54%	54%	54%	54%	54%	54%	<b>53%</b>
Southwold town centre	56%	55%	55%	54%	54%	55%	53%	<b>54%</b>
Waveney Total	53.1%	53.6%	53.6%	53.9%	53.3%	53.6%	53.4%	<b>52.5%</b>

Source: WDC (Annual Town Centre Surveys)

2004-2010 - town centre boundaries as defined in the Waveney Interim Local Plan 2004

2011 - town centre boundaries as defined in the Development Management Policies DPD 2011 as illustrated on the Proposals Map 2011

**LE21: Vacant units in town centres**

4.35 Table 4.22 gives the number and percentage of all vacant units within town centres for Lowestoft and the four market towns in Waveney, annually since 2004. Figures for Lowestoft relate to the main and core shopping streets only, rather than the whole town centre.

**Table 4.22 Number and percentage of all town centre units that are vacant, Waveney District Council 2004-2011**

		May/June							
		2004	2005	2006	2007	2008	2009	2010	2011
Number of vacant units	Lowestoft main and core shopping streets	11	9	14	12	19	18	26	<b>22</b>
	Beccles town centre	11	10	10	5	9	14	15	<b>18</b>
	Bungay town centre	11	10	11	10	9	12	11	<b>11</b>
	Halesworth town centre	2	2	2	5	8	1	4	<b>6</b>
	Southwold town centre	1	1	1	1	1	2	2	<b>2</b>
% town centre units that are vacant	Lowestoft main and core shopping streets	5.3%	4.3%	6.8%	5.8%	9.2%	8.7%	12.6%	<b>10.1%</b>
	Beccles town centre	4.8%	4.3%	4.3%	2.2%	3.9%	6.0%	6.4%	<b>7.0%</b>
	Bungay town centre	7.4%	6.8%	7.4%	6.8%	6.1%	8.1%	7.4%	<b>6.5%</b>
	Halesworth town centre	1.8%	1.8%	1.8%	4.5%	7.1%	0.9%	3.6%	<b>5.5%</b>
	Southwold town centre	1.1%	1.1%	1.1%	1.1%	1.1%	2.2%	2.2%	<b>2.1%</b>

Source: WDC (Annual Town Centre Surveys)

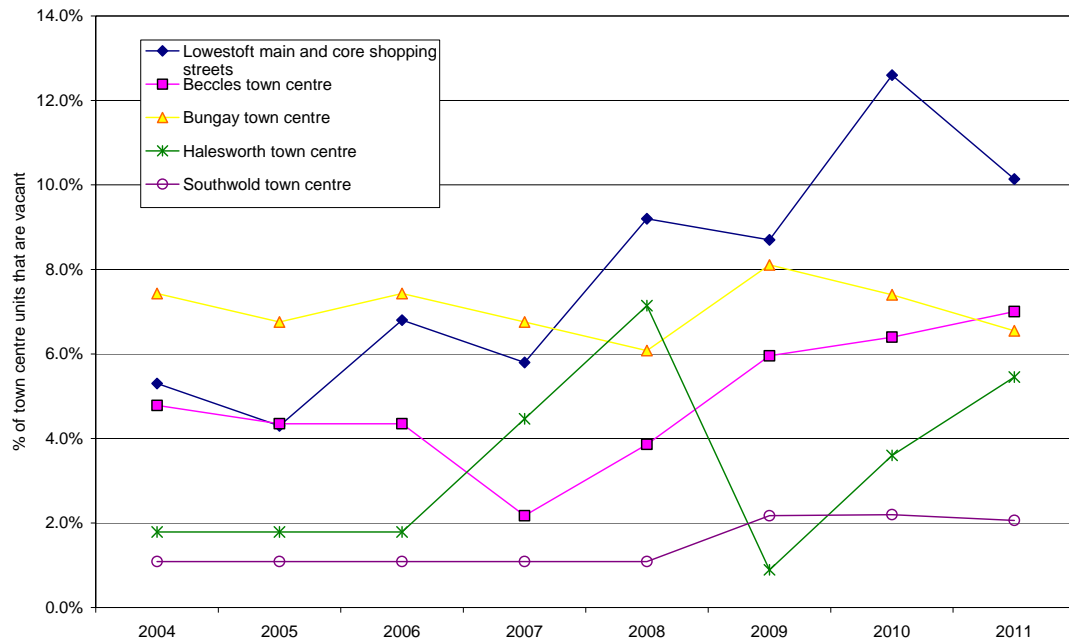
2004-2010 - town centre boundaries as defined in the Waveney Interim Local Plan 2004

2011 - town centre boundaries as defined in the Development Management Policies DPD 2011 as illustrated on the Proposals Map 2011

4.36 Vacancy rates have been consistently low (1-2%) in Southwold and consistently high (around 7%) in Bungay throughout the monitoring period. Lowestoft has seen a steady increase in the number and percentage of vacant units on its main and core shopping streets since 2004. Lowestoft is the main town centre for the District, and Core Strategy policies CS05 – *Lake Lothing and Outer Harbour Area Action Plan* and CS10 – *Retail, Leisure and Office Development* aim to reverse this trend. In 2011, vacancy rates increased in Beccles and Halesworth and decreased in Lowestoft, Bungay and Southwold.



**Figure 4.3 Percentage of all town centre units that are vacant, Waveney District Council 2004-2011**



## Travel and Transport

4.37 There are no Government planning Core Indicators specifically for travel / transport. A range of local indicators are in place to monitor the Core Strategy vision and the objectives of Core Strategy policy *CS15 – Sustainable transport* to reduce the need to travel and to change travel behaviour towards more sustainable modes, particularly within Lowestoft.

4.38 This section provides background information on travel and transport and it is intended to report on these indicators in future AMRs. The full range of Core Strategy Indicators are listed in Appendix 5. These include 15 travel indicators covering issues such as car parking standards, distances to key services, how children travel to school and traffic volumes in key locations.

4.39 The Site Specific Allocations and Development Management Policies DPDs also include a range of policies, objectives and indicators to ensure that new development is provided in sustainable locations, promoting sustainable transport and the submission of travel plans/transport assessments as appropriate as part of new developments. Many of these local indicators are also Core Strategy Indicators.

4.40 The emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan contains proposals for enhanced transport connections to deliver a modal shift within Lowestoft. The Vision for the AAP area includes ambitions for travel and transport:

“...The area will benefit from better connections for pedestrians, cyclists and traffic with increased access to the water frontage, linkages across Lake Lothing and throughout the AAP area. There will be strong linkages to other parts of the town and the area will be fully served by public transport that will revolve around an interchange hub at the reconfigured Lowestoft Station...”

4.41 The AAP contains two objectives specifically related to travel and transport (AAP theme “Transport, Movement and Linkages”):

- **Objective 9 “To be better connected”**
- **Objective 10 “To reduce the need to travel by car”**

4.42 Table 5.7 Implementation and Monitoring Framework of the AAP sets out the objectives, policies, targets, indicators and responsible agencies to deliver the ambitions for the area. The targets for the travel objectives are as follows:

### Objective 9 “To be better connected”

- Completion of satisfactory access arrangements for Kirkley Rise and Sustainable Urban Neighbourhood sites, Lake Lothing pedestrian and cycle crossings and upgrade of Lowestoft Station interchange which enables development at Peto Square, Brooke Peninsula, Sanyo and Kirkley Waterfront.
- Completion of proposed pedestrian and cycle routes.

### Objective 10 “To reduce the need to travel”

- Completion of new pedestrian routes and cycle links.
- New development well served by public transport.
- Reduction in car usage by a minimum 15% contributing to Lowestoft TravelSmart Initiative.

4.43 Interim targets to 2016 have been developed for some objectives. The Transport, Movement and Linkages objectives share the same Interim Target to 2016 - all new development to be meeting site specific travel plan commitments relating to sustainable transport and modal shift.

Suffolk Local Transport Plan 3 (2011-2031), May 2011

4.44 The Suffolk Local Transport Plan (LTP) is prepared by Suffolk County Council. It sets out the county council's ambitions and objectives for transport. The LTP is in two parts, the first part is a 20-year strategy that highlights the county council's long-term ambitions for the transport network. The second part is a four year implementation plan that indicates how the county council are proposing to address these issues.

4.45 The following tables are extracted from LTP3 and provide details on the key transport issues affecting Waveney, the strategic transport improvements for Waveney and county council's priorities for investment in integrated transport over the next four years.

**Table 4.23 Key transport issues, Waveney**

<b>Key transport issues for Waveney</b>
Lack of bus connections to/from Lowestoft, market towns and rural areas
Access to development sites south of Lake Lothing in Lowestoft
Impact of traffic in north Lowestoft
Impact of lorries in Beccles
Impact of lorries in Bungay town centre
Poor frequency of service on the East Suffolk line
Poor transport connections at rail stations on the East Suffolk line
Traffic congestion at Oulton Broad rail station
Lack of pedestrian/cycle bridges over Lake Lothing
Pinch points for north/south traffic in Lowestoft
Sea level change and coastal erosion

*Source: Suffolk Local Transport Plan 2011-2031 Part 1 Transport Strategy, key transport issues for Waveney*

**Table 4.24 Strategic transport improvements, Waveney**

<b>Scheme</b>	<b>Promoter</b>	<b>Likely funding sources</b>	<b>Timescale</b>
Beccles Loop	Network Rail	Suffolk County Council, Network Rail	Short term
Lowestoft Northern Spine Road phase V	Suffolk County Council	Suffolk County Council/ developer	Short term
Beccles Southern Link Road	Suffolk County Council	Suffolk County Council	Short term
Lowestoft Sustainable Transport Package	Suffolk County Council	Suffolk County Council / Department for Transport	Short term

		local sustainable transport fund	
Lowestoft Commercial Road Improvement	Suffolk County Council / Highways Agency	Suffolk County Council	Short term
Bungay Town Centre Improvements	Suffolk County Council	Suffolk County Council	Short term
Lowestoft Lake Lothing Southern Access Road	Developer	Developer	Medium term
Lowestoft Denmark Road Improvement	Suffolk County Council	Department for Transport major scheme funds	Medium / Long term
Lowestoft 3rd River Crossing	Highways Agency	Department for Transport / Highways Agency	Long term

Source: Suffolk Local Transport Plan 2011-2031 Part 2 Implementation Plan Table 1- List of strategic transport improvements

**Table 4.25 Priorities for investment in integrated transport 2011-15, Waveney**

Town	Indicative type of scheme	Indicative level of expected capital investment 2011 to 2015 (£000)
Beccles	Beccles Loop rail scheme Beccles southern relief road* Cycle route improvements	5,000*
Bungay	Townscape enhancement	450
Lowestoft	A12/Commercial Road improvement Sustainable transport package (subject to successful bids) Completion of northern spine road* Cycle and pedestrian improvements	10,000*

\* It is likely that either the Beccles southern relief road or completion of the Lowestoft northern spine road can be delivered by 2015. The estimated cost of each scheme is £4 million.

Source: Suffolk Local Transport Plan 2011-2031 Part 2 Implementation Plan, the county council's priorities for investment in integrated transport over the next four years.

4.46 For further information and to view the Suffolk Local Transport Plan visit the transport and streets section of the county council's website at [www.suffolk.gov.uk/transportandstreets](http://www.suffolk.gov.uk/transportandstreets)

### TravelSmart Lowestoft

4.47 TravelSmart was an innovative project offering households information and support to enable people to walk, cycle and use public transport more often. The aims were to reduce car use and encourage healthier lifestyles by increasing active travel in their daily routines.

4.48 A total of 25,000 households across Lowestoft were invited to take part in the project. The TravelSmart team offered free personalised travel information enabling people to choose to walk, cycle and use public transport for more of their regular journeys. 67% of households contacted were interested in receiving information and advice from the TravelSmart team.

4.49 The project was conducted during August 2008 and December 2009. Travel behaviour surveys were carried out January–March 2008 and January–March 2010. The project achieved substantial increases in walking, cycling and use of public transport:

- ✓ A 13% reduction in car-as-driver trips of the equivalent of 59 trips per person per year.
- ✓ An additional 42 trips per person per year were made on foot, an increase of 19%.
- ✓ Cycling and public transport use also increased, by 19% and 37% respectively.

4.50 TravelSmart Lowestoft was funded by the Big Lottery Fund's Wellbeing Programme and managed by a working group consisting of Sustrans, Socialdata, Suffolk County Council and Waveney District Council. Further information on TravelSmart Lowestoft and sustainable transport can be found on the Sustrans website [www.sustrans.org.uk](http://www.sustrans.org.uk)

4.51 Suffolk County Council publishes information on public transport (bus and rail timetables, park and ride, community transport), cycle routes and public rights of way visit [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

**did you know...** the Government has recently approved a £6.25M scheme to provide a package of measures that will improve the way that residents and visitors will be able to travel throughout Lowestoft and includes:

- Construction of a shared pedestrian and cycle bridge crossing Lake Lothing;
- Improvements to the bus and rail interchange;
- Funding for the introduction of a new bus service.

For more information on the Lowestoft Local Links project visit Suffolk County Council's website at [www.suffolk.gov.uk/transportandstreets/policies](http://www.suffolk.gov.uk/transportandstreets/policies)

### Promoting sustainable transport and reducing car journeys within Lowestoft

4.52 Core Strategy policy *CS15 – Sustainable transport* and emerging Lowestoft Area Action Plan policies and objectives aim to promote a sustainable approach to transport in Lowestoft by focusing on reducing the need to travel by car and improving pedestrian, cycle and public transport facilities and connections between the town and development sites. TravelSmart Lowestoft has been successful in achieving increases in walking, cycling and the use of sustainable transport and the AAP aims to build on this by further reducing car usage by a minimum of 15%.

4.53 A key characteristic of Lowestoft is that approximately 80% of people who work in the town also live there. Therefore the majority of journeys to work are relatively short, with one third of journeys being less than about a mile and two thirds less than about three miles. This means that many regular journeys could be taken without the need to use a car.

4.54 Suffolk County Council conducts an annual Travel to Work survey of Suffolk County Council and all District Council employees. The survey is conducted in early May of each year. The results for WDC employees for 2011 show that all car modes account for 68% of all journeys and walking and cycling account for 23% of all journeys. Trend data shows that the use of the car is gradually reducing and walking and cycling are increasing. These are encouraging results and with further transport improvements planned for Lowestoft this may be a sustainable trend.

4.55 The Lowestoft Local Links project received Government approval in July 2011. The £6.25M project is being funded by the Department for Transport (£5M) and SCC (£1.25M). The project includes the provision of a new cycle and pedestrian bridge to the west of the existing bascule bridge, improvements to the bus and rail interchange at Lowestoft Station and a new bus service. It is anticipated that the bus and rail interchange will be completed by the end of 2013/14, the pedestrian/cycle bridge will be constructed by 2014/15 and the new bus service to be commercially operated by 2014/15. These measures will help to deliver the Area Action Plan Transport, Movement and Linkages objectives “To be better connected” and “To reduce the need to travel by car”.

4.56 Suffolk County Council traffic monitoring will be reported annually in the AMR as set out in paragraph 5.6.5 of the Area Action Plan:

“In addition, ongoing traffic monitoring across the town (undertaken by Suffolk County Council) will continue and be reported annually in the Waveney AMR. The Council’s Major Projects Team will work closely with Suffolk County Council, the Highways Agency and developers in comprehensively managing and monitoring traffic generation and modal shift, through transport assessments and strong travel planning. A comprehensive position will be reported on a 5 yearly basis, or earlier if deemed necessary, in the Council’s AMR, with the first report being in 2016 to tie in with the interim targets primarily focused upon jobs and housing growth. This information will be used to inform the need for future mitigation measures and any necessary review of the LDF.”

4.57 Suffolk County Council currently monitors traffic trends across the county. Over 300 traffic counters are located on Suffolk’s roads and cycle ways - either an inductive loop (cut into the road for regular use) or tube (placed on the road for short



periods). The results from these Automatic Traffic Counters (ATCs) are used to provide road and cycle trend information for Suffolk or for a particular area of interest.

4.58 The results from the Lowestoft traffic count sites will be used to monitor traffic data within the town for reporting in the AMR as set out in paragraph 4.56 above. Map 4.1 identifies the automated traffic count sites in Lowestoft.

**Map 4.1 Lowestoft traffic count sites**



## **5. Implementation of Adopted and Saved Policies**

5.1 Regulation 48 of the Local Development Framework Regulations as amended, requires local authorities to identify which of their policies are not being implemented, and the reasons why. Such policies may need to be amended or replaced through the preparation of the new LDF documents, for example if they no longer reflect national guidance or are no longer relevant to the local area.

5.2 Appendix 6 lists all adopted policies in the Adopted Waveney Core Strategy (2009) together with remaining "saved" policies in the Adopted Waveney Local Plan (1996). Policies in the Waveney Local Plan were 'saved' under transitional arrangements pending the preparation of the new LDF documents until September 2007. The Secretary of State issued a direction to save selected policies for a further period beyond September 2007. Only policies that met national criteria were saved beyond 27th September 2007, all others expired on that day. A number of saved Local Plan policies were replaced when the Core Strategy was adopted in January 2009 and the Sites Specific Allocations DPD and the Development Management Policies DPD, both adopted January 2011. The one remaining policy is due to be replaced by the Lowestoft Lake Lothing and Outer Harbour Area Action Plan (scheduled for adoption in January 2012). Although all new policies are now being implemented, there has not been a sufficient amount of time to assess them for the purposes of this monitoring period. This assessment will therefore concentrate on the implementation of Core Strategy policies and objectives.

### **Assessment of unimplemented policies**

5.3 Waveney is currently implementing all Core Strategy policies, where appropriate. As the Core Strategy 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) and encouraging Tourism (policy CS13). There are no unimplemented Core Strategy policies at the current time.

### **Assessment of implemented policies**

5.4 Analysis of results for the core and local indicators gives an indication of the success of implemented policies. The Core Strategy was adopted in January 2009, and in some areas it will take several years for the impacts of its policies and objectives to be assessed through monitoring. The adoption and implementation of other DPDs will contribute towards delivering the Core Strategy in future monitoring years. However, it is possible to assess where Core Strategy policies and objectives are already being delivered, and where more work needs to be done to affect change, and this is presented in Table 5.1.



**Table 5.1. Assessment of the implementation of Core Strategy objectives and policies**

*N.B. Indicators not monitored this year have been greyed out.*

Objective	Target	Indicators	Policies
<p>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</p>	<p>Improved perception of Lowestoft</p> <p>Increasing the vitality and viability of Lowestoft and the market towns</p>	<p>Housing benefit recipients</p> <p>Proportion of population with access to hospital or GP or dentist surgery</p> <p>Overall death rate by causes per 100,000 population</p> <p>Number of childcare places</p> <p>LE9 Unemployment rate</p> <p>LE10 Long-term unemployment</p> <p>LE19 Proportion of lone parents and long term ill who are economically active</p> <p>LE1 Average earnings</p> <p>LE12 Number and percentage of businesses by size (number of employees)</p> <p>LE11 Number and percentage of businesses by main industry type</p> <p>LE3 Business formation rate</p> <p>LE4 Business start up and closures</p> <p>LE5 Net change in total number of VAT registered businesses</p> <p>LE13 Number and percentage of employees by employment division</p> <p>LE8 Total employee jobs</p>	<p>CS05 Area Action Plan for Lake Lothing and the Outer Harbour</p> <p>CS06 Community Based Regeneration</p> <p>CS08 Renewable Energy Cluster</p> <p>CS09 Knowledge Economy</p>
<p><b>Assessment:</b></p> <p>Core Indicator BD1 shows that over 4 times as much employment floorspace was completed compared to last year (the smallest completion since AMR reporting began in 2004/05). Three employment uses were lost this monitoring year, of which 2 were outside of designated employment sites, one in a built-up residential area and the other in The Saints rural area. Core Indicator BD3 shows that the amount of employment land available for development (either as extant planning permissions or allocations) has doubled this year with the adoption of the Site Specific Allocations DPD. This suggests that planning policies are succeeding in making land available for employment development, and perhaps other factors such as the economic downturn have prevented them from being delivered to date.</p> <p>Both long-term and total unemployment remain consistently above the Suffolk average, unemployment has increased this monitoring year, but more positively long-term unemployment has seen a marginal improvement. The total number of jobs in the District fell for two consecutive years in 2007 and 2008 (the latest available data). Average earnings have risen annually between 2006 and 2009 but fell during 2010. The number of business closures outnumbered the number of start-ups during 2009 for the first time however, the number of active businesses increased in the same period. Key industries in Waveney include retail, construction, and professional, scientific and technical industries. Public services (public administration, education and health), manufacturing and tourism are also large employers.</p> <p>Although it is still early in the plan period covered by the Core Strategy, there are positive signs that regeneration can be achieved, such as the generally increasing trend in average earnings and active businesses, and the amount of land available for new employment development in Lowestoft and the market towns. The recent adoption and implementation of the Site Specific Allocations DPD and the emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan will contribute towards meeting this Core Strategy objective in future monitoring years.</p> <p>The implementation of Enterprise Zone status and simplified planning rules (Local Development Orders) from April 2012 on employment sites in Lowestoft and Beccles is anticipated to attract new business to the area. The Government's announcement on 29 November 2011, of the success of Great Yarmouth and Lowestoft as one of five national</p>			

Objective	Target	Indicators	Policies
Centre for Offshore Renewable Engineering (CORE) is another boost for the area. The five COREs will be promoted by the Government as the prime locations for offshore renewable engineering businesses, with a comprehensive package of support on offer.			
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	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country Number of Parish Plans adopted Plus indicators for Objective 1 above	CS06 Community Based Regeneration
<b>Assessment:</b> See above. The Lake Lothing and Outer Harbour Area Action Plan will be of particular importance to the redevelopment and regeneration of the most deprived wards in the District.			
3. Improving the health of the population and in particular reducing health inequalities	Reducing health inequalities  Reduce mortality rates from heart disease, strokes and related diseases by 40% in people under 75 (LAA)  Increase the Disability Adjusted Life years in people who are overweight or obese (LAA)	Proportion of population with access to hospital or GP or dentist surgery Overall death rate by causes per 100,000 population Life expectancy Proportion of journeys to work on foot or by cycle How do children travel to school Obesity in the population Change in amount of accessible natural green space Change in provision of open space % of footpaths and other rights of way which are easy to use by members of the public	CS02 High Quality and Sustainable Design CS04 Infrastructure CS14 Culture CS15 Sustainable Transport
<b>Assessment:</b> Improving health is a long-term objective. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved.			
4. Addressing low educational achievement and aspiration	Improve the skills and education levels of the local population	% of year 11 pupils gaining 5+ A*-C grades at GCSE Average point score per student at A and AS level Proportion of the population with no qualifications Proportion of the population with NVQ level 4 or higher	CS09 Knowledge Economy
<b>Assessment:</b> Improving education is a long-term objective. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved.			
5. Reducing rates of crime and fear of crime	Reduce the number of recorded incidents of anti-social behaviour  Reduce crime rates	Recorded crime per 1000 population Domestic burglary rate per 1000 population Violent crime rate per 1000 population Fear of Crime	CS02 High Quality and Sustainable Design CS04 Infrastructure CS05 Area Action Plan for Lake Lothing and the Outer Harbour

Objective	Target	Indicators	Policies
<p><b>Assessment:</b> Reducing crime is a long-term objective. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. One way in which the planning system can help reduce crime is to ensure that developments are designed to be safe and secure. 4 of the 5 schemes assessed under Core Indicator H6 – Building for Life Assessments scored a maximum 1 point and 1 scheme scored 0.5 point in relation to the criterion ‘Are public spaces and pedestrian routes overlooked and do they feel safe?’ which is encouraging, but shows room for further improvement. The adoption and implementation of other DPDs, in particular the recently adopted Development Management Policies DPD, will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
<p>6. Promoting balanced and mixed communities through housing provision and in particular addressing the need for affordable housing</p>	<p>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</p>	<p>LH2 Homelessness H2a+b Housing Stock H2c Housing Land Availability H5 Affordable housing Special needs housing LH3 House types and sizes LE2 Average price to income ratio LH6 Percentage of unfit dwellings LH5 Number of vacant dwellings</p>	<p>CS05 Area Action Plan for Lake Lothing and the Outer Harbour CS11 Housing CS12 Gypsy and Traveller Accommodation</p>
<p><b>Assessment:</b> Core indicators show that between 2001 and 2011, housing has been delivered at a rate that exceeds the pro rata Core Strategy requirement, and it is anticipated that the Core Strategy housing requirement will be exceeded over the whole plan period. Completions in 2010/11 were marginally lower than the previous year. 100 of the 248 dwellings completed, or around 40%, were affordable. Identified need for permanent gypsy and traveller pitches to 2016 has already been provided. This shows good performance towards delivering Core Strategy policies and objectives.</p> <p>Local indicators also show positive results in terms of meeting housing needs in Waveney. All of the Council's housing stock now meets ‘decent’ standards, and work to bring empty private sector homes back into use is achieving good results. Homelessness has decreased annually between 2004/05 and 2009/10, but did slightly increase this year. Property prices have become relatively more affordable in the last 2 years. This monitoring year has seen slightly more larger 3-4 bedroom homes completed, however since 2007/08 there has been an equal split of 1-2 and 3-4 bedroom dwellings completed and 70% of all new homes are either 2 or 3 bedroom dwellings.</p> <p>The adoption and implementation of all other DPDs (including the recently adopted and implemented Site Specific Allocations and Development Management Policies DPDs) will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
<p>7. Achieving more sustainable communities by ensuring facilities and services are commensurate with development</p>	<p>Increase the proportion of the population with access to key local facilities</p>	<p>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 Number of childcare places % of residents who are happy with their neighbourhood BD4 New retail floorspace in town centres Change in provision of open space</p>	<p>CS04 Infrastructure CS05 Area Action Plan for Lake Lothing and the Outer Harbour</p>
<p><b>Assessment:</b> Core Indicator BD4 shows that around 40% of new retail (A1) floorspace completed during 2010/11 was in town centres. However, shops, financial and professional services and</p>			

Objective	Target	Indicators	Policies
<p>assembly and leisure uses all recorded an overall net loss.</p> <p>Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. The adoption and implementation of other DPDs, in particular the Lowestoft Lake Lothing and Outer Harbour Area Action Plan and the recently adopted Development Management Policies DPD, will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
<p>8. Improving access to services and facilities, especially for those people living in rural areas</p>	<p>Improve access to services and facilities for those living in rural areas</p>	<p>Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place</p> <p>Distance to key services</p> <p>% of journeys to work undertaken by sustainable modes</p> <p>% of school children travelling to school by sustainable modes</p> <p>BD4 New retail floorspace in town centres</p> <p>BD4 New cultural facilities in town centres</p>	<p>CS02 High Quality and Sustainable Design</p> <p>CS04 Infrastructure</p> <p>CS10 Retail, Leisure and Office Development</p> <p>CS11 Housing</p> <p>CS12 Gypsy and Traveller Accommodation</p> <p>CS13 Tourism</p> <p>CS14 Culture</p> <p>CS15 Sustainable Transport</p>
<p><b>Assessment:</b></p> <p>Core Indicator BD4 shows that around 40% of new retail (A1) floorspace and 97% of new financial and professional services (A2) floorspace completed during 2010/11 was in town centres. However, retail, financial and professional services and assembly and leisure uses all recorded a net loss in the District.</p> <p>Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. The adoption and implementation of other DPDs, in particular the recently adopted Development Management Policies DPD, will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
<p>9. Securing schemes of high quality design which enhance the environment and reflect the character of the District</p>	<p>High quality living and working environments</p>	<p>% of residents who are happy with their neighbourhood</p> <p>Fear of Crime</p> <p>Number of domestic noise complaints</p> <p>Dwellings per hectare of net developable area</p> <p>Water consumption</p> <p>Tonnage/proportion of household (and municipal) waste recycled, composted and landfilled</p> <p>% of journeys to work undertaken by sustainable modes</p> <p>% of school children travelling to school by sustainable modes</p> <p>Car parking standards</p> <p>Consumption of electricity – domestic use per consumer and total commercial/industrial use</p> <p>Consumption of gas – domestic use per consumer and total commercial/industrial use</p>	<p>CS02 High Quality and Sustainable Design</p> <p>CS05 Area Action Plan for Lake Lothing and the Outer Harbour</p>

Objective	Target	Indicators	Policies
		Energy efficiency of homes Number of planning applications refused for reasons due to poor design	
<p><b>Assessment:</b>                      Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. Core Indicator H6 showed that all of the completed schemes assessed against Building for Life criteria in 2010/11 were rated as 'poor' or 'average'. This suggests there is still considerable scope for improvement in securing development with a high quality design and environment, although it should be noted that most of the developments assessed gained planning permission several years ago, before the current Development Plan was in place. The adoption and implementation of other DPDs, in particular the recently adopted Development Management Policies DPD and the emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan, will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
10. Meeting the jobs growth target for the District	5000 additional jobs by 2021	LE13 Number and percentage of employees by employment division LE9 Unemployment rate LE10 Long-term unemployment LE19 Proportion of lone parents and long term ill who are economically active LE1 Average earnings LE12 Number and percentage of businesses by size (number of employees) LE11 Number and percentage of businesses by main industry type LE3 Business formation rate LE4 Business start up and closures LE5 Net change in total number of VAT registered businesses LE8 Total employee jobs	CS05 Area Action Plan for Lake Lothing and the Outer Harbour CS07 Employment CS08 Renewable energy cluster CS09 Knowledge economy CS10 Retail, Leisure and Office Development CS13 Tourism
<p><b>Assessment:</b>                      Core Indicator BD1 shows that over 4 times as much employment floorspace was completed compared to last year (the smallest completion since AMR reporting began in 2004/05). Three employment uses were lost this monitoring year, of which 2 were outside of designated employment sites, one in a built-up residential area and the other in The Saints rural area. Core Indicator BD3 shows that the amount of employment land available for development (either as extant planning permissions or allocations) has doubled this year with the adoption of the Site Specific Allocations DPD. This suggests that planning policies are succeeding in making land available for employment development, and perhaps other factors such as the economic downturn have prevented them from being delivered this year.</p> <p>Both long-term and total unemployment remain consistently above the Suffolk average, unemployment has increased this monitoring year, but more positively long-term unemployment has seen a marginal improvement. The total number of jobs in the District fell for two consecutive years in 2007 and 2008 (the latest available data). Average earnings have risen annually between 2006 and 2009 but fell during 2010. The number of business closures outnumbered the number of start-ups during 2009 for the first time however, the number of active businesses increased in the same period. Key industries in Waveney include retail, construction, and professional, scientific and technical industries. Public services (public administration, education and health), manufacturing and tourism are also large employers.</p> <p>Although it is still early in the plan period covered by the Core Strategy, there are positive signs that the Core Strategy jobs target can be achieved, such as the continued increase of active enterprises, and the amount of land available for new employment development in Lowestoft and the market towns. The recent adoption and implementation of the Site Specific Allocations DPD and the emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			

Objective	Target	Indicators	Policies
<p>The implementation of Enterprise Zone status and simplified planning rules (Local Development Orders) from April 2012 on employment sites in Lowestoft and Beccles is anticipated to attract new business to the area. The Government's announcement on 29 November 2011, of the success of Great Yarmouth and Lowestoft as one of five national Centre for Offshore Renewable Engineering (CORE) is another boost for the area. The five COREs will be promoted by the Government as the prime locations for offshore renewable engineering businesses, with a comprehensive package of support on offer.</p>			
<p>11. Developing the renewable energy and educational sectors</p>	<p>Increase the number of jobs in the renewable energy and educational sectors</p>	<p>LE13 Number and percentage of employees by employment division</p>	<p>CS08 Renewable energy cluster CS09 Knowledge economy</p>
<p><b>Assessment:</b> Local indicators reveal that key industries in Waveney include retail, construction, and professional, scientific and technical industries, and that public services (public administration, education and health), manufacturing and tourism are also large employers. Future monitoring will show whether the number of employees in these key sectors increase over time, although more specific local indicators may need to be developed to monitor the renewable energy and educational sectors specifically. The adoption and implementation of other DPDs, in particular the anticipated imminent adoption of the Lowestoft Lake Lothing and Outer Harbour Area Action Plan and the development of the PowerPark in Lowestoft as a focus for the energy industry, will contribute towards meeting this Core Strategy objective in future monitoring years.</p> <p>The implementation of Enterprise Zone status and simplified planning rules (Local Development Orders) from April 2012 on employment sites in Lowestoft and Beccles is anticipated to attract new business to the area. Great Yarmouth and Lowestoft are also one of five national Centre for Offshore Renewable Engineering (CORE) to be promoted by the Government as prime locations for offshore renewable engineering businesses.</p>			
<p>12. Promoting sustainable tourism and the cultural development of the District</p>	<p>Increase the economic benefits of tourism in a sustainable way  Increase participation in cultural activities</p>	<p>LE16 Number and percentage employed in tourism LE18 Number of visitors to Waveney Number of visits to/uses of Council funded or part-funded museums per 1000 population Change in amount of open space (including children's play space, outdoor play space and accessible natural green space)</p>	<p>CS10 Retail, Leisure and Office Development CS13 Tourism CS14 Culture</p>
<p><b>Assessment:</b> Local indicators show that tourism is a key employment sector in Waveney. The number and percentage of jobs supported by tourism continues to increase over time. The number of staying visitors remains high at 393,000 in 2009, although this was fewer than in 2007. The number of day visits has increased annually since 2006, reaching just over 3.5 million in 2009. This suggests that tourism development is being promoted in the District (such as the official sunrise coast tourism website hosted by Waveney District Council <a href="http://www.visit-sunrisecoast.co.uk">www.visit-sunrisecoast.co.uk</a>) in line with Core Strategy policies and objectives. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved in terms of cultural and sustainable development. The adoption and implementation of other DPDs, in particular the emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan and the recently adopted and implemented Development Management Policies DPD, will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
<p>13. Supporting our town centres as sustainable locations for a mix of uses</p>	<p>Increase the vitality and viability of town centres</p>	<p>LE20 % of town centre units with A1 shop uses LE21 Vacant units in town centres BD4 New retail floorspace in town centres BD4 New cultural facilities in town centres</p>	<p>CS10 Retail, Leisure and Office Development CS14 Culture</p>

Objective	Target	Indicators	Policies
<p><b>Assessment:</b> Core Indicator BD4 shows that around 40% of new retail (A1) floorspace and 97% of new financial and professional services (A2) floorspace completed during 2010/11 was in town centres. However, within town centres, there were 6 times as many losses of retail development to that gained. Shops, financial and professional services and assembly and leisure uses all recorded an overall net loss. Office (B1a) development all took place outside of town centres. Local indicators reveal that the percentage of town centre units with retail (A1) use has generally remained stable since 2004, at around 52% for the district as a whole. Town centre vacancy rates have been consistently low (1-2%) in Southwold and consistently high (around 7%) in Bungay throughout the monitoring period. Lowestoft has seen a steady increase in the number and percentage of vacant units on its main and core shopping streets since 2004. This suggests that this objective of the Core Strategy is not yet being achieved, and that more needs to be done to encourage the vitality and viability of some of Waveney's town centres, particularly Lowestoft as the major retail centre in the District. However the current economic downturn has had an impact on town centres across the country, and this trend is not unique to Lowestoft. The adoption and implementation of other DPDs, in particular the emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan with its planned improvements to expand and access Lowestoft town centre, will contribute towards meeting this Core Strategy objective in future monitoring years.</p>			
<p>14. Making the most efficient use of land and giving priority to the redevelopment of previously used land</p>	<p>Achieve a target of 60% of development on previously developed land (RSS)</p>	<p>LH1 Dwellings per hectare of net developable area H3 Number and percentage of new dwellings completed on previously developed land LH4 Number and percentage of existing housing commitments on previously developed land BD2 Amount and percentage of new employment floorspace on previously developed land LH5 Number of vacant dwellings No. and area of potential and declared contaminated sites returned to beneficial use</p>	<p>CS05 Area Action Plan for Lake Lothing and the Outer Harbour CS07 Employment CS11 Housing</p>
<p><b>Assessment:</b> In 2010/11 an average housing density of 30 dwellings per hectare was achieved on completed sites of 10 or more homes, indicating an efficient use of land. In January 2007 there were 1,015 dwellings in the District that had been vacant for 6 months or more, the vast majority of which were in the private sector. The Council is making good progress towards reducing this figure, and in 2010/11, 19 non-WDC-owned vacant dwellings were returned to occupation or demolished as a direct result of action by the Council.</p> <p>Core indicators reveal that 93% of all employment development and nearly 70% of housing development completed during 2010/11 was on previously developed land. 60% of housing commitments with planning permission in Waveney at the end of March 2011 were on previously developed land (PDL). The percentage is particularly high outside of Lowestoft: around 80% in the Southwold, Bungay and Beccles areas and above 85% in the Halesworth area. It is only in the Lowestoft area where the percentage of dwellings with planning permission on PDL is around 50%. However, this is expected to improve in the future. Lowestoft has a high proportion of brownfield windfall opportunities and of the 314 dwellings allocated in Lowestoft in the Site Specific Allocations DPD, 254 are on previously developed land, as are the vast majority of the 1,500 homes which will be allocated in the Lake Lothing and Outer Harbour Area Action Plan DPD. Employment land is more difficult to accommodate on previously developed land, and there is likely to be more greenfield development in future years. Around 50% of available employment land with planning permission, and almost all of the new employment land allocated in the Site Specific Allocations DPD is greenfield. However, these results are encouraging, and suggest that Core Strategy policies and targets relating to the use of PDL can be met. Changes to PPS3 in June 2010, which mean that garden land is now classified as greenfield rather than PDL, are considered unlikely to have a significant impact on the achievement of Core Strategy targets.</p>			
<p>15. Minimising the impact of</p>	<p>Increase the energy</p>	<p>E3 Installed electricity generating capacity using renewable energy</p>	<p>CS02 High Quality and</p>

Objective	Target	Indicators	Policies
climate change	efficiency of homes  Increase the proportion of energy used from renewable sources to 10% by 2010 and 17% by 2020 (excluding offshore wind) (RSS)  Minimise the risk of flooding and coastal erosion	Consumption of electricity – domestic use per consumer and total commercial/industrial use Consumption of gas – domestic use per consumer and total commercial/industrial use Carbon dioxide emissions E1 Flood Risk – planning applications approved against Environment Agency advice Properties at risk of flooding Developments refused because of coastal erosion Incidence of flood watches and warnings	Sustainable Design CS03 Flooding and Coastal Erosion
<p><b>Assessment:</b>                      Minimising the impact of climate change is a long-term objective. Core indicators show that no development was approved against Environment Agency advice on flood risk grounds during 2010/11. One renewable energy scheme was completed this monitoring year and there are two schemes for a total of 7 wind turbines with extant planning permission. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved.</p>			
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	Traffic volumes in key locations % of all new residential development taking place in major towns, other towns and elsewhere Distance to key services % of journeys to work undertaken by sustainable modes % of school children travelling to school by sustainable modes Car parking standards	CS02 High Quality and Sustainable Design CS04 Infrastructure CS10 Retail, Leisure and Office Development CS11 Housing CS12 Gypsy and Traveller Accommodation CS13 Tourism CS14 Culture CS15 Sustainable Transport
<p><b>Assessment:</b>                      Achieving sustainable transport is a long-term objective. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. In particular, the emerging Lowestoft Lake Lothing and Outer Harbour Area Action Plan contains proposals for enhanced transport connections to deliver a modal shift within Lowestoft.</p>			
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	Water quality in rivers Groundwater quality Water quality in estuaries Bathing water quality Number of air quality management areas and dwellings affected E2 Change in number and area of designated nature conservation sites Reported condition of SSSIs	CS02 High Quality and Sustainable Design CS03 Flooding and Coastal Erosion CS16 Natural Environment CS17 Built and Historic Environment



Objective	Target	Indicators	Policies
	features  Ensure that 50% of the biodiversity Action Plan targets are completed and 85% in progress by 2008 (LAA)  Protection and enhancement of the built and historic environment	Achievement of habitat action plan targets Achievement of species action plan targets Achievement of geodiversity action plan targets Allocations on Best and Most Versatile agricultural land H3 Number and percentage of new dwellings completed on greenfield land Properties at risk of flooding E1 Flood Risk – planning applications approved against Environment Agency advice Developments refused because of risk of coastal erosion Number of listed buildings and buildings at risk Number and area of Conservation Areas and Article 4 Directions Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development Number of applications affecting no known archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development	
<p><b>Assessment:</b>                      Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. The core indicators reported this year show promising results. No development was approved against Environment Agency advice on either flood risk or water quality grounds, and there have been no losses in the number or area of designated nature conservation sites. During 2010/11 93% of all employment completions and nearly 70% of housing completions were on previously developed land. This suggests that Core Strategy policies and objectives are being delivered in these areas.</p>			

### **Assessment of sustainability impacts**

5.5 The Sustainability Appraisal for the Core Strategy identified two potential significant negative effects of the plan, namely loss of greenfield land and a detrimental effect on landscape. Monitoring data suggests that there have not been any significant impacts in either of these areas during 2010/11, due to the high proportion of development on previously developed land. No detrimental impacts of Core Strategy policies have been identified from this assessment, although areas for further improvement have been noted in the above table.

5.6 Positive trends have been observed in many sustainability indicators, including a range of housing indicators, the efficient use of land, tourism and business development. The environmental indicators reported this year, such as no loss to the number and area of nature conservation areas and no applications permitted against Environment Agency advice, are positive results.

### **Assessment of planning appeal decisions**

5.7 33 appeal decisions were received from the Planning Inspectorate during the monitoring year 2010/11. Of these, 10 were allowed/allowed conditionally and 23 were dismissed by the Planning Inspector. The majority of these appeals were for fairly minor developments. The allowed appeals were not as a result of inappropriate adopted and implemented policies but rather a difference in opinions to the fact and degree of development specific impacts, relating to design and neighbour impacts.

5.8 3 appeals were for housing developments of more than 9 dwellings of which all three were dismissed. Two of these applications were originally refused as the applicant had not provided affordable housing as required by policy, or chosen to use "open book accounting" to demonstrate that providing affordable housing would make the site unviable. Since the appeal decisions, these applications have been resubmitted with the required affordable housing provision and have been approved.

5.9 The third application for housing development proposed 13 affordable homes on existing open space. The appeal was lodged following non-determination by the Council. The Council's objection to the application was the loss of open space. The Planning Inspector dismissed the appeal and refused planning permission on the basis that the provision of affordable housing would not outweigh the loss of open space.

## 6. Future Monitoring

6.1 Future editions of this document will report on other adopted Development Plan Documents such as the Development Management Policies and Site Specific Allocations DPDs, both documents were adopted in January 2011.

6.2 As these DPDs have only been adopted for three months of this current monitoring year, they have not been included within the scope of this AMR. However, for information, the policies have been included in Appendix 6 – Adopted and Saved Development Plan Policies.

### Development Management Policies DPD

6.3 The Development Management Policies DPD covers a broad range of topics, including high quality and sustainable design, coastal erosion, employment, housing and tourism. The Development Management Policies DPD contains Delivery and Monitoring Frameworks (Appendix 2 and 3 respectively).

6.4 A range of Supplementary Planning Documents (SPDs) are due to be prepared to provide additional guidance on policies covered by the Development Management Policies DPD, these include:

- Open Space (consultation draft published August 2011)
- Built Heritage and Design (consultation draft published October 2011)
- Affordable Housing
- Development and Coastal Change
- Renewable Energy and Sustainable Construction

6.5 The implementation of Development Management Policies objectives and policies will be reported in future AMRs.

### Site Specific Allocations DPD

6.6 The Site Specific Allocations DPD identifies land for a variety of uses including housing, employment, community and mixed uses. The allocations will be developed throughout the plan period i.e. to 2021 and 2025 for housing. The Site Specific Allocations DPD contains Delivery and Monitoring Frameworks (Appendix 1 and 3 respectively).

6.7 Development Briefs and Masterplans are due to be prepared to provide additional guidance on policies covered by the Site Specific Allocations DPD, these include:

- Halesworth Employment Sites
- Oakes Farm Sports and Leisure Site, Carlton Colville

6.8 The implementation of Site Specific Allocations objectives and policies will be reported in future AMRs. However, this AMR provides a summary of progress as at 30 November 2011 for the allocated sites (Table 6.1).

**Table 6.1 Summary of progress on sites allocated in the Site Specific Allocations DPD, as at 30/11/2011**

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
<b>Lowestoft Area</b>					
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 masterplanned with the landowner / developer in the short term. To be delivered throughout the plan period.		
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 masterplan for the site will be prepared to assist in the phasing of delivery throughout the plan period.		Offices/terraced housing/car park on south side of Compass Street sold subject to contract.
LOW4	Council offices Clapham Road, Lowestoft	Office or mixed use (specifically B1 offices with potential for Housing on upper floors)	Short term.		Site sold subject to contract.
LOW5	Site of Normanshurst Fire Station Normanston Drive Lowestoft	Housing	Delivery through the landowner/developer in conjunction with the community during the early part of the plan period.	Application for 32 dwellings received 30/09/2011.	Site acquired by developer. Former fire station and ancillary buildings demolished.
LOW6	Neeves Pit Lowestoft	Housing	Short to medium term.		Site vacated – necessary processes being undertaken prior to placing on the market.
LOW7	Gunton Park off Old Lane Lowestoft	Housing and Open Space	Medium term timescale but dependant upon identification of a suitable alternative site and		

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
			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 – necessary processes being undertaken prior to placing on the market.
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 Masterplan and partnership working between WDC, SCC, landowners, Suffolk Sport, Waveney Active Sports Partnership and interested clubs and organisations.		
<b>Beccles Area</b>					
BEC1	Land south of Benacre Road at Ellough Airfield Ellough	Industrial	Delivery throughout the plan period.	DC/10/1691/COU	An application for a 9.7ha site has been approved subject to S106 agreement - contributions for Beccles Southern Relief Road and cycle links.
BEC2	Land off Gresham Road Beccles	Housing and Customer Access Centre	Expected to be developed in the early 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.		

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
BEC4	Land south of Nicholson Drive Beccles	Allotments	Expected to be brought forward in the early part of the plan period.		
<b>Bungay Area</b>					
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.		
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.		
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: <ul style="list-style-type: none"> <li>• Honeypot Community Centre: 466m2 internal (main hall, meeting room, kitchen, bar, toilets etc)</li> <li>• Enterprise Centre: 284m2 internal (5no. B1 units, meeting room, toilets)</li> <li>• 26no. car parking spaces</li> <li>• Picnic Area</li> <li>• Toddler and Junior Play Areas</li> </ul>	
BUN5	Land off Wingfield Street Bungay	Allotments / Open Space			
BUN6	Land adjacent to	Cemetery Extension	To be brought forward		

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
	Bungay Cemetery Bungay		throughout the plan period.		
<b>Halesworth Area</b>					
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. Masterplan to be prepared.		Halesworth Industrial Land Master Plan in preparation – consultation on a draft version expected January 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 to long term. Masterplan to be prepared.		Halesworth Industrial Land Master Plan in preparation – consultation on a draft version expected January 2012.
HAL3	Dairy Hill Playing Fields Halesworth	Housing and Allotments	Dependent on alternative playing field provision being delivered.		
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.		
<b>Southwold Area</b>					
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.	DC/09/0611/FUL granted Nov 2010: <ul style="list-style-type: none"> <li>• 25 market homes</li> <li>• 13 affordable homes</li> <li>• 60 bed care home</li> <li>• Healthy living centre</li> <li>• 2 x 60m2 retail / commercial units</li> </ul>	Housing element commenced on site June 2011.

SITE SPECIFIC ALLOCATION POLICY				PLANNING STATUS	
Ref.	Site Address	Allocation Description	Dependencies / Delivery	Planning Details	Comments
				<ul style="list-style-type: none"> <li>Onsite village green open space (0.347ha)</li> <li>£200k contribution for sports field enhancement (playing fields at Wangford Road – allocation SOU3)</li> </ul>	
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/09/12/09/COU granted Feb 2010 for change of use to playing fields.	Contribution from SOU2 secured, other funding options being explored.



### Community Infrastructure Levy

6.9 The Council is currently preparing a Community Infrastructure Levy (CIL) to help support the delivery of the Waveney Local Development Framework and ensure the impact of new development on infrastructure is minimised. The CIL is a new charge which will allow the Council to raise funds from developers undertaking new building projects in Waveney.

6.10 CIL charges will be 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

6.11 It is envisaged that a CIL will be adopted in Waveney by April 2013. Once adopted the CIL will replace existing off-site Section 106 contributions that some developments currently make towards infrastructure provision.

6.12 The Government considers that the CIL is a more transparent and simple method of collecting funds for infrastructure to support development than the current system of planning obligations. As such, regulations restrict the use of planning obligations post 2014 to encourage local planning authorities to implement a CIL.

**Table 6.3 Waveney Community Infrastructure Levy Project Plan summary**

<b>Key Tasks</b>	<b>Date</b>
Infrastructure Study consultation	29 July – 26 September 2011
Viability Study consultation	October – December 2011
CIL Charging Schedule consultation	March 2012
Draft Charging Schedule - Publication	June 2012
Draft Charging Schedule - Submission	August 2012
Draft Charging Schedule - Hearing	December 2012
Charging Schedule - Approval	March 2013

*Timings are provisional*

6.13 Future Annual Monitoring Reports will report on income and expenditure of CIL contributions. For further information on the Waveney Community Infrastructure Levy, including the Project Plan and Infrastructure Study, please visit the Council's website [www.waveney.gov.uk/LDF](http://www.waveney.gov.uk/LDF) or email [planningpolicy@waveney.gov.uk](mailto:planningpolicy@waveney.gov.uk)

6.14 Until such time as the Community Infrastructure Levy is adopted, Planning Obligations or Section 106 Agreements will continue to be used to secure infrastructure.

6.15 Since 2004, it has been a requirement in Waveney District that all new residential developments are required to provide open space. Developments with

more than 19 dwellings generally provide this as part of the site. Smaller developments usually make an off-site contribution, these contributions are used within the vicinity of the development to improve open space facilities.

6.16 Developments of 5 or more dwellings are required to make provision towards affordable housing, either as part of the development or as an off-site contribution.

6.17 Other provisions can include education, pedestrian and cycle schemes, highways, public transport, community facilities etc that will be directly affected by the development.

**Table 6.2 Summary of planning obligation contributions 2010/11 – open space and affordable housing**

Obligation	Income 2010/11	Expenditure 2010/11
Open spaces/play equipment	£250,000	£37,500
Affordable housing	£50,000	£110,000

*NB Open space income includes £104k in upfront fees (Section 111)*

6.18 Open space projects for 2010/11 include:

- ✓ New/replacement play equipment
- ✓ Landscaping/tree planting schemes
- ✓ New/replacement safety surfacing, fencing, seating, litter bins, picnic tables

6.19 £70k of the affordable housing expenditure for 2010/11 funded a scheme by the Strategic Housing Team to refurbish (and in some cases convert) 4 empty properties for letting as affordable housing. This resulted in 5 flats and 2 houses being made available to let in Lowestoft.

6.20 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](http://www.waveney.gov.uk/section106)

### Local Development Orders

6.21 The Council is currently preparing Local Development Orders (LDO) to help simplify planning for a selection of employment sites in the District. An LDO grants permission, subject to conditions, for a type of specified development, removing the need to apply for planning permission. The objective of an LDO is to progress development at greater speed and certainty.

6.22 The areas to be covered by LDO's are:

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

6.23 By April 2012 procedures will be developed and implemented for each of the sites. The extent to which the LDO's are achieving their purpose will be reported in future AMR's.

## Appendix 1 - Summary of proposed legislation changes affecting AMRs

The Localism Act proposes the removal of the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor remains by requiring an 'authorities' monitoring report' to be prepared for local people, in the interests of local transparency and accountability. The Localism Act is due to be enacted in April 2012.

The Parliamentary Under Secretary of State, Bob Neill MP, wrote to authorities on 30 March 2011 announcing the withdrawal of guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008)

Each authority can choose what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation.

In response to the Localism Act, the Government is revising the regulations which govern the process by which local councils prepare their development plans. The Local Planning Regulations were published for consultation from 15 July 2011 to 7 October 2011. The draft regulations remove the requirement to prepare a monitoring report for the Secretary of State. Councils are instead required to make the report for local people on key issues to be determined locally, as set out in the Localism Act. New regulation 39 prescribes minimum information to be included in monitoring reports beyond current regulation 48, including net additional affordable housing, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. It also requires the monitoring information to be made available online and in council offices, as soon as it is available to the council, rather than waiting to publish in a report annually.

The Government is also currently consulting on the National Planning Policy Framework to replace the existing Planning Policy Statements, Planning Policy Guidance and some circulars of over 1,000 pages to form a single consolidated document. The consultation period is from 25 July to 17 October 2011.

This Annual Monitoring Report has been prepared in a similar style and content as for the previous year (2009/10) and the Council will consider what and how to report in future years, subject to this emerging legislation.

**Appendix 2 - List of Core and Local Indicators reported in this AMR**

	<b>Page No.</b>
<b><u>National Core Indicators</u></b>	
<b>Business Development and Town Centres</b>	
BD1: Total amount of additional employment floorspace - by type	15
BD2: Total amount of employment floorspace on previously developed land	16
BD3: Employment land available - by type	16
BD4: Total amount of floorspace for 'town centre' uses	17
<b>Housing</b>	
H1: Plan period and housing targets	19
H2(a): Net additional dwellings – in previous years	19
H2(b): Net additional dwellings for the reporting year	19
H2(c): Net additional dwellings – in future years	21
H2(d): Managed Delivery Target	21
H3: New and converted dwellings – on previously developed land	24
H4: Net additional pitches (Gypsy and Traveller)	25
H5: Gross affordable housing completions	26
H6: Housing Quality – Building for Life Assessments	27
<b>Environmental Quality</b>	
E1: Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds	29
E2: Change in areas of biodiversity importance	29
E3: Renewable energy generation	31
<b><u>Additional Local Indicators</u></b>	
<b>Housing</b>	
LH1: Dwellings per hectare of net developable area	33
LH2: Homelessness	34
LH3: Housing types and sizes	34
LH4: Number and percentage of existing housing commitments on (a) greenfield and (b) previously developed land	35
LH5: Number of vacant dwellings	36
LH6: Percentage of unfit dwellings	36
<b>Economy</b>	
LE1: Average earnings	38
LE2: Average property price to income ratio	38
LE4: Business start ups and closures	39
LE6: Comparative industrial and office rental costs within the plan area	40
LE8: Total employee jobs	40
LE9: Unemployment rate	41
LE10: Long-term unemployment	42
LE11: Number and percentage of businesses by main industry type	42
LE13: Number and percentage of employees by employment division	43
LE16: Number and percentage employed in tourism	44
LE18: Number of visitors to Waveney	44
LE20: Proportion of town centre units with A1 uses	44
LE21: Vacant units in town centres	45

**Appendix 3 – Background information for housing trajectory (2011/12 to 2024/25)**

Planning application ref/Policy Ref	Type of permission	Parish	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Completed to date	Number Remaining	Total Proposed	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
<b>Extant Planning Permissions on 2 Large Sites excluded from 5-year supply</b>																									
Dunston + Carlton Park	Outline		See Appendix B of Assessment of a 5-year supply of housing land as at 31 March 2011	Greenfield	Y	Y	Y	0	174	174	0	0	0	0	2	3	21	21	21	21	21	21	21	21	22
<b>Extant Planning Permissions on sites included in 5-year supply</b>																									
ALL (excl Dunston and Carlton Park)	Various		See Appendix A of Assessment of a 5-year supply of housing land as at 31 March 2011	Brownfield + Greenfield	Y	Y	Y	0	745	745	149	149	149	149	149	0	0	0	0	0	0	0	0	0	0
<b>Sites Allocated in Site Specific Allocations DPD Adopted January 2011</b>																									
LOW3	Allocation	Lowestoft	Town Hall, Council offices and car parks at Mariners Street, Lowestoft	Brownfield	Y	Y	Y	0	16	16	0	7	0	9	0	0	0	0	0	0	0	0	0	0	0
LOW4	Allocation	Lowestoft	Council offices, Clapham Road, Lowestoft	Brownfield	Y	Y	Y	0	34	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0
LOW5	Allocation	Lowestoft	Normanshurst Fire Station, Normanston Drive, Lowestoft	Brownfield	Y	Y	Y	0	30	30	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0
LOW6	Allocation	Lowestoft	Neeves Pit, Lowestoft	Brownfield	Y	Y	Y	0	76	76	0	0	38	38	0	0	0	0	0	0	0	0	0	0	0
LOW7	Allocation	Lowestoft	Gunton Park, off Old Lane, Lowestoft	Greenfield	N	Y	Y	0	60	60	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0
LOW8	Allocation	Lowestoft	CEFAS Laboratory, Pakefield Road, Lowestoft	Brownfield	N	Y	Y	0	50	50	0	0	0	0	0	0	0	20	30	0	0	0	0	0	0
LOW9	Allocation	Lowestoft	Monckton Avenue Nursery, Lowestoft	Brownfield	Y	Y	Y	0	48	48	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0
BEC2	Allocation	Beccles	Land off Gresham Road, Beccles	Brownfield	Y	Y	Y	0	28	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
BEC3	Allocation	Beccles	Land at Oak Lane/Cucumber Lane, Beccles	Greenfield	Y	Y	Y	0	15	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0

Waveney Local Development Framework - Annual Monitoring Report 2010/11

Planning application ref/Policy Ref	Type of permission	Parish	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Completed to date	Number Remaining	Total Proposed	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
BUN1	Allocation	Bungay	Land west of A144, St John's Road ,Bungay	Greenfield	Y	Y	Y	0	35	35	0	0	0	0	25	10	0	0	0	0	0	0	0	0	
BUN2	Allocation	Bungay	Telephone Exchange, Lower Olland Street, Bungay	Brownfield	N	Y	Y	0	8	8	0	0	0	0	0	0	0	0	0	8	0	0	0	0	
BUN3	Allocation	Bungay	Community Centre, Upper Olland Street, Bungay	Brownfield	Y	Y	Y	0	8	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	
HAL3	Allocation	Halesworth	Dairy Hill Playing Fields, Halesworth	Greenfield	N	Y	Y	0	50	50	0	0	0	0	0	25	25	0	0	0	0	0	0	0	
HAL4	Allocation	Halesworth	Dairy Farm at Saxons Way, Halesworth	Greenfield	N	Y	Y	0	40	40	0	20	20	0	0	0	0	0	0	0	0	0	0	0	
SOU2	Allocation with p.p. for 38 units	Reydon	Eversley Playing Field, Wangford Road, Reydon	Greenfield	Y	Y	Y	0	30	30	4	26	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Planning applications awaiting S106 agreement</b>																									
DC//01/0977/OUT	Subj. S106	Oulton	Woods Meadow, Sands Lane	Greenfield/Brownfield	Y	Y	Y	0	800	800	0	112	112	112	112	112	112	92	78	52	18	0	0	0	0
<b>Lake Lothing and Outer Harbour Area Action Plan (Submission, February 2011)</b>																									
SSP3	Allocation		Kirkley Waterfront + Sustainable Urban Neighbourhood	Brownfield/Greenfield	Y	Y	Y	0	1380	1380	0	0	60	60	70	70	100	120	120	140	140	160	170	170	
SSP5	Allocation		Kirkley Rise	Brownfield	Y	Y	Y	0	68	68	0	0	30	38	0	0	0	0	0	0	0	0	0	0	
SSP6	Allocation		Western End of Lake Lothing	Brownfield	?	Y	Y	0	57	57	0	0	0	0	0	0	0	0	0	0	20	20	17	0	
SSP7	Allocation		Oswald's Boatyard	Brownfield	Y	Y	Y	0	50	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	
SSP8	Allocation		The Scores	Brownfield	?	Y	Y	0	30	30	0	0	0	0	0	0	0	0	0	30	0	0	0	0	
<b>Windfall Allowance</b>																									
Market Towns (Core Strategy, Adopted January 2009)									0	250	250	0	0	0	0	0	0	31	31	31	31	31	31	31	33
<b>Totals</b>									4,082	4,082	153	337	537	528	358	220	269	270	254	248	212	232	239	225	

## Appendix 4 – Building for Life criteria

<b>Environment and community</b>	
01	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
02	Is there an accommodation mix that reflects the needs and aspirations of the local community?
03	Is there a tenure mix that reflects the needs of the local community?
04	Does the development have easy access to public transport?
05	Does the development have any features that reduce its environmental impact?
<b>Character</b>	
06	Is the design specific to the scheme?
07	Does the scheme exploit existing buildings, landscape or topography?
08	Does the scheme feel like a place with distinctive character?
09	Do the buildings and layout make it easy to find your way around?
10	Are streets defined by a well-structured building layout?
<b>Streets, parking and pedestrianisation</b>	
11	Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
12	Is the car parking well integrated and situated so it supports the street scene?
13	Are the streets pedestrian, cycle and vehicle friendly?
14	Does the scheme integrate with existing streets, paths and surrounding development?
15	Are public spaces and pedestrian routes overlooked and do they feel safe?
<b>Design and construction</b>	
16	Is public space well designed and does it have sustainable management arrangements in place?
17	Do the buildings exhibit architectural quality?
18	Do internal spaces allow for adaptation, conversion or extension?
19	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
20	Do buildings or spaces outperform statutory minima, such as building regulations?

## Appendix 5 – Full List of Core Strategy Indicators

The 'Origin of Indicator' column states whether each indicator originates from the Core Strategy monitoring framework only (CS), the Sustainability Appraisal significant effects monitoring framework only (SA), or if it appears in both frameworks. This is also shown by colour coding, as described below:

Origin of Indicator	
	Core Strategy
	Sustainability Appraisal
	Both

Theme	Indicator	Origin of Indicator
Economy	Amount and percentage of new employment floorspace on previously developed land	CS
	Average earnings	CS
	Average property price to income ratio	BOTH
	Business formation rate (or new VAT registrations as % of total VAT registered stock)	BOTH
	Business start ups and closures	BOTH
	Comparative industrial and office rental costs within the plan area	SA
	Employment permissions and allocations	BOTH
	Import/export of workers to district and/or major towns	CS
	Long-term unemployment	CS
	Net percentage change in the total number of VAT registered businesses in the area	BOTH
	New cultural facilities in town centres	CS
	New retail floor space in town centres	
	Number and percentage employed in tourism	CS
	Number and percentage employed in tourism, leisure and heritage	SA
	Number and percentage of businesses by main industry type	BOTH
	Number and percentage of businesses by size (number of employees)	CS
	Number and percentage of employees by employment division	BOTH
	Number of enquiries to business advice services from outside of area	SA
	Number of enquiries to business advice services from within area	SA
	Number of visitors to Waveney	CS
	Proportion of lone parents and long term-ill who are economically active	CS
	Proportion of town centre units with A1 uses	BOTH
	Take-up of employment floorspace	BOTH
	Total employee jobs	CS



	Unemployment rate	BOTH
	Vacant units in town centres	BOTH
<b>Environment</b>	Achievement of geodiversity action plan targets	CS
	Achievement of Habitat Action Plan actions	BOTH
	Achievement of Species Action Plan actions	BOTH
	Allocations on best and most versatile agricultural land (grades 1, 2, and 3a)	BOTH
	Area of designated landscapes (AONB)	SA
	Area of historic parks and gardens	SA
	Bathing water quality	CS
	Carbon dioxide emissions	CS
	Change in amount of open space (including children's play space, outdoor play space and accessible natural green space)	CS
	Change in number and area of designated geological SSSIs	BOTH
	Change in number and area of designated nature conservation sites	CS
	Consumption of electricity - Domestic use per consumer and total commercial /industrial use	BOTH
	Consumption of electricity - Domestic use per consumer and total commercial /industrial use	BOTH
	Development proposals affecting a sample of BAP habitats and protected species outside protected areas	SA
	Developments refused because of risk of coastal erosion	BOTH
	Energy efficiency of homes	CS
	Flood risk - planning applications approved against Environment Agency advice	BOTH
	Groundwater quality	CS
	Household (and municipal) waste produced	SA
	Incidence of flood watches and warnings	CS
	Installed electricity generating capacity using renewable energy	BOTH
	Number / area of town / village greens and commons	SA
	Number and area of Conservation Areas and Article 4 directions	CS
	Number and area of potential and declared contaminated land returned to beneficial use	CS
	Number of Air Quality Management Areas and dwellings affected	CS
	Number of applications affecting no known archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development	CS
	Number of listed buildings and buildings at risk	BOTH
	Number of planning applications refused for reasons due to poor design	BOTH
	Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development	BOTH
	Planning permissions affecting known or potential archaeological sites	SA
	Properties at risk of flooding from rivers or the sea	CS

	Reported condition of ecological SSSIs	BOTH	
	Reported condition of geological SSSIs	BOTH	
	Tonnage / proportion of household (and municipal) waste recycled, composted and landfilled	BOTH	
	Water availability for water dependant habitats	SA	
	Water consumption	BOTH	
	Water quality in estuaries	CS	
	Water quality in rivers	CS	
<b>Housing</b>	Affordable housing	BOTH	
	Dwellings per hectare of net developable area	BOTH	
	Homelessness	CS	
	Housing land availability	BOTH	
	Housing stock	BOTH	
	Housing types and sizes	BOTH	
	Number and percentage of existing housing commitments on greenfield land	SA	
	Number and percentage of existing housing commitments on previously developed land	BOTH	
	Number and percentage of new dwellings completed on greenfield land	BOTH	
	Number and percentage of new dwellings completed on previously developed land	BOTH	
	Number of vacant dwellings	CS	
	Percentage of unfit dwellings	CS	
	<b>Society</b>	% of residents who are happy with their neighbourhood as a place to live	BOTH
Average point score per student at A and AS Level		CS	
Domestic burglary rate per 1000 population		CS	
Fear of crime		CS	
Housing benefit recipients		CS	
Life expectancy		CS	
Number of child care places		CS	
Number of domestic noise complaints		CS	
Number of Parish Plans adopted		CS	
Number of visits to/uses of Council funded or part- funded museums per 1,000 population		CS	
Obesity in the population		BOTH	
Overall death rate by all causes		CS	
Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country		CS	
Proportion of the population with no qualifications		CS	
Proportion of the population with NVQ level 4 or higher		CS	
Proportion of Year 11 pupils gaining 5+ A*-C grades at GCSE		CS	
Recorded crime per 1000 population		CS	
Special Needs Housing		BOTH	
Violent crime rate per 1000 population		CS	
<b>Travel</b>		Car parking standards	CS
		Distance to key services	CS
	Distances travelled to work for the resident population	SA	
	How do children travel to school?	BOTH	

	Number of developments where a travel plan is submitted or is a condition of development	SA
	Percentage of all new residential development taking place in major towns, other towns, and elsewhere	BOTH
	Percentage of journeys to work undertaken by sustainable modes	BOTH
	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	CS
	Percentage of Rural Households within 13 minutes' Walk of an Hourly Bus Service	SA
	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place	BOTH
	Percentage of schoolchildren travelling to school by sustainable modes	BOTH
	Proportion of journeys to work on foot or by cycle	BOTH
	Proportion of population with access to key local services (e.g. GP, post office)	BOTH
	The % of total length of footpaths and other rights of way which are easy to use by members of the public	CS
	Traffic volumes in key locations	BOTH

## Appendix 6 – Adopted and Saved Development Plan Policies

### Waveney Core Strategy Development Plan Document (2009)

This table lists all the policies in the Waveney Core Strategy DPD, adopted in January 2009.

<b>WAVENEY CORE STRATEGY (ADOPTED JAN 2009) POLICY</b>
CS01 Spatial Strategy
CS02 High Quality and Sustainable Design
CS03 Flooding and Coastal Erosion
CS04 Infrastructure
CS05 Lake Lothing and Outer Harbour Area Action Plan
CS06 Community Based Regeneration
CS07 Employment
CS08 Renewable Energy Cluster
CS09 Knowledge Economy
CS10 Retail, Leisure and Office Development
CS11 Housing
CS12 Gypsy and Traveller Accommodation
CS13 Tourism
CS14 Culture
CS15 Sustainable Transport
CS16 Natural Environment
CS17 Built and Historic Environment

### Development Management Policies Development Plan Document (2011)

This table lists all the policies in the Development Management Policies DPD, adopted in January 2011.

<b>DEVELOPMENT MANAGEMENT POLICIES (ADOPTED JAN 2011) POLICY</b>
DM01 Physical Limits
DM02 Design Principles
DM03 Low Carbon and Renewable Energy
DM04 Sustainable Construction
DM05 Carbon Emissions and Carbon Compliance
DM06 Coastal Change Management Area
DM07 Relocation and Replacement of Development affected by Coastal Erosion Risk
DM08 Existing Employment Areas and Other Employment Sites
DM09 Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use
DM10 Town Centre Boundaries
DM11 Lowestoft Town Centre Main and Core Shopping Streets
DM12 Office Areas in Lowestoft Town Centre
DM13 Kirkley and Oulton Broad District Shopping Centres
DM14 Local Shopping Centres
DM15 Neighbourhood and Village Shops and Facilities
DM16 Housing Density
DM17 Housing Type and Mix

<b>DEVELOPMENT MANAGEMENT POLICIES (ADOPTED JAN 2011) POLICY</b>
DM18 Affordable Housing
DM19 Conversion of Properties to Flats
DM20 Residential Annexes
DM21 House Extensions and Replacement Dwellings in the Countryside
DM22 Housing Development in the Countryside
DM23 Hotels and Guest Houses
DM24 Touring Caravan, Camping and Permanent Holiday Sites
DM25 Existing and Proposed Open Space
DM26 Re-Use of Vacant School Buildings and Playing Fields
DM27 Protection of Landscape Character
DM28 Strategic Gaps and Open Breaks
DM29 Protection of Biodiversity and Geodiversity
DM30 Protecting and Enhancing the Historic Environment
DM31 Archaeological Sites
DM32 Southwold Harbour

#### **Site Specific Allocations Development Plan Document (2011)**

This table lists all the policies in the Site Specific Allocations DPD, adopted in January 2009.

<b>SITE SPECIFIC ALLOCATIONS (ADOPTED JAN 2011) POLICY</b>
LOW1 Land south of Parkhill / west of Millennium Way, Oulton
LOW2 Land south of South Lowestoft Industrial Estate, Gisleham
LOW3 Town Hall, Council offices and car parks at Mariners Street, Lowestoft
LOW4 Council offices, Clapham Road, Lowestoft
LOW5 Site of Normanshurst Fire Station, Normanston Drive, Lowestoft
LOW6 Neeves Pit, Lowestoft
LOW7 Gunton Park, off Old Lane, Lowestoft
LOW8 CEFAS Laboratory, Pakefield Road, Lowestoft
LOW9 Monckton Avenue Nursery, Lowestoft
LOW10 Land part of Laurel Farm, London Road, Kessingland
LOW11 Land part of Oakes Farm, off Beccles Road, Carlton Colville
BEC1 Land south of Benacre Road at Ellough Airfield, Ellough
BEC2 Land off Gresham Road, Beccles
BEC3 Land at Cucumber Lane / Oak Lane, Beccles
BEC4 Land south of Nicholson Drive, Beccles
BUN1 Land to west of A144, St John's Road, Bungay
BUN2 Telephone Exchange, Lower Olland Street, Bungay
BUN3 Community Centre, Upper Olland Street, Bungay
BUN4 Land at Old Grammar Lane, Bungay
BUN5 Land off Wingfield Street, Bungay
BUN6 Land adjacent to Bungay Cemetery, Bungay
HAL1 Land west of Broadway Drive, Halesworth
HAL2 Broadway Farm, west of A144 Norwich Road, Halesworth/Spexhall
HAL3 Dairy Hill Playing Fields, Halesworth
HAL4 Dairy Farm at Saxons Way, Halesworth
SOU1 Fountain Way Industrial Estate, Reydon

<b>SITE SPECIFIC ALLOCATIONS (ADOPTED JAN 2011) POLICY</b>	
SOU2	Former Eversley School Playing Field, Wangford Road, Reydon
SOU3	Land at Wangford Road, Reydon

**Waveney Local Plan (1996)**

Only one policy from the Waveney Local Plan, adopted 1996 remains “saved” as shown below. All other policies have been superseded by the Core Strategy adopted January 2009 and the Development Management Policies and Site Specific Allocations DPD adopted January 2011. This remaining policy will be superseded following adoption of the Lowestoft Lake Lothing and Outer Harbour Area Action Plan.

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	
TM6	Tourism Uses - Western End of Lake Lothing

## Appendix 7 - References

HM Government, (2004), *The Town and Country Planning (Local Development) (England) Regulations 2004*, HMSO 2004

HM Government, (2008), *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008*, HMSO 2008

HM Government, (2009), *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009*, HMSO 2009

HM Government, (2005), *The Town and Country Planning (Use Classes) Amendment (England) Order 2005*, HMSO 2005

ODPM, (2005), *Local Development Framework Monitoring: A Good Practice Guide*, Office of the Deputy Prime Minister, March 2005 (withdrawn 30 March 2011)

ODPM, (2005), *Annual Monitoring Report (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/05*, Office of the Deputy Prime Minister, September 2005

ODPM, (2006), *Circular 1/2006 Planning for Gypsy and Traveller Caravan Sites*, Office of the Deputy Prime Minister, February 2006

CLG, (2008), *Planning Policy Statement 12 Local Spatial Planning*, Communities and Local Government, June 2008

CLG, (2008), *Core Output Indicators – Update 2/2008*, Communities and Local Government, July 2008 (withdrawn 30 March 2011)

## Appendix 8 - Glossary of Terms

**Affordable housing** - Affordable housing as defined in *Planning Policy Statement 3: Housing* (DCLG, 2010) should:

1. Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
2. Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, 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** – it is a requirement of the Planning Act for local planning authorities to monitor and review progress towards the delivery of the local development documents. Progress is set down in an Annual Monitoring Report which has to be prepared by the December following the end of the previous financial year.

**Area Action Plans** – these are used to provide a planning framework for geographical areas of change or conservation. They are part of the Development Plan.

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

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

**(The) Broads** - 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 land (PDL)** - Land which has been previously developed, but is now largely vacant or disused. (A fuller definition is given in Annex B of PPS 3: Housing).

**Community Infrastructure Levy (CIL)** - a new 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.

**Conservation Area** - An area, designated by a local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, of special architectural or historic interest within towns and villages, which has been given special status to ensure its protection and enhancement.



**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** - Areas of county-wide wildlife interest as defined using the following criteria:

- 'Woodland sites are selected using a number of criteria; ancient status, well-developed structure and diverse ground flora;
- Grasslands are selected on the basis of unimproved status, floral diversity and presence of rarities;
- Other habitats which are regionally or nationally scarce, e.g. heathland, vegetated shingle or open water are also represented;
- Any sites which support a population of one or more species listed in Schedule 5 or 8 of the Wildlife and Countryside Act or the Red Data Book are included.'

Taken from 'A Register of County Wildlife Sites in Suffolk' (1991 and updates), compiled by Suffolk Wildlife Trust and Suffolk County Council.

**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.

**Flood Risk Assessment** - Evaluation of the potential risk of flooding of a proposed development, and/or flooding of existing development as a consequence of new development.

**Greenfield land** - Land which has not previously been developed, i.e. fields, woods, meadows, or land that has no recent history of development.

**Hectare** - 1 hectare = 2.471 acres

**Housing stock** - Total residential units comprising all housing types and tenures.

**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.

**Local Development Documents** – the collective term used in the Planning and Compulsory Purchase Act 2004 for Development Plan documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Orders** - grants permission, subject to conditions, for a type of specified development, removing the need to apply for planning permission.

**Local Development Framework** – 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 Monitoring Reports.

**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.

**Local Plans** – these were documents which set out local planning policy regime for the local authority area. They included the allocation of land for specific purposes as well as policies to control development. They formed part of the development plan alongside the Structure Plan, but have now been superseded. However, through changes to the planning system and the Localism Act reference to Local Plans has been re-introduced.

**Local Transport Plan** - A 20-year strategy of transport policies and proposals produced by County Councils, used to bid for funding from Government.

**Parking standards** - The Council's requirements for parking provision ancillary to development. The national standards for non-residential development are set out in PPG13.

**Planning Policy Guidance Note (PPG)** - National policy guidelines issued by the Office of the Deputy Prime Minister (ODPM) on a range of subjects affecting the use and development of land.

**Planning Policy Statements (PPS)** – Statements of the government's national policies on a range of topics. Now issued by the Department for Communities and Local Government (CLG) and formerly by the Office of the Deputy Prime Minister (ODPM).

**Proposals Maps** – Ordnance Survey maps which identify the areas to which policies and proposals in the development plan documents relate.

**Regional Spatial Strategies (RSS)** – these set out the region's policies in relation to the development and use of land. It forms part of the statutory development plan. "Spatial planning" here means taking a broader remit than land use planning. It includes taking into account the environmental, social and economic implications of land use. It requires for example the need to have regard to the strategies and plans of a wide range of different bodies and agencies.

**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.

**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.

**Structure Plans** – these were county wide strategic planning documents. They formed part of the development plan alongside Local Plans, but have now been superseded.

**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. Thus we can see that sustainable development includes economic and social as well as environmental influences. The Sustainable Appraisal process takes into account the Strategic Environmental Assessment required by the EU.

**Sustainable Community Strategy** – this is a requirement of the Local Government Act 2000. The Strategy aims to improve the economic, environmental and social well-being of the area. Through the preparation of the Community Strategy the local authority is expected to co-ordinate the activities of other public, private and voluntary and community bodies. Responsibility for the preparation of the Strategy may be passed to the Local Strategic Partnership. In Waveney, this group consists of a partnership of service providers, the private sector and voluntary and community groups. The intention is that local needs will be met in a co-ordinated and “joined up” way.

**Town and Country Planning Regulations 2004** – these are the Regulations which govern the preparation of the Local Development Framework Documents.

**Urban Regeneration Company (URC)** – a private company set up specifically to promote the regeneration of a particular geographical area. Such companies are designated by the Office of Deputy Prime Minister and the Department of Trade and Industry. Representatives from the local authorities, community and private sector make up a Board of Directors. A condition of designation is the preparation of a masterplan.

**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 9 - Abbreviations Used**

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CABE	Commission for Architecture and the Built Environment
CIL	Community Infrastructure Levy
CLG	Communities and Local Government
CWS	County Wildlife Site
DPD	Development Plan Document
FTE	Full-time equivalent
LDF	Local Development Framework
LDO	Local Development Orders
LDS	Local Development Scheme
LNR	Local Nature Reserve
LTP	Local Transport Plan
ODPM	Office of the Deputy Prime Minister
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RAMR	Regional Annual Monitoring Report
RSS	Regional Spatial Strategy
SAC	Special Area(s) of Conservation
SCC	Suffolk County Council
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
WDC	Waveney District Council



If you, or someone that you know, requires this document or a summary of it in an alternative format or language please contact the Waveney District Council Planning Policy Team: Telephone 01502 523029 or email [planningpolicy@waveney.gov.uk](mailto:planningpolicy@waveney.gov.uk)

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