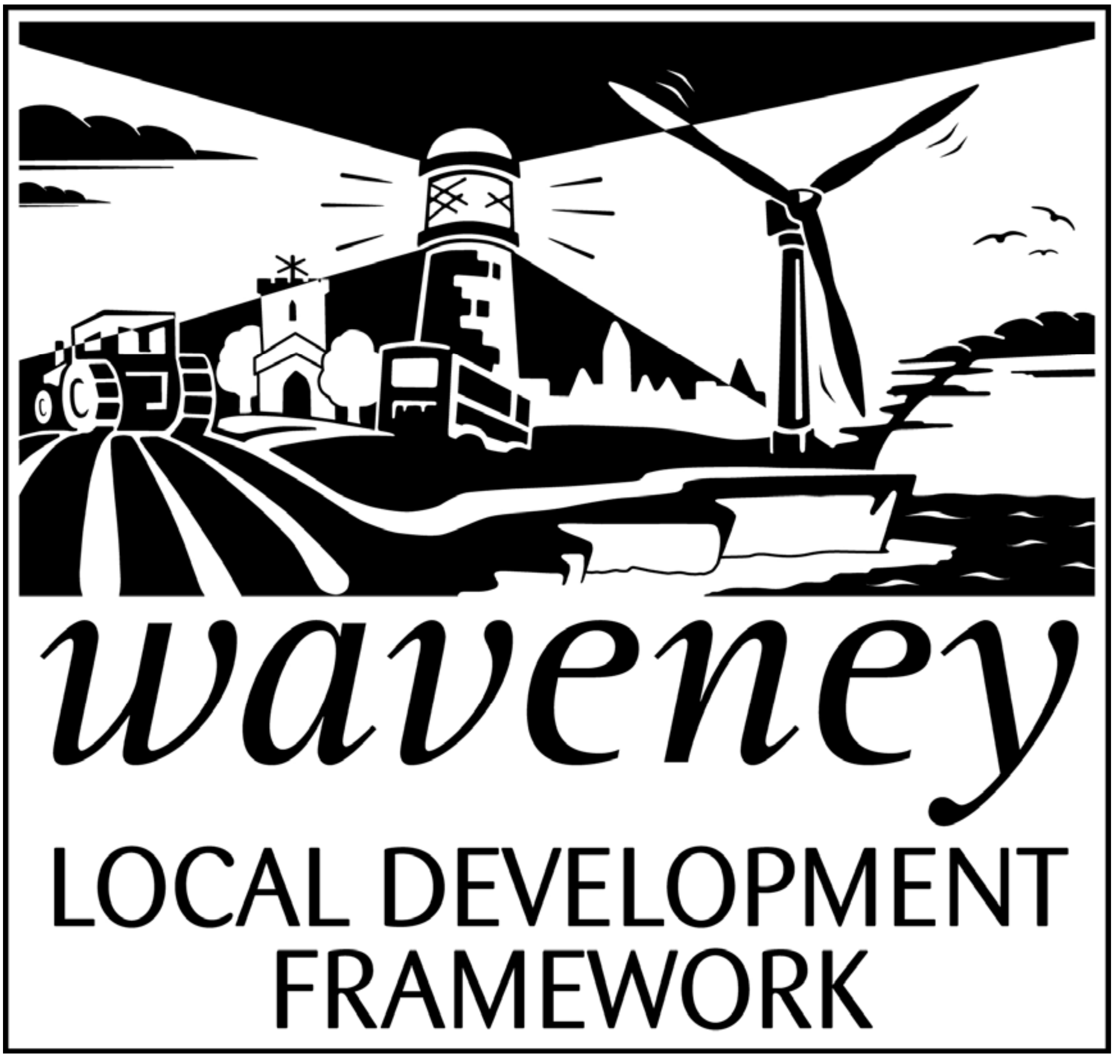
Waveney Local Development Framework

Annual Monitoring Report 2009/10

December 2010



Waveney District Council
Serving the Community

Waveney Local Development Framework

Annual Monitoring Report 2009/10

December 2010

Planning Policy
Waveney District Council
Town Hall
High Street
Lowestoft
Suffolk
NR32 1HS

Contents

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 during 2010, 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 2009 to 31st March 2010. This helps to provide a baseline for future monitoring, and allows the performance of existing local policies to be assessed. The format of this AMR differs from previous years in that it 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. This year's AMR has focused on housing and employment indicators. Future AMRs will cover different themes (e.g. environment, transport, and social indicators) and expand to cover other 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, and all milestones for 2010, as set out in the Fourth Review of the LDS, have been met. The Site Specific Allocations and Development Management Policies DPDs were both published for pre-submission consultation in February and then submitted for examination in June. The Lake Lothing and Outer Harbour Area Action Plan DPD was published for pre-submission consultation in November.

At this time there is nothing to suggest that future milestones cannot be achieved, and no evidence to suggest that the LDS needs to be revised.

Performance against core and local indicators during 2009/10

<u>Housing</u>

280 new homes were built in the District in 2009/10. Overall between 2001 and 2010, 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. Around 32% of housing completions during 2009/10 were affordable. Although no new gypsy and traveller pitches were provided this year, identified need to 2011 has already been provided for during the plan period.

Almost all of the Council's housing stock now meets 'decent' standards, and work to bring empty private sector homes back into use is seeing good results. Homelessness continues to decrease annually, and property prices have become relatively more affordable in the last 2 years. This monitoring year has seen more smaller 1-2 bedroom homes completed, which is in line with the demographic shift towards smaller households identified in the Core Strategy. This shows good performance towards delivering Core Strategy policies and objectives.

All of the completed schemes assessed against Building for Life criteria in 2009/10 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.

Employment

There was a reduction in the amount of employment floorspace completed in 2009/10 compared to previous years, and in fact a net loss was recorded when losses to other uses are taken into account. The amount of employment land available for development has increased this year, and it looks set to double next year when the Site Specific Allocations DPD is adopted. 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.

Both long-term and total unemployment remain consistently above the Suffolk average and both have increased this monitoring year. The total number of jobs in the District has fallen for the second consecutive year. More positively however, average earnings have risen annually since 2006, and this year were above the Suffolk average for the first time. The number of businesses in Waveney continues to increase each year, and the number of start-ups and closures remain relatively stable.

Although it is still early in the plan period, there are positive signs that Core Strategy objectives relating to jobs growth and regeneration can be achieved, such as the increase in average earnings, the steady formation of new businesses, and the amount of land available for new employment development in Lowestoft and the market towns.

Town Centres

Around a third of new retail (A1) floorspace and nearly two-thirds of new financial and professional services (A2) floorspace completed during 2009/10 was in town centres. However, within town centres, losses of retail development were almost equal to the gains. Office (B1a) development all took place outside of 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, and in 2010 considerably more units in the core shopping area were vacant than in previous years. This suggests that this objective of the Core Strategy is not yet being achieved, and that more needs to 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 it should be noted that the current economic downturn has had an impact on town centres across the country, and this trend is not unique to Lowestoft. Lowestoft town centre has in fact faired better than many others.

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 number of staying visitors remains high at 391,000 in 2008, although this was fewer than in the previous year. The number of day visits has increased annually since 2006, reaching nearly

3.4 million in 2008. This suggests that tourism development is being promoted in the District, in line with Core Strategy policies and objectives.

Efficient use of land
In 2009/10 an average housing density of 53 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.

All employment development and nearly 80% of housing development completed during 2009/10 was on previously developed land. 60% of housing commitments with planning permission in Waveney at the end of March 2010 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 55% of available employment land and almost all of the new employment land allocated in the Site Specific Allocations DPD is greenfield, so more greenfield employment development is likely in future. However, these 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. This suggests that Core Strategy policies and objectives are being delivered in these areas.

Some Core Strategy objectives are likely to have longer-term impacts, such as improving health, education and access to services, reducing crime and achieving sustainable transport. Monitoring the full range of local indicators in future AMRs will help assess whether these objectives are being achieved. The adoption and implementation of other DPDs will contribute towards delivering the Core Strategy in future monitoring years.

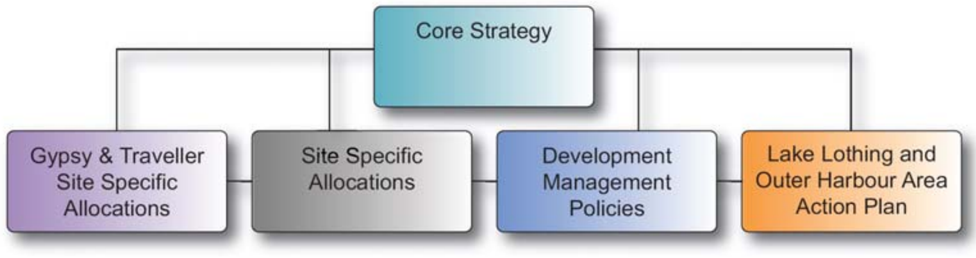
1. Introduction

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 folder 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 glossary in Section 7 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 Scheme 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.

Content of the Annual Monitoring Report

1.9 This Annual Monitoring Report covers the period from 1st April 2009 to 31st March 2010. 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 are both currently being Examined. Other Development Plan Documents and Supplementary Planning Documents are still in preparation.

1.10 The format of this AMR differs from those published in previous years in that it 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 and employment. Future AMRs will cover different themes (e.g. environment, transport, and social indicators) and expand to monitor other DPDs as they are adopted.

1.11 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).

1.12 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:

- **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.

- **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.

- **Implementation of 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 remaining saved policies from the Waveney Local Plan (1996).

- **Summary and conclusions** - the main findings of the monitoring report are set out in a summary.

Summary of monitoring framework and methodology

1.13 Government guidance sets out a series of national core output indicators for reporting performance of LDFs, which local authorities must cover in their AMRs if possible (ODPM, 2005a and 2005c). These were revised in 2008 (CLG, 2008). These indicators, listed in Appendix 1, 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.

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

- <u>Local output indicators</u> should be developed to monitor the performance of policies not covered by the core indicators. In this report, a selection of indicators from the Suffolk's Environment annual report has been included to report on additional locally important issues including waste recycling, unemployment and housing affordability.

- <u>Contextual indicators</u> 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 section (Key Characteristics of Waveney District).

- Finally, <u>significant effects indicators</u> are linked to sustainability appraisal objectives and indicators. Sustainability appraisals have to be carried out for certain LDF 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 will report on significant effects indicators within the themes of housing and employment. Future AMRs will cover different themes (e.g. environment, transport, and social 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.

1.15 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 (EERA, now the East of England Local Government Association), and the Suffolk's Environment project.

1.16 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.

1.17 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 was not collected in 2010.

1.18 Suffolk's Environment is a partnership project involving all seven District and Borough Councils in Suffolk, together with Suffolk County Council. The partnership was formed in 1994 and continues to work together, producing monitoring reports on an annual basis. Data is collected for a range of social, economic and environmental indicators, with a view to assessing Suffolk's progress towards sustainable development. Currently 40 indicators are monitored for the project covering housing, employment, town centres, the environment and other resources. A number of these match the core indicators for LDF monitoring, while a selection of others have been included as additional local indicators this year.

Key characteristics of Waveney District

1.19 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)

<u>Geography:</u>
1.20 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.

1.21 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 3.03, above the Suffolk average of 1.76. 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 per year, providing over £180 million to the local economy (East of England Tourism, 2008).

Population:
1.22 Waveney has a population of 117,700 (2009 mid-year estimate, SCC). Around half of the population live in Lowestoft (56,588) with the remainder in the towns of Beccles (9,746), Bungay (4,895), Halesworth (4,637) and Southwold (1,458) and the surrounding rural areas (Census, 2001). 25 of the 53 parishes have populations of fewer than 300 people. 2.65% of Waveney's residents classify themselves as being from ethnic minorities.

1.23 The population of the District has increased by 6% since 1991, slightly above the County average. However, over the last 5 years there has been a net outflow of the 16-24 age group, primarily because of a lack of employment opportunities. The population is predicted to rise by only 2.2% by 2021: the lowest percentage change in Suffolk. The most significant change is that the number of people aged 65 and over is expected to increase by 10,000, which will mean that 30% of the population will be 65 and over.

Deprivation and regeneration:
1.24 Waveney was ranked as the 114th most deprived District in the country (out of 354) in the Index of Multiple Deprivation 2007. This is a national index of multiple deprivation combining indicators for areas such as education, health, crime and employment. Five Super Output Areas in Lowestoft are among the most deprived 10% in the country. The whole of Waveney in one form or another is recognised by the EU, national and regional agencies as demanding economic and social regeneration.

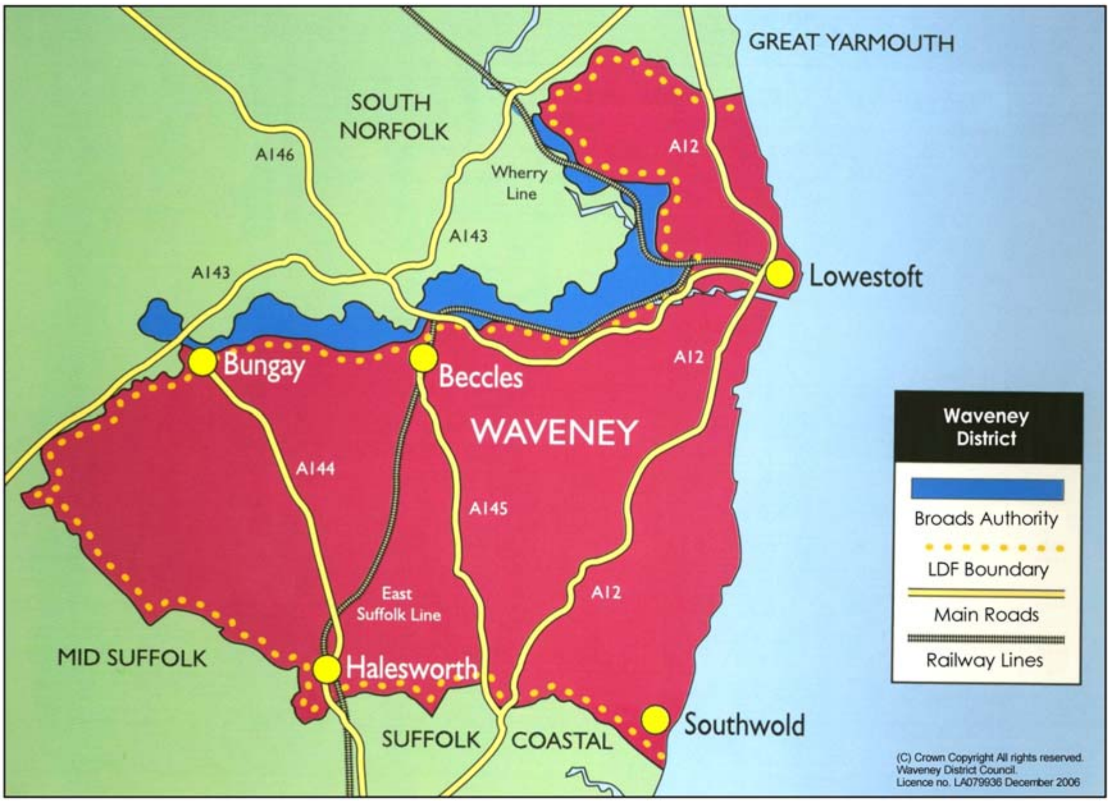
Employment:
1.25 The District, and particularly Lowestoft, has suffered a decline in employment in a number of key industries for over 20 years, including the fishing industry and oil and gas exploration. New opportunities such as renewable energy may fill this gap. 'Gulliver' the Ness Point wind turbine is a striking icon for this emerging industry and the OrbisEnergy Offshore Renewable Energy Centre was completed in September 2008. Retail, tourism, service and construction sectors have seen improved job prospects.

Crime:
1.26 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:
1.27 There is a significant level of housing need in Waveney. In 2004/05 434 people presented themselves as homeless. The average house price in Waveney has more than doubled from 2001 to 2010 (£73k to £179k) (Suffolk Observatory).

Gross average earnings in the District for 2009 are £20,315 per annum (ASHE – Annual Survey of Hours and Earnings, 2009). The housing affordability average ratio for Qtr 1 2010 is 6.99 (Suffolk Observatory). House prices vary significantly across the District; for example, Southwold has significantly higher prices than central Lowestoft.

Figure 1.2 Map of Waveney District



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 reproduces the Local Development Scheme timetable. The timetable shows that during 2010 work on producing the Site Specific Allocations and the Development Management Policies documents was set to continue with publication of the proposed submission versions of both DPDs in February 2010 and Submission of the DPDs in June 2010. Publication of the proposed submission version of the Lake Lothing Area and Outer Harbour Action Plan was then due to take place in November 2010.

2.2 Progress during 2010 on each of the five Local Development Plan Documents is outlined below. Achievement of the milestones scheduled throughout the year (as defined in para 4.55 of PPS12: Local Spatial Planning, 2008) is then summarised in Table 2.1.

2.3 Core Strategy

Scheduled PPS12 milestones 2010:
None

Summary of progress against milestones:

The Council formally adopted the Core Strategy on the 29th January 2009, so there are no more milestones to be met.

2.4 Site Specific Allocations

Scheduled PPS12 milestones 2010:
February: Publication of proposed submission version (final draft)
June: Submission

Summary of progress against milestones:

Both milestones scheduled to take place during 2010 have been met. The proposed submission (final draft) Site Specific Allocations DPD was published for consultation between 26th February and 9th April 2010. The DPD was then submitted to the Secretary of State on 25th June 2010. Public Hearing sessions were held in October, as part of the Examination of the DPD. The Inspector has indicated that he expects to complete his final report in January 2011. Assuming the DPD is found sound, the DPD is on course to be Adopted in February 2011, in accordance with the timetable set out in the LDS.

2.5 Development Management Policies

Scheduled PPS12 milestones 2010:
February: Publication of proposed submission version (final draft)
June: Submission

Summary of progress against milestones:

Both milestones scheduled to take place during 2010 have been met. The proposed submission (final draft) Development Management Policies DPD was also published for consultation between 26th February and 9th April 2010. The DPD was then submitted to the Secretary of State on 25th June 2010. Public Hearing sessions were held in October, as part of the Examination of the DPD. The Inspector has indicated that he expects to complete his final report in January 2011. Assuming the DPD is found sound, the DPD is on course to be Adopted in February 2011, in accordance with the timetable set out in the LDS.

2.6 Lake Lothing Area and Outer Harbour Action Plan

Scheduled PPS12 milestones 2010:

November: Publication of proposed submission version (final draft)

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 progress the Area Action Plan through to publication and examination.

Further Preferred Options for the Lake Lothing and Outer Harbour Area Action Plan were published for consultation from 23rd April to 4th June 2010. The proposed submission (final draft) version of the DPD was then prepared, and this was published for consultation from 5th November to 17th December 2010. The next stage will be to submit the Area Action Plan for Examination, and this is scheduled to take place in January 2011.

2.7 Gypsy and Traveller Site Specific Allocations

Scheduled PPS12 milestones 2010:

None

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 first milestone (consultation on the scope of the Sustainability Appraisal) is not scheduled to take place until November 2011, and there were no milestones scheduled for 2010.

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

Development Plan Document	**2010**					**2011**												**2012**												**2013**								
	A	**S**	**O**	**N**	**D**	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**
Core Strategy	Adopted January 2009																																					
Site Specific Allocations		✴	●			✸	✦																															
Development Management Policies		✴	●			✸	✦																															
Lake Lothing and Outer Harbour Area Action Plan			✖			■		✴	●			✸		✦																								
Gypsy and Traveller Site Specific Allocations																✚			▲						▲			✖			■		✴	●			✸	✦

✚ Consultation on the scope of the Sustainability Appraisal
▲ Stakeholder / community engagement on issues and options
✖ Publication (final draft of DPD)
■ Submission for examination
✴ Pre hearing meeting
● Hearing
✸ Inspectors Report
✦ Adoption

Table 2.1 Summary of LDS Milestones passed during 2010

Milestone	Date	Met?
Publication of Site Specific Allocations	February 2010	Yes
Submission of Site Specific Allocations	June 2010	Yes
Publication of Development Management Policies	February 2010	Yes
Submission of Development Management Policies	June 2010	Yes
Publication of Lake Lothing and Outer Harbour Area Action Plan	November 2010	Yes

Local Development Framework background studies

2.8 A number of background studies are being carried out for the District, to form part of the evidence base that will inform the Local Development Framework. These studies are listed in Table 2.2, together with their publication dates. In the financial year 2009/10 eight additional studies were completed, which comprised contamination reports for Monckton Avenue Nursery and Neeves Pit in Lowestoft, an ecological assessment of proposed development sites, an assessment of retail needs and opportunity sites in Halesworth town centre, an affordable housing viability study, two sites viability studies, and the Waveney Renewable Energy and Sustainable Construction Study.

Table 2.2 Waveney LDF background studies with completion dates

Study	Date Published
Affordable Housing Viability Study	September 2009
Allotments, Cemeteries and Churchyards Needs Assessment: Supplement to the Open Space Needs Assessment	July 2007
Biodiversity Audits	December 2007
Bungay Cemetery Site Investigation	January 2010
Contamination Report – Monckton Avenue Nursery, Lowestoft	December 2009
Contamination Report – Neeves Pit, Lowestoft	December 2009
Cumulative Land Raising Study	June 2008
Ecological Assessment of Proposed Development Sites	June 2009
Employment Land Study	January 2006
Flat Saturation Policy Survey	June 2010
Halesworth Town Centre – Retail Needs and Opportunity Sites Assessment	January 2010
Housing Market Assessment	July 2007
Landscape Character Assessment	April 2008
Open Space Study	July 2006
Playing Pitch and Non-Pitch Assessment	March 2002
Play Space Evaluation	August 2010
Retail and Leisure Study	August 2006
Sites Viability Study Part 1 - Lowestoft	February 2010
Sites Viability Study Part 2 – Beccles, Bungay, Halesworth & Reydon	February 2010
Strategic Flood Risk Assessment	February 2008
Strategic Housing Land Availability Study	November 2007
Suffolk Cross-Boundary Gypsy and Traveller Accommodation	May 2007

Assessment	
Water Cycle Study (scoping report)	March 2009
Waveney Renewable Energy and Sustainable Construction Study	November 2009

2.9 A number of additional background studies have been completed specifically for the 1st East Urban Regeneration Company area of Lowestoft, to inform the Lake Lothing and Outer Harbour Area Action Plan. These are listed in Table 2.3, with their publication dates. Further studies may be undertaken as required.

Table 2.3 Additional Area Action Plan background studies with completion dates

Study	**Date Published**
URC Baseline Report	January 2006
Strategic Framework	February 2006
Baseline Report Lowestoft Ground Conditions	2005
Outline Inspection of Quay Walls at Lowestoft	February 2005
Advising on the Potential for Small Scale Renewable Energy Generation within the URC Area	February 2006
Great Yarmouth & Lowestoft Property Market Baseline Report	January 2006
Translating known Market Prospects into Spatial Requirements and Implications for Ports Infrastructure	February 2006
Lowestoft URC Area Cultural Heritage Assessment	September 2006
A12 Lowestoft Study – Lake Lothing Third Crossing Feasibility Study and Appendices	February 2009
Employment Land Evidence base Report	October 2009
Lowestoft Station and North Peto Square - Feasibility Study of Development Options	October 2009
North Peto Square Capacity Exercise	October 2010
PowerPark and Peto Square, Lowestoft - Flood Risk Appraisal	September 2010
PowerPark Demand & Need Report	October 2009
PowerPark Demand and Needs Survey Phase 2	January 2010
Relocation Strategy - Brooke Peninsula	October 2010
Relocation Strategy - Peto Square	October 2010
Relocation Strategy - PowerPark	March 2010
Retail Capacity Update	September 2010
Site Servicing and Utilities Desk Study Report, and Appendices 1-2, and Appendices 3-5	May 2009
Social Infrastructure Assessment	September 2010
Stage 1 Gap Analysis and Recommendations Report	November 2009
Technical Note - Lowestoft Highway Scheme Option Testing	April 2007
Technical Note 1 - Lowestoft AAP Traffic Modelling Assumptions	June 2010
Techical Note 2 - Traffic Forecasts	August 2010
Transport Evaluation for 1st East Regeneration Sites in Lowestoft - Stage 1 Report: Existing Situation and Scoping Note	January 2010
Transport Evaluation for 1st East Regeneration Sites in Lowestoft – Stage 2 Report: Junction Modelling Results	July 2010

Revisions to Local Development Scheme

2.10 There is no evidence to identify a need for further amendments to the Waveney Local Development Scheme at this time.

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 have been defined by the Government in Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008 (CLG, July 2008). A full list is provided in Appendix 1. 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 2009 to 31st March 2010, 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:

A1 Shops
A2 Financial and Professional Services
A4 Drinking Establishments

B1 a Offices (other than Financial and Professional Services)
B1 b Research and Development
B1c Light Industry
B2 General Industrial
B8 Storage or Distribution

D2 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.

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

3.5 During 2009/10 a gross figure of 2,554m^2 of new employment floorspace was completed in Waveney. This is the smallest amount completed since AMR reporting began (in 2004/05). Completions are down across all employment types.

3.6 However, 2,594m^2 of existing employment floorspace was lost to other uses resulting in a net loss of 40m^2 during the financial year. The total loss of 1,664m^2 of storage or distribution (B8) floorspace was made up of 6 sites. Four of these sites were re-developed for residential use (providing a total of 24 dwellings), 1 site changed use to a micro-brewery and 1 site became a car workshop. The 4 sites re-developed for housing were all within existing residential areas, and not employment areas.

3.7 In total, 1,936m^2 of employment floorspace has been lost to residential use across the district, providing 52 new residential units. 26 of these new dwellings were located in Lowestoft.

Table 3.1 Total amount of additional employment floorspace (m^2) by type, Waveney District Council

2009/10	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Gross	1570	0	709	0	275	2554
ii Losses	777	0	153	0	1664	2594
iii Net	793	0	556	0	-1389	-40

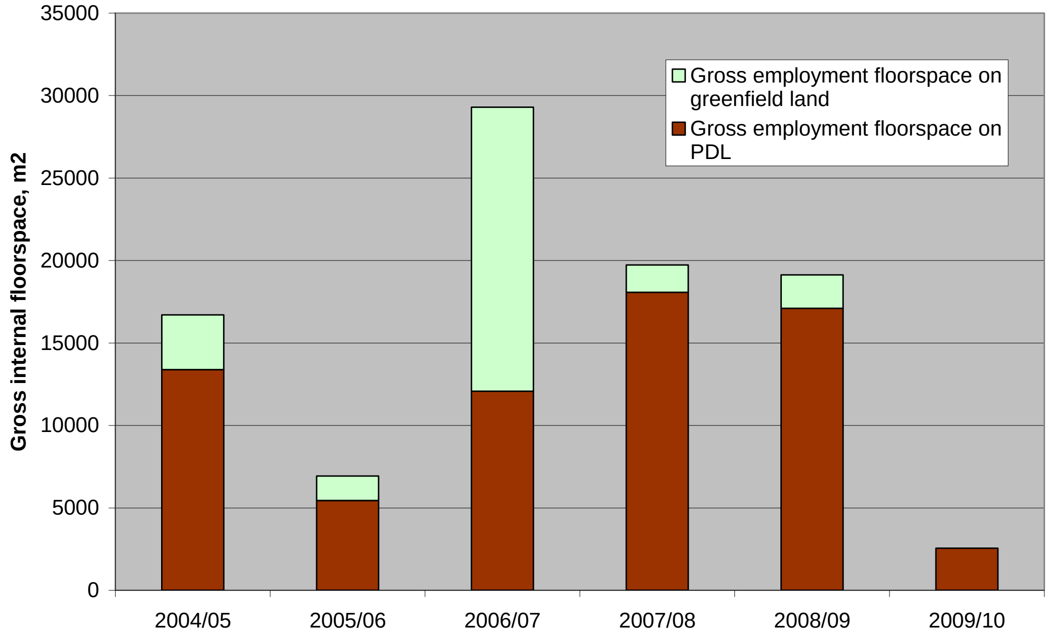
BD2: Total amount of employment floorspace on previously developed land – by type.

3.8 All completions of employment floorspace during 2009/10 were on previously developed land (10 sites). This is the first time 100% development on previously developed land has been achieved since AMR reporting began in 2004/05. However, this is balanced against being the lowest amount of employment floorspace completed during that period, as shown in Figure 3.1.

Table 3.2 Total amount of employment floorspace (m^2) on previously developed land, Waveney District Council

2009/10	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Gross on PDL	1570	0	709	0	275	2554
ii % PDL	100%	0	100%	0	100%	100%

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 31st March 2010, there were 47.57 hectares of available employment land in Waveney. This is an increase of 4.54ha from last year. More than half of the available land is zoned for general industrial (B2) use. Of the available employment land 21.56ha is on previously developed land (45.32%).

3.10 The submitted Site Specific Allocations Development Plan Document allocates further land for employment uses totalling 47.99ha. This includes the re-allocation of land identified for employment use in the Waveney Interim Local Plan (May 2004) at Fountain Way Industrial Estate, Reydon (0.64 ha) and west of Norwich Road Industrial Estate, Halesworth (2.57ha), and additional land at South Lowestoft Industrial Estate, Beccles Business Park in Ellough, and on the edge of Bungay. Almost all of this allocated land is greenfield.

Table 3.3 Net employment land available by type, Waveney District Council

2009/10	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Extant Planning Permissions (Ha)	6.85	1.65	3.19	26.28	6.39	44.36
ii Extant Allocations (Ha)	0.36	0.36	0.36	1.06	1.07	3.21
iii Total	7.21	2.01	3.55	27.34	7.46	47.57

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

3.11 In total 884 m2 of A1 (retail) development was gained during 2009/10, on 7 sites. A large percentage of the gains were outside of town centres. These include a general store on a housing allocation south of Bloodmoor, Carlton Colville (allocated in the 1996 Local Plan H6.3) and a replacement garden centre in Bungay (both greenfield sites). The new garden centre is located outside the physical limits of Bungay and releases a site in a central location of the town for residential development (this was allocated in the 2004 Waveney Interim Local Plan R2.4).

3.12 Losses of A1 retail development covered 13 sites, and these include 5 changes of use to A2 (financial and professional services); 5 changes of use to residential use (all outside of town centres); 1 change of use to a wine bar (A4 pubs and bars); 1 change of use to B1a (business office) and 1 change of use to a drop-in centre (D1 non-residential institutions).

3.13 B1a (office) completions included 6 sites, all outside town centres. Three were located within existing industrial areas. B1a losses were recorded on 3 sites, all outside of town centres and industrial areas, including the re-development of two sites to residential use.

3.14 The D2 loss resulted from the change of use and subdivision of a vacant 3-storey former snooker club in Lowestoft into two A1 retail shops on the ground floor and 10 flats on upper floors and in a separate building within the curtilage.

Table 3.4 Total amount of floorspace (m^2) 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
a Gross	884	790	1570	0	3244
b Losses	715	280	777	800	2572
c Net	169	510	793	-800	672

Table 3.5 Total amount of floorspace (m^2) 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
a Gross	275	491	0	0	766
b Losses	250	224	0	0	474
c Net	25	267	0	0	292

Table 3.6 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
%	31.11	62.15	0	0	23.61

Housing

H1: Plan period and housing targets.

3.15 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. This is set out in Table 3.7. The average annual rate of completions to meet this requirement is 290 dwellings p.a.

Table 3.7 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.

3.16 Table 3.8 shows recent levels of housing delivery in Waveney. 280 net additional dwellings were provided during 2009/10. The total increase in housing provision for the District from 1st April 2001 to 31st March 2010 is 3,212. The average annual rate of completions between 2001 and 2010 is 357 dwellings compared to the annual average Core Strategy requirement of 290 dwellings. Over the period 2001-2010 the District has over delivered against the housing target by 602 dwellings or 2.08 years.

Table 3.8 Net additional dwellings delivered from 1 April 2001 to 31 March 2009, 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	2001-2010
H2(a/b)	574	436	507	367	271	191	323	263	280	3212

H2(c): Net additional dwellings – in future years.
H2(d): Managed delivery target.

3.17 Indicator H2(c) illustrates the level of net additional housing expected to come forward over at least a 15-year period or up to the end of the plan period, whichever is the longer. In this case, the Core Strategy plan period for housing ends 31st March 2025 with a housing target of 6960 – see Table 3.7 (page 17). This covers a 15 year period from 31st March 2010.

3.18 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 further 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.

3.19 Table 3.9 and Figure 3.2 illustrate the projected net additional housing provision for Waveney between 2010 and 2025.

Table 3.9 Projected net additional dwellings

	Net additional dwellings 2001-2025
Core Strategy housing requirement	6960
Dwellings completed 2001-2010	3212
Extant Permissions	1063
Sites with planning permission, subject to S106 (Allocation in Waveney Interim Local Plan 2004 - Woods Meadow)	800
Site Specific Allocations DPD Allocations (Publication, Jan 2010)	528
Lake Lothing and Outer Harbour Area Action Plan DPD Allocations (Publication, Oct 2010)	1585
Market Towns Windfall Allowance (Post 2017) (Core Strategy, 2009)	250
Total Provision 2001-2025	7438

3.20 Figure 3.2 shows housing numbers falling for the next financial year, then picking up after that. It is likely that completions will start on the newly allocated sites in the Site Specific Allocations DPD in 2011/12 and in the Lake Lothing area from 2012/13. A large site allocated in the Waveney Interim Local Plan (2004) with planning permission for 800 dwellings (subject to S106) is likely to deliver completions from 2012/13.

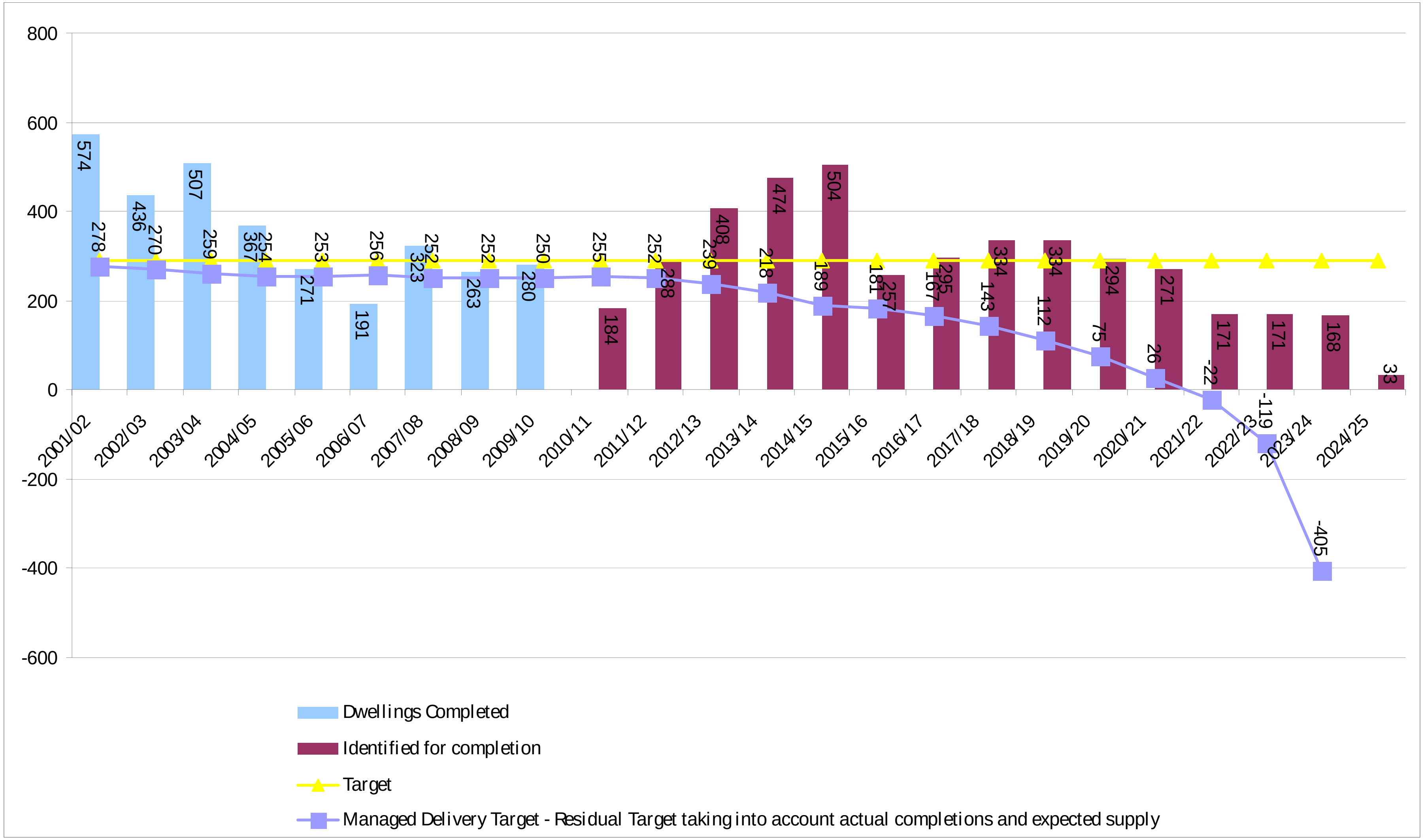
3.21 It is expected that housing delivery will continue to exceed the Adopted Core Strategy housing target, when taking into account past delivery. It is projected that by the end of 2025, housing delivery in Waveney will have exceeded the Core Strategy target by 478 units. Allocations in the Waveney 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.

3.22 As of 31 March 2010 Waveney had a 8.2 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 2010. The assessment is available to view on the Council's website www.waveney.gov.uk.

Table 3.10 Net additional dwellings in future years and managed delivery target

	2010/11	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
H2(c)Net Additions	184	288	408	474	504	257	295	334	334	294	271	171	171	168	33
H2(d) Managed Delivery Target	255	252	239	218	189	181	167	143	112	75	26	-22	-119	-405	-478

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



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

3.23 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.

3.24 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 80% of new dwellings completed during 2009/10 were on previously developed land. This maintains the high levels of housing on previously developed land that have been achieved in recent years, as illustrated in Figure 3.3.

3.25 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 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.

3.26 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. 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.

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

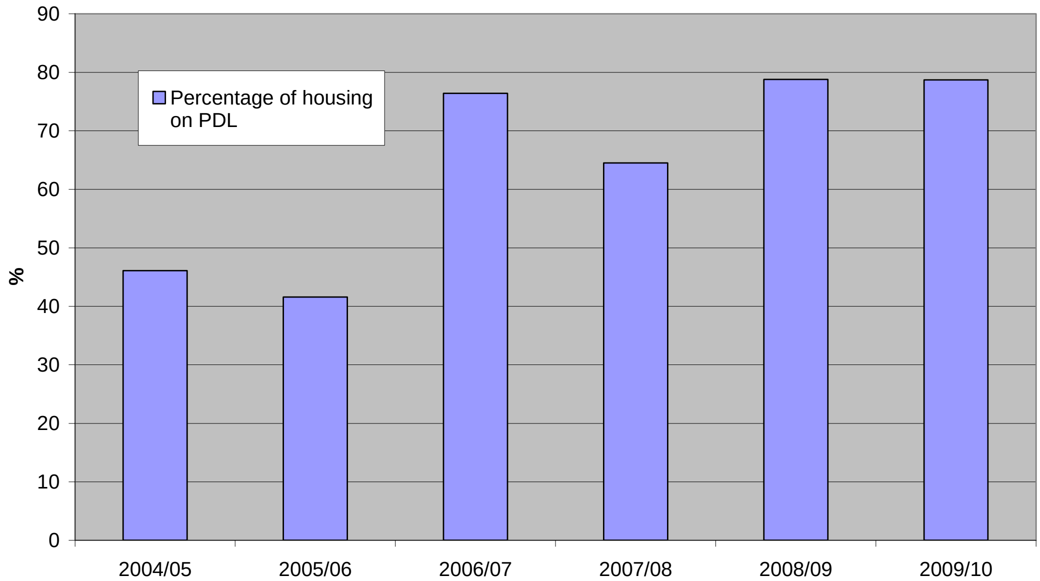


Table 3.11 Number and percentage of dwellings on previously developed land, Waveney District Council

2009/10		Total
H3	Gross Dwellings	300
	Gross on PDL	236
	% Gross on PDL	78.7

H4: Net additional pitches (Gypsy and Traveller).

3.26 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.

3.27 Table 3.12 shows that no additional pitches were delivered during 2009/10.

3.28 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 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.

3.29 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 3.12 Number of Gypsy and Traveller pitches completed, Waveney District Council

2009/10	Permanent	Transit	Total
H4	0	0	0

H5: Gross affordable housing completions.

3.30 Affordable housing as defined in *Planning Policy Statement 3: 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.

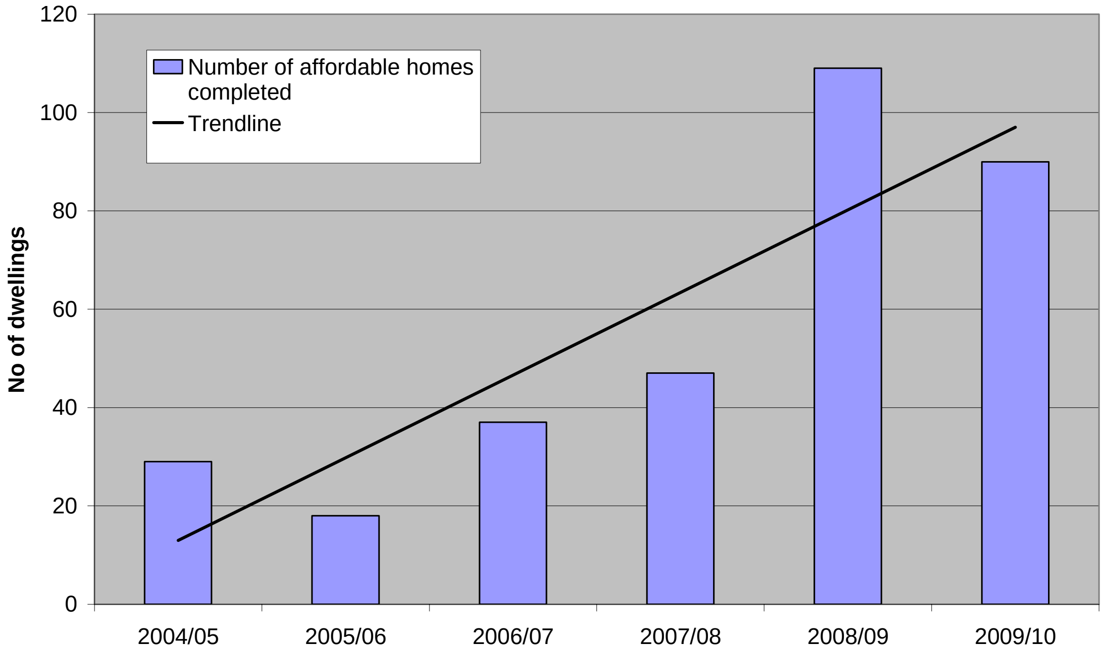
3.31 The Great Yarmouth and Waveney Strategic Housing Market Assessment identified a need of 225 new affordable homes per annum. Whilst this total is not achievable, a target of 30% affordable housing was recommended for Waveney, 10% of which should be intermediate housing (shared ownership or low cost 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.

3.32 In 2009/10, 90 affordable houses were completed in Waveney and constitutes 32.1% of total housing supply for the financial year. Of the 90 completions, 24 units (or 26%) were for intermediate housing and 66 units for social housing. Although the total number of affordable units was lower than last years figure of 109, it is higher than previous years. The pattern of affordable housing provision since 2004/5 shows a generally increasing trend, as shown in Figure 3.4.

Table 3.13 Number of affordable housing completions, Waveney District Council

2009/10	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	66	24	90

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



H6: Housing Quality – Building for Life Assessments.

3.33 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). The assessment has been designed to ensure that it meets the criteria described for housing quality in *Planning Policy Statement 3: Housing* (DCLG, 2006). Each housing development scheme is awarded a score out of 20, based on the proportion of CABE Building for Life questions that are answered positively. The questions cover the topics of 'environment and community', 'character', streets, parking and pedestrianisation' and 'design and construction'. The scores are categorised as very good (16 or more positive answers out of 20), good (14 to 15 positive answers out of 20), average (10 to 13), or poor (less than 10). See www.buildingforlife.org/criteria for further information.

3.34 During 2009/10, 6 developments of 10 or more dwellings were completed in Waveney. This consisted of 5 whole sites and one phase of a larger site. Building for Life Assessments have been carried out for 5 of the 6 sites, and the results are shown in table 3.14.

Table 3.14 Building for Life Assessment results for sites or phases of 10+ dwellings completed 2009-10, Waveney District Council

		Category
Total number of housing sites (or phases of housing sites):	6	All
Number of dwellings on those sites:	111	
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:	42	
% of dwellings of 10 to 13:	38%	
Number of sites with a Building of life assessment of < 10:	3	Poor
Number of dwellings on those sites:	46	
% of dwellings of less than 10:	41%	
Number of sites where Building of life assessment not known:	1	Not known
Number of dwellings on those sites:	23	
% of dwellings where result not known:	21%	

3.35 None of the sites assessed during 2009/10 achieved Building for Life scores of 14 or more. Two sites (38% of dwellings) were rated average, and a further three (41% dwellings) were rated poor. It should be noted that a number of these schemes gained planning permission several years ago, before Building for Life criteria had been published, and before the current Development Plan was in place. All of the schemes assessed scored zero in some categories 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, although in many cases this would need considerable research. All of the schemes have the potential to move up to the next Building for Life category if positive assessments were made for all of the criteria for which information is not currently available. This is the first year that this indicator has been reported, and it is hoped that data availability will improve in future, as schemes that have gained planning permission more recently are assessed.

Environmental Quality

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

3.36 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.

3.37 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.

3.38 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.

3.39 During 2009/10, Environment Agency records show that no applications were granted contrary to their advice in Waveney on water quality or flood risk grounds.

Table 3.15 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

2009/10	Flood defence	Water quality	Total
Applications granted against Environment Agency advice	0	0	0

E2: Change in areas of biodiversity importance.

3.40 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 3.16 shows the extent of each type of site in Waveney, and records any changes during the monitoring year 2009/10.

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 local plans. They are a material consideration when planning applications are being determined.

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.

3.41 During 2009/10 there was no change in the area of sites of biodiversity importance within Waveney.

Table 3.16 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 2009/10
SPA	2	716.50	No change during 2009/10
SAC	2	573.00	No change during 2009/10
SSSI	10	1247.00	No change during 2009/10
CWS	116	1672.00	No change during 2009/10
LNR	3	41.00	No change during 2009/10

E3: Renewable energy generation.

3.42 During 2004/05, the first commercial wind turbine in Suffolk was installed in Waveney, located at Ness Point in Lowestoft. The turbine was constructed in December 2004, and began generating electricity in January 2005. At 80m high this is one of the largest onshore wind turbines in the UK, with a generating capacity of 2.75MW. It is capable of generating enough electricity to supply over 1500 homes and will save in excess of 6000 tonnes of greenhouse gas emissions per year.

3.43 There were no commercial scale renewable energy installations completed in the monitoring year. A small wind turbine was installed at Denes High School, Lowestoft in April 2010 (0.005 MW). Two turbines with a combined generating capacity of 6 MW were permitted on appeal in Kessingland adjacent the Africa Alive wildlife park in 2008. A judicial review request was dismissed in April 2009. Construction of these turbines is planned to commence next year. In addition five turbines, each with a rated capacity of up to 2.3 MW, gained planning permission in February 2010 in Holton but have yet to be built.

4. 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 2. 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 on indicators in the themes of housing and economy. Subsequent AMRs will cover the other 3 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
Affordable housing	Core H5
Dwellings per hectare of net developable area	LH1
Homelessness	LH2
Housing land availability	Core – H2c
Housing stock	Core – H2a & b
Housing types and sizes	LH3
Number and percentage of existing housing commitments on greenfield land	LH4a
Number and percentage of existing housing commitments on previously developed land	LH4b
Number and percentage of new dwellings completed on greenfield land	Core – H3
Number and percentage of new dwellings completed on previously developed land	Core – H3
Number of vacant dwellings	LH5
Percentage of unfit dwellings	LH6

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 2009/10 an average housing density of 53 dwellings per hectare was achieved.

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)
2009/10	4	79	1.48	53
2008/9	5	132	3.67	36
2007/8	1	16	0.16	100

LH2: Homelessness

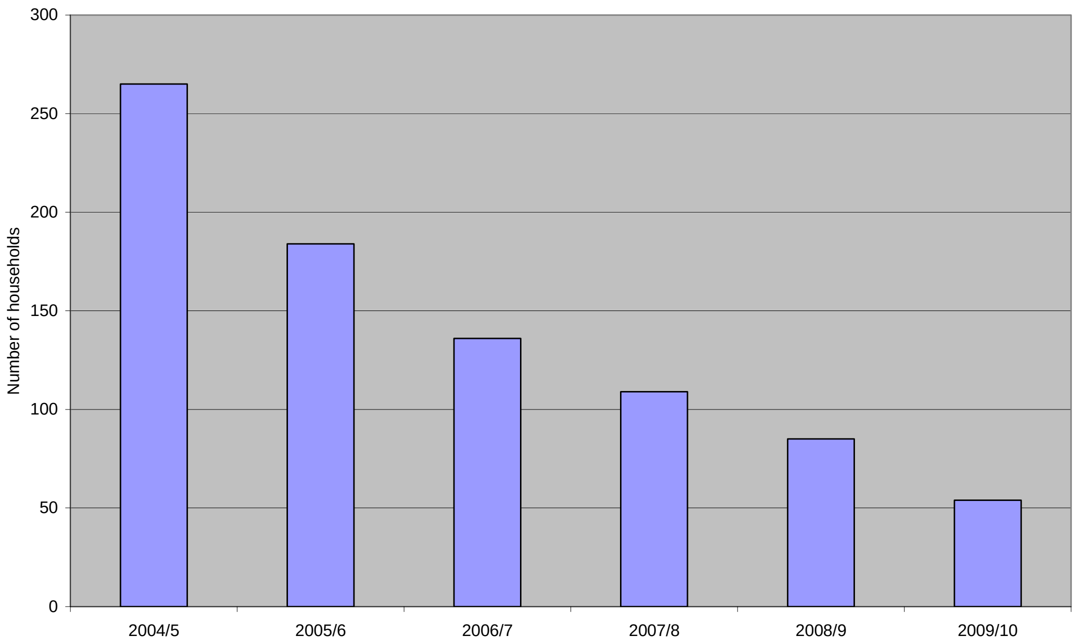
4.8 Table 4.3 shows the number of households accepted by Waveney District Council as being homeless and in priority need, each year since 2004/5. The indicator shows significant improvement, as the number of homeless households in priority need has consistently fallen each year during the monitoring period, and in 2009/10 it was less than one-fifth of 2004/5 levels.

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

	Number of households
2009/10	54
2008/9	85
2007/8	109
2006/7	136
2005/6	184
2004/5	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

4.9 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. Table 4.4 shows that most new homes built in Waveney during the last 3 years have had 2 or 3 bedrooms. Compared to the two previous years, in 2009/10 a greater proportion of smaller dwellings with 1-2 bedrooms were completed, with fewer 3-4 bedroom homes. This is in line with the demographic shift towards smaller household sizes identified in the Core Strategy.

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**

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

4.10 Table 4.5 shows that 60% of housing commitments with planning permission in Waveney at the end of March 2010 were on previously developed land (PDL). This meets the target of 50% or more housing development of PDL, set in policy CS01 of the Core Strategy. The percentage of planning permissions on PDL is particularly high outside of Lowestoft: above 80% in the Bungay area and above 90% in the Beccles, Halesworth and Southwold areas.

4.11 It is only in the Lowestoft area where there are more dwellings with planning permission on greenfield land than PDL. 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 (submitted June 2010), 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 31st March 2010

Sub-Area	PDL	Greenfield	Total	% PDL
Lowestoft	344	394	738	46.61%
Beccles	118	13	131	90.08%
Bungay	45	9	54	83.33%
Halesworth	69	5	74	93.24%
Southwold	73	7	80	91.25%
Total	**649**	**428**	**1077**	**60.26%**

LH5: Number of vacant dwellings

4.12 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.

4.13 In 2009/10, 50 non-WDC-owned vacant dwellings were returned to occupation or demolished during the financial year as a direct result of action by the

Council. This exceeds the annual target of 20 homes and the figure achieved during the previous monitoring year. A comprehensive sweep of all empty properties followed by a targeted mailshot to suitable premises this year resulted in a big response from owners taking up advice from the Private Sector Housing Team.

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
2009/10	50
2008/09	32

LH6: Percentage of unfit dwellings

4.14 Table 4.7 presents results for national indicator NI158 'Percentage of non-decent council homes' during the monitoring year 2009/10. This indicator shows good progress towards meeting the standard for 'decent' housing in all council homes, with improvement shown each quarter in 2009/10. At the end of quarter 4, only 0.04% of council housing stock still met the Government definition of 'non-decent', which consisted of 19 properties. Of these, 17 households have refused to have non-essential improvement works carried out, and arrangements are being made to gain access to the remaining 2 hard to access homes to carry out essential works.

Table 4.7. Percentage of non-decent council homes, Waveney District Council, 2009/10

	Q1	Q2	Q3	Q4
% non-decent council homes	0.37%	0.19%	0.08%	0.04%

Economy

Table 4.8. Additional Local Indicators: Economy

Indicator	Ref
Amount and percentage of new employment floorspace on previously developed land	Core – BD2
Average earnings	LE1
Average property price to income ratio	LE2
Business formation rate (or new VAT registrations as % of total VAT registered stock)	LE3
Business start ups and closures	LE4
Net percentage change in the total number of VAT registered businesses in the area	LE5
Comparative industrial and office rental costs within the plan area	LE6
Employment permissions and allocations (urban and rural)	Permissions = Core BD1 Allocations = Core BD3
Import/export of workers to district and/or major towns	LE7
Total employee jobs	LE8
Unemployment rate	LE9
Long-term unemployment	LE10
New cultural facilities in town centres	Core – BD4
New retail floor space in town centres	Core – BD4
Number and percentage of businesses by main industry type	LE11
Number and percentage of businesses by size (number of employees)	LE12
Number and percentage of employees by employment division	LE13
Number of enquiries to business advice services from outside of area	LE14
Number of enquiries to business advice services from within area	LE15
Number and percentage employed in tourism	LE16
Number and percentage employed in tourism, leisure and heritage	LE17
Number of visitors to Waveney	LE18
Proportion of lone parents and long term-ill who are economically active	LE19
Proportion of town centre units with A1 uses	LE20
Take-up of employment floorspace	Core – BD1
Vacant units in town centres	LE21

LE1: Average Earnings

4.15 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 in Waveney 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.

Table 4.9. Median gross earnings

	April 2006:	April 2007:	April 2008:	April 2009:
Waveney	Full Time £20,469	Full Time £21,921	Full Time £23,450	Full Time £24,532
	All £16,069	All £16,831	All £18,433	All £20,315
Suffolk	Full Time £22,476	Full Time £22,747	Full Time £23,811	Full Time £24,276
	All £18,561	All £18,370	All £19,359	All £20,244
East of England	Full Time £24,756	Full Time £25,526	Full Time £26,584	Full Time £27,253
	All £20,274	All £20,850	All £21,846	All £22,522
England	Full Time £23,757	Full Time £24,500	Full Time £25,558	Full Time £26,148
	All £19,719	All £20,354	All £21,172	All £21,685

Source: Annual Survey of Hours and Earnings

Average earnings in Waveney have risen each year since 2006, for full-time and all workers. In 2009, average annual earnings for Waveney residents were higher than the Suffolk average for the first time, although they remain below the national and regional average.

LE2: Average property price to income ratio

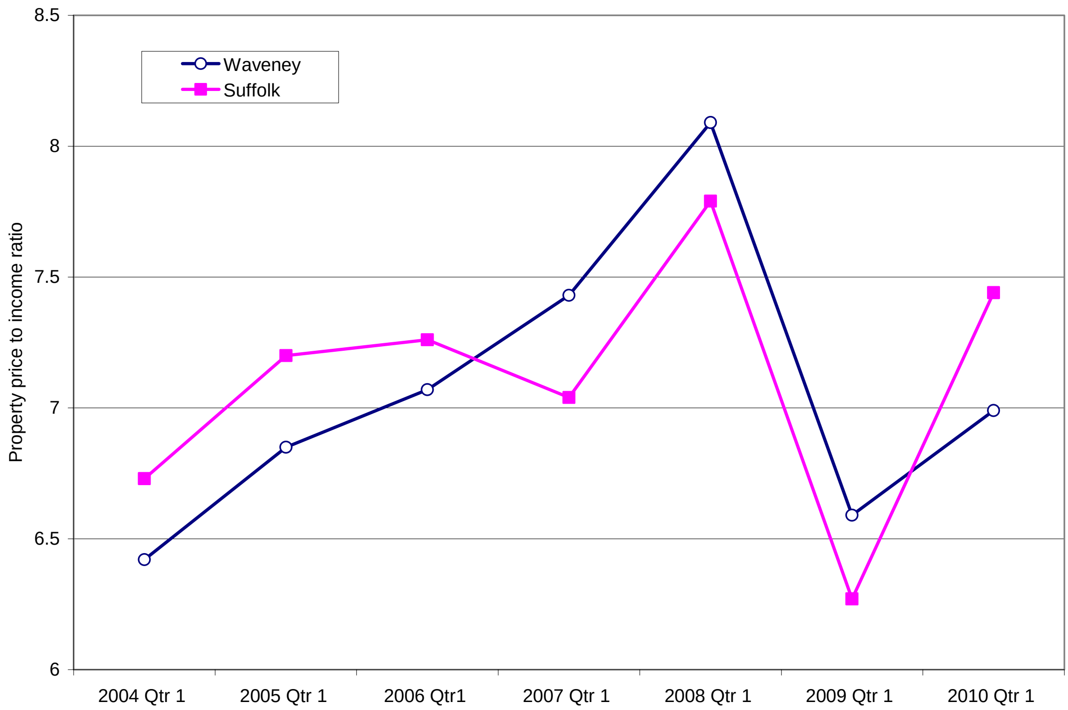
4.16 Table 4.10 presents the average property price to income ratio for Waveney and Suffolk since 2004. Property prices increased relative to income each year between 2004 and 2008, when the ratio reached a peak of 8.09, which was higher than the Suffolk average. Property prices have returned to more affordable levels in the last two years, however both Waveney and Suffolk saw an increase in property prices relative to income between 2009 and 2010.

Table 4.10. Average property price to income ratio, Waveney District Council and Suffolk

Year (Quarter 1)	Waveney	Suffolk
2004	6.42	6.73
2005	6.85	7.20
2006	7.07	7.26
2007	7.43	7.04
2008	8.09	7.79
2009	6.59	6.27
2010	6.99	7.44

Source: Suffolk Observatory

Figure 4.2. Average property price to income ratio, Waveney District Council and Suffolk



LE3: Business formation rate (or new VAT registrations as % of total VAT registered stock)

4.17 The business formation rate is a measure of new VAT registrations as a percentage of total VAT registered stock. The rate for Waveney tends to fluctuate around 8%. The latest available figures show that it was 7.8% in 2007, which was close to the Suffolk average.

Table 4.11. Business formation rate, Waveney District Council and Suffolk

	Waveney	Suffolk
2002	8.2	9
2003	8.9	9.2
2004	7.8	8.6
2005	7.7	8
2006	8.1	7.7
2007	7.8	8

Source: Suffolk Observatory

LE4: Business start ups and closures

4.18 The number of business start-ups and closures recorded in the District has been relatively stable in recent years, with start-ups outnumbering closures each year.

Table 4.12. Business start ups and closures, Waveney District Council and Suffolk

	Waveney		Suffolk	
2004	Start ups 235	Closures 195	Start ups 2,085	Closures 1,645
2005	Start ups 235	Closures 190	Start ups 1,965	Closures 1,585
2006	Start ups 250	Closures 220	Start ups 1,920	Closures 1,640
2007	Start ups 245	Closures 200	Start ups 2,035	Closures 1,700

Source: Suffolk Observatory

LE5: Net percentage change in the total number of VAT registered businesses in the area

4.19 The total number of VAT registered business in Waveney has increased each year between 2004 and 2007, in line with the figures presented for LE4. In 2007 the percentage increase was higher than the previous 3 years, and was above the Suffolk average increase for the first time since 2004.

Table 4.13. Annual stock of VAT registered businesses and percentage change, Waveney District Council and Suffolk

	Waveney - stock of VAT registered businesses at end of year	Suffolk - stock of VAT registered businesses at end of year	Waveney - % change from previous year	Suffolk - % change from previous year
2004	3,025	24,295	1.3%	1.8%
2005	3,065	24,675	1.3%	1.6%
2006	3,095	24,955	1.0%	1.1%
2007	3,140	25,290	1.5%	1.3%

Source: Suffolk Observatory

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

4.20 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, selected from a register held by the Council.

Table 4.14. Indicative industrial and office rental costs

Industrial - Lowestoft: Agents say that modern rents in Lowestoft range up to £64/m^2 for very small units and something over £44/m^2 for medium (4-500 m^2) units. There have been few if any recent letting of really good modern premises, but reasonably large units might makeup to £35/m^2.	• South Lowestoft Industrial Estate £33/m^2 • Newcombe Road £43/m^2
Industrial - Waveney: With rents of good modern industrial units around £43-54/ m^2 for medium sized units, in common with most of the UK, speculative development is marginal at best – even on the most attractive sites.	• Beccles Business Park £45/m^2 • Fountain Way, Reydon £39/m^2
Office - Lowestoft: Agents believe that if there were any new offices available to let, they might command up to £130/m^2. Good eighties building when sub-let might make £86-97/m^2 with good, well situated conversions making c. £75/m^2.	• London Road North £170/m^2 • Mill Road £86/m^2
Source: Employment Land Study, Jan 2006	*Source: WDC, 2010*

LE7: Import/export of workers to district and/or major towns

4.21 The data source for indicator LE7 is the 2001 Census. At this time over three-quarters of working residents remained within Waveney for work. No more recent data is available for comparison yet, although another Census is due to take place next year.

Table 4.15. Percentage of working residents who remain in area for work

% of working residents who remain in Lowestoft town for work:	**60.60%**
% of working residents who remain in Waveney district for work:	**76.90%**

LE8: Total employee jobs

4.22 The number of jobs in Waveney has fluctuated around 40,000 between 2001 and 2008, as shown in Table 4.16. 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 4.16. Number of employee jobs 2001-2008, Waveney District Council

Year	Employee jobs
2001	40,300
2002	40,000
2003	38,500
2004	39,800
2005	40,400
2006	41,100
2007	40,100
2008	39,600

Source: ONS annual business inquiry employee analysis

LE9: Unemployment rate

4.23 Table 4.17 shows the unemployment rate in Waveney since 2001. Unemployment in Waveney is consistently above the Suffolk average. Unemployment has risen in Waveney for the last 2 years, from a low of 2.8% in 2007, and in December 2009 it was 4%, higher than it had been since 2002.

Table 4.17. Percentage of persons unemployed, Waveney District Council and Suffolk

Date	Waveney	Suffolk
Apr-01	5.0	
Apr-02	4.5	
Apr-03	3.1	
Apr-04	3.5	
Apr-05	3.3	1.8
Dec-06	3.5	2.0
Dec-07	2.8	1.6
Dec-08	3.5	2.4
Dec-09	4.0	3.1

Source: Suffolk Observatory

LE10: Long-term unemployment

4.24 Long-term unemployment is defined as employment lasting 12 months or longer, and it is shown in Table 4.18 as a percentage of total unemployment. Like unemployment as a whole, it is consistently higher than the Suffolk average in Waveney. In December 2009 the percentage of long-term unemployment was 17.7%, which was an increase from the previous year but still lower than in other recent years.

Table 4.18. Percentage of unemployed persons that have been unemployed for 12 months and over

Date	Waveney	Suffolk
Apr-02	20.2	20.2
Apr-03	16.2	14.0
Apr-04	16.0	13.6
Apr-05	18.6	15.5
Dec-06	19.4	15.8
Dec-07	22.1	16.5
Dec-08	11.6	8.4
Dec-09	17.7	14.6

Source: Suffolk Observatory

LE11: Number and percentage of businesses by main industry type

4.25 Table 4.19 gives the number and percentage of local businesses in Waveney by broad industry group for 2009. 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 2009 has been included for comparison.

4.26 The largest industry groups in Waveney during 2009 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 4.19. Number and percentage of local units by broad industry group, 2009, Waveney and Suffolk

	Waveney 2009	Suffolk 2009
Agriculture, forestry & fishing	275 (6.4%)	2600 (8.0%)
Production	295 (6.8%)	2195 (6.7%)
Construction	520 (12.1%)	3920 (12.0%)
Motor trades	140 (3.3%)	1105 (3.4%)
Wholesale	165 (3.8%)	1460 (4.5%)
Retail	625 (14.5%)	3330 (10.2%)
Transport & storage (inc. postal)	145 (3.4%)	1440 (4.4%)
Accommodation & food services	325 (7.5%)	1975 (6.1%)
Information & communication	115 (2.7%)	1630 (5.0%)
Finance & insurance	80 (1.9%)	685 (2.1%)

	Waveney 2009	Suffolk 2009
Property	135 (3.1%)	1055 (3.2%)
Professional, scientific & technical	480 (11.1%)	3585 (11.0%)
Business administration and support services	315 (7.3%)	2410 (7.4%)
Public administration and defence	50 (1.2%)	285 (0.9%)
Education	110 (2.6%)	759 (2.3%)
Health	240 (5.6%)	1675 (5.1%)
Arts, entertainment, recreation and other services	295 (6.8%)	2530 (7.8%)

Source: www.statistics.gov.uk

LE12: Number and percentage of businesses by size (number of employees)

4.27 Table 4.20 gives the number and percentage of local businesses in Waveney by size (number of employees) between 2003 and 2009. Data for Suffolk as a whole during 2009 has been included for comparison. In 2009, around two-thirds of all businesses in Waveney employed less than 5 people. There were no businesses employing more than 500 people.

Table 4.20. Number (and %) of local units by employment size band

	Waveney							**Suffolk**
	2003	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2009**
0-4	2255 (64.2%)	2300 (66.5%)	2160 (65.5%)	2160 (65.0%)	2190 (64.8%)	2915 (67.1%)	2865 (66.5%)	22310 (68.4%)
5-9	610 (17.6%)	570 (16.5%)	555 (16.8%)	540 (16.2%)	540 (16.0%)	680 (15.7%)	720 (16.7%)	4915 (15.1%)
10-19	335 (9.7%)	300 (8.7%)	295 (8.9%)	310 (9.3%)	335 (9.9%)	380 (8.8%)	360 (8.4%)	2680 (8.2%)
20-49	200 (5.8%)	195 (5.6%)	175 (5.3%)	190 (5.7%)	200 (5.9%)	230 (5.3%)	225 (5.2%)	1710 (5.2%)
50-99	60 (1.7%)	55 (1.6%)	75 (2.3%)	75 (2.3%)	65 (1.9%)	80 (1.8%)	85 (2.0%)	615 (1.9%)
100-249	20 (0.6%)	30 (0.9%)	25 (0.8%)	25 (0.8%)	35 (1.0%)	40 (0.9%)	40 (0.9%)	285 (0.9%)
250-499	10 (0.3%)	10 (0.3%)	10 (0.3%)	10 (0.3%)	10 (0.3%)	15 (0.4%)	15 (0.4%)	80 (0.3%)
500-999	5 (0.1%)	5 (0.1%)	5 (0.2%)	5 (0.2%)	5 (0.2%)	5 (0.1%)	0 (0%)	25 (0.1%)
1,000+	0 (0.0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	10 (0.0%)
TOTAL		3,460	3,300	3,325	3,380	4,345	4,310	32,625

Source: www.statistics.gov.uk

LE13: Number and percentage of employees by employment division

4.28 Table 4.21 gives the number of people employed in different industry groups in Waveney between 2005 and 2009, 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. The two industries employing the greatest number of people in Waveney are public administration, education and health, and distribution, hotels and restaurants, followed by manufacturing.

Table 4.21. Number of people employed by industry group

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

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

LE14: Number of enquiries to business advice services from outside of area

4.30 Table 4.22 shows that the number of inward investment enquiries received by the Council has fallen each year since 2005/06.

Table 4.22. Number of inward investment enquiries dealt with per annum, Waveney District Council

2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
58	43	50	41	39	37	28

LE15: Number of enquiries to business advice services from within area

4.31 Table 4.23 shows that the number of business support queries received by the Council from those seeking advice and support was higher in 2009/10 than in any other year in the monitoring period.

Table 4.23. Number of business support enquiries for advice and information received per annum, Waveney District Council

2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
170	250	177	198	189	210	297

NB. Figures will include some enquiries from outside the District

LE16: Number and percentage employed in tourism

4.32 Table 4.24 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 4.24. Number and percentage of jobs supported by tourism, Waveney District Council, 2002-2008

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

Source: SUNRISE COAST RESEARCH SUMMARY - East of England Tourism

LE17: Number and percentage employed in tourism, leisure and heritage

4.33 Table 4.25 gives the number and percentage of people employed in the tourism, leisure and heritage sector in Waveney District and in Suffolk as a whole. There is some fluctuation in these figures. However, the most recent data (for 2006) shows that more people were employed in this sector in Waveney than in any year since 2000.

Table 4.25. Number and percentage of people in tourism, leisure and heritage employment, Waveney and Suffolk

	2001	2002	2003	2004	2005	2006
Waveney - number of people employed	3,817	4,039	3,160	2,945	3,507	4,254
Suffolk - number of people employed	25,264	27,012	22,087	22,224	25,747	27,751
Waveney - % of total employment	9.58	10.2	8.29	7.48	8.86	10.4
Suffolk - % of total employment	8.86	9.57	7.88	7.71	8.97	9.47

Source: Suffolk Observatory

LE18: Number of visitors to Waveney

4.34 In 2008 there were around 3.4 million day visits to Waveney and around 391,000 visitors stayed in the District. The number of staying visitors had fallen compared to the previous year. The number of day visits increased annually since 2006, but still remains lower than the figure estimated for 2005.

Table 4.26. 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

Source: SUNRISE COAST RESEARCH SUMMARY - East of England Tourism

LE19: Proportion of lone parents and long term-ill who are economically active

4.35 The data source for indicator LE19 is the 2001 Census. At this time around 31% of long-term ill and 56% of lone parents in the District were economically active. No more recent data is available for comparison yet, although another Census is due to take place next year.

Table 4.27. Percentage of long-term ill and lone parents who are economically active

Long term ill	31.3%
Lone parents	56.1%

Source: 2001 Census

LE20: Proportion of town centre units with A1 uses

4.36 Table 4.28 shows the percentage of town centre units with A1 (retail) uses in Lowestoft and the four market towns in Waveney, annually since 2004. This is based on boundaries defined in the Waveney Interim Local Plan (2004). On the whole there has been little variation during the monitoring period, with the District average maintained at around 53%. Beccles has seen a slight increase in the proportion of A1 uses, but this has been balanced by slight decreases in Bungay and Southwold. The increase in Beccles is mainly due to the redevelopment of a warehouse in Newgate, creating around 8 additional town centre units.

4.37 In 2010 the percentage of A1 (retail) uses in the market town centres ranged between 40% in Bungay and 54% in Halesworth. In the Lowestoft main and core shopping streets the percentage was considerably higher at 68%, though this is to be expected as areas of the town centre with lower proportions of A1 uses were not included in this calculation. Lowestoft's main and core shopping streets run from Dukes Head Street to Pier Terrace, and include units in the Britten Centre.

Table 4.28. Percentage of total town centre units with A1 uses, Waveney District Council 2004-2010

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

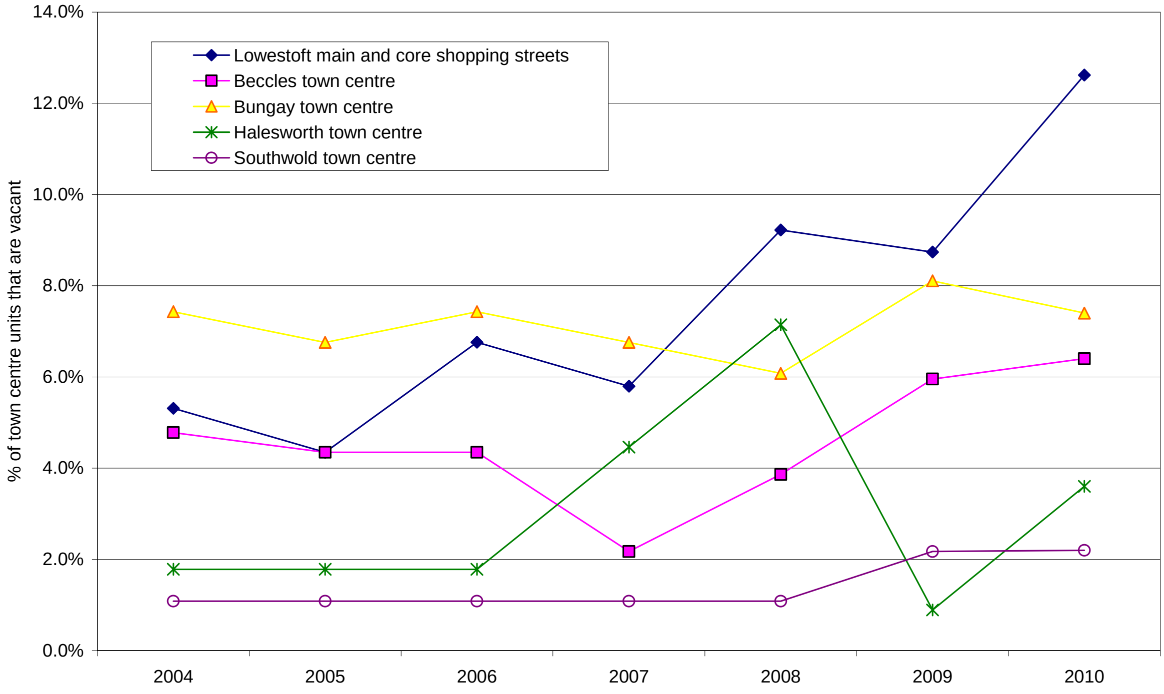
LE21: Vacant units in town centres

4.38 Table 4.29 gives the number and percentage of vacant town centre units in 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. The percentage of vacant units is also presented as a time-series in Figure 4.3.

Table 4.29. Number and percentage of town centre units that are vacant, Waveney District Council 2004-2010

		2004	2005	2006	2007	2008	2009	2010
Number of vacant units	Lowestoft main and core shopping streets	11	9	14	12	19	18	26
	Beccles town centre	11	10	10	5	9	14	15
	Bungay town centre	11	10	11	10	9	12	11
	Halesworth town centre	2	2	2	5	8	1	4
	Southwold town centre	1	1	1	1	1	2	2
% 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%
	Beccles town centre	4.8%	4.3%	4.3%	2.2%	3.9%	6.0%	6.4%
	Bungay town centre	7.4%	6.8%	7.4%	6.8%	6.1%	8.1%	7.4%
	Halesworth town centre	1.8%	1.8%	1.8%	4.5%	7.1%	0.9%	3.6%
	Southwold town centre	1.1%	1.1%	1.1%	1.1%	1.1%	2.2%	2.2%

Figure 4.3. Percentage of town centre units that are vacant, Waveney District Council 2004-2010



4.39 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. In 2010 12.6% of units in the main and core shopping streets were vacant, considerably more than in previous years. 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.

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 3 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, but others remain in place until such time as they are replaced by other Development Plan Documents. All but one of the saved policies are expected to be replaced when the Development Management Policies and Site Specific Allocations DPDs are adopted (scheduled to take place in January 2011), leaving one policy to be replaced by the Lake Lothing and Harbour Area Action Plan (scheduled for adoption in September 2011). 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 polices 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 below 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
1. Promoting the regeneration and renaissance of the Lowestoft sub-regional area (with Great Yarmouth), in particular the central area in and around Lake Lothing and the harbour, and the market towns of Beccles, Bungay, Halesworth and Southwold	Improved perception of Lowestoft Increasing the vitality and viability of Lowestoft and the market towns	Housing benefit recipients Proportion of population with access to hospital or GP or dentist surgery Overall death rate by causes per 100,000 population Number of childcare places 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 LE13 Number and percentage of employees by employment division LE8 Total employee jobs	CS05 Area Action Plan for Lake Lothing and the Outer Harbour CS06 Community Based Regeneration CS08 Renewable Energy Cluster CS09 Knowledge Economy

Assessment:

Core Indicator BD1 shows a reduction in the amount of employment floorspace completed compared to previous years, and in fact a net loss of employment floorspace was recorded when losses to other uses are taken into account. It appears that much of the employment land lost to other uses was not ideally located, e.g. in residential areas, so a better distribution of development could result. Core Indicator BD3 shows that the amount of employment land available for development (either as extant planning permissions or allocations) has increased this year, and it looks set to double next year when the Site Specific Allocations DPD is adopted. 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.

Both long-term and total unemployment remain consistently above the Suffolk average and both have increased this monitoring year. The total number of jobs in the District has fallen for the second consecutive year. More positively however, average earnings have risen annually since 2006, and this year were above the Suffolk average for the first time. Local indicators show that the number of businesses in Waveney continues to increase each year, and the number of start-ups and closures remain relatively stable. Key industries in Waveney include retail, construction, and professional, scientific and technical industries. Public services (public administration, education and health) and tourism are also large employers.

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 increase in average earnings, the steady formation of new businesses, and the amount of land available for new employment development in Lowestoft and the market towns. The adoption and implementation of other DPDs, in particular the Lake Lothing and Outer Harbour Area Action Plan and Site Specific Allocations DPDs, will contribute towards meeting this Core Strategy objective in future monitoring years.

Objective	Target	Indicators	Policies
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
Assessment: 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
Assessment: 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
Assessment: 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-	Recorded crime per 1000 population Domestic burglary rate per 1000 population	CS02 High Quality and Sustainable Design

<table>
<tr><th>Objective</th><th>Target</th><th>Indicators</th><th>Policies</th></tr>
<tr><td></td><td>social behaviour

Reduce crime rates</td><td>Violent crime rate per 1000 population
Fear of Crime</td><td>CS04 Infrastructure
CS05 Area Action Plan for Lake Lothing and the Outer Harbour</td></tr>
<tr><td colspan="4">Assessment:

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 positively 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 Development Management Policies DPD, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>6. Promoting balanced and mixed communities through housing provision and in particular addressing the need for affordable housing</td><td>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</td><td>LH2 Homelessness
H2a+b Housing Stock
H2c Housing Land Availability
H5 Affordable housing
Special needs housing
LH3 House types and sizes
LE2 Average property price to income ratio
LH6 Percentage of unfit dwellings
LH5 Number of vacant dwellings</td><td>CS05 Area Action Plan for Lake Lothing and the Outer Harbour
CS11 Housing
CS12 Gypsy and Traveller Accommodation</td></tr>
<tr><td colspan="4">Assessment:

Core indicators show that between 2001 and 2010, 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 2009/10 were higher than the previous year. 90 of the 280 dwellings completed, or around 32%, were affordable. Although no new gypsy and traveller pitches were provided this year, locally identified need for residential pitches to 2016 has already been provided for during the plan period. This shows good performance towards delivering Core Strategy policies and objectives.

Local indicators also shows positive results in terms of meeting housing needs in Waveney. Almost all of the Council’s housing stock now meets ‘decent’ standards, and work to bring empty private sector homes back into use is seeing good results. Homelessness continues to decrease annually, and property prices have become relatively more affordable in the last 2 years. This monitoring year has seen more smaller 1-2 bedroom homes completed, which is in line with the demographic shift towards smaller households identified in the Core Strategy.

The adoption and implementation of all other DPDs will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>7. Achieving more sustainable communities by ensuring facilities and services are commensurate with</td><td>Increase the proportion of the population with access to key local facilities</td><td>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</td><td>CS04 Infrastructure
CS05 Area Action Plan for Lake Lothing and the Outer Harbour</td></tr>
</table>

<table>
<tr><th>Objective</th><th>Target</th><th>Indicators</th><th>Policies</th></tr>
<tr><td>development</td><td></td><td>% of residents who are happy with their neighbourhood
BD4 New retail floorspace in town centres
Change in provision of open space</td><td></td></tr>
<tr><td colspan="4">Assessment:

Core Indicator BD4 shows that around a third of new retail floorspace completed during 2009/10 was in town centres. New retail development outside town centre boundaries included a neighbourhood shop as part of a housing allocation in Carlton Colville, which would also contribute positively towards this Core Strategy objective.

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 Lake Lothing and Outer Harbour Area Action Plan and Development Management Policies DPDs, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>8. Improving access to services and facilities, especially for those people living in rural areas</td><td>Improve access to services and facilities for those living in rural areas</td><td>Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
Distance to key services
% of journeys to work undertaken by sustainable modes
% of school children travelling to school by sustainable modes
BD4 New retail floorspace in town centres
BD4 New cultural facilities in town centres</td><td>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</td></tr>
<tr><td colspan="4">Assessment:

Core Indicator BD4 shows that around a third of new retail floorspace completed during 2009/10 was in town centres. New retail development outside town centre boundaries included a neighbourhood shop as part of a housing allocation in Carlton Colville, which would also contribute positively towards this Core Strategy objective. No new cultural facilities were provided.

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 Lake Lothing and Outer Harbour Area Action Plan and Development Management Policies DPDs, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
</table>

Objective	**Target**	**Indicators**	**Policies**
9. Securing schemes of high quality design which enhance the environment and reflect the character of the District	High quality living and working environments	% of residents who are happy with their neighbourhood Fear of Crime Number of domestic noise complaints Dwellings per hectare of net developable area Water consumption Tonnage/proportion of household (and municipal) waste recycled, composted and landfilled % of journeys to work undertaken by sustainable modes % of school children travelling to school by sustainable modes Car parking standards Consumption of electricity – domestic use per consumer and total commercial/industrial use Consumption of gas – domestic use per consumer and total commercial/industrial use Energy efficiency of homes Number of planning applications refused for reasons due to poor design	CS02 High Quality and Sustainable Design CS05 Area Action Plan for Lake Lothing and the Outer Harbour
Assessment: 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 2009/10 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 Development Management Policies and Lake Lothing and Outer Harbour Area Action Plan DPDs, will contribute towards meeting this Core Strategy objective in future monitoring years.			
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
Assessment: Core Indicator BD1 shows a reduction in the amount of employment floorspace completed compared to previous years, and in fact a net loss of employment floorspace was			

<table>
<tr><th>Objective</th><th>Target</th><th>Indicators</th><th>Policies</th></tr>
<tr><td colspan="4">recorded when losses to other uses are taken into account. It appears that much of the employment land lost to other uses was not ideally located, e.g. in residential areas, so a better distribution of development could result. Core Indicator BD3 shows that the amount of employment land available for development (either as extant planning permissions or allocations) has increased this year, and it looks set to double next year when the Site Specific Allocations DPD is adopted. 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.

Both long-term and total unemployment remain consistently above the Suffolk average and both have increased this monitoring year. The total number of jobs in the District has fallen for the second consecutive year. More positively however, average earnings have risen annually since 2006, and this year were above the Suffolk average for the first time. Local indicators show that the number of businesses in Waveney continues to increase each year, and the number of start-ups and closures remain relatively stable. Key industries in Waveney include retail, construction, and professional, scientific and technical industries. Public services (public administration, education and health) and tourism are also large employers.

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 steady formation of new businesses, and the amount of land available for new employment development in Lowestoft and the market towns. The adoption and implementation of other DPDs, in particular the Lake Lothing and Outer Harbour Area Action Plan and Site Specific Allocations DPDs, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>11. Developing the renewable energy and educational sectors</td><td>Increase the number of jobs in the renewable energy and educational sectors</td><td>LE13 Number and percentage of employees by employment division</td><td>CS08 Renewable energy cluster
CS09 Knowledge economy</td></tr>
<tr><td colspan="4">Assessment:

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) 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 Lake Lothing and Outer Harbour Area Action Plan and the development of a Power Park in Lowestoft, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>12. Promoting sustainable tourism and the cultural development of the District</td><td>Increase the economic benefits of tourism in a sustainable way

Increase participation in cultural activities</td><td>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)</td><td>CS10 Retail, Leisure and Office Development
CS13 Tourism
CS14 Culture</td></tr>
<tr><td colspan="4">Assessment:

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 391,000 in 2008, although this was fewer than in the previous year. The number of day visits has increased annually since 2006, reaching nearly 3.4 million in 2008. This suggests that tourism development is being promoted in the District, in line with Core Strategy policies and objectives. Monitoring the full range of local</td></tr>
</table>

<table>
<tr><th>Objective</th><th>Target</th><th>Indicators</th><th>Policies</th></tr>
<tr><td colspan="4">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 Lake Lothing and Outer Harbour Area Action Plan and Development Management Policies DPDs, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>13. Supporting our town centres as sustainable locations for a mix of uses</td><td>Increase the vitality and viability of town centres</td><td>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</td><td>CS10 Retail, Leisure and Office Development
CS14 Culture</td></tr>
<tr><td colspan="4">Assessment:

Core Indicator BD4 shows that around a third of new retail (A1) floorspace and nearly two-thirds of new A2 floorspace completed during 2009/10 was in town centres. However, within town centres, losses of retail development were almost equal to that gained. Office (B1a) development all took place outside of town centres. No new cultural facilities were completed, either within or 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 53% 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. In 2010 12.6% of units in the main and core shopping streets were vacant, considerably more than in previous years. This suggests that this objective of the Core Strategy is not yet being achieved, and that more needs to 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 it should be noted that 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 Lake Lothing and Outer Harbour Area Action Plan with its planned improvements to Lowestoft town centre, will contribute towards meeting this Core Strategy objective in future monitoring years.</td></tr>
<tr><td>14. Making the most efficient use of land and giving priority to the redevelopment of previously used land</td><td>Achieve a target of 60% of development on previously developed land (RSS)</td><td>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</td><td>CS05 Area Action Plan for Lake Lothing and the Outer Harbour
CS07 Employment
CS11 Housing</td></tr>
<tr><td colspan="4">Assessment:

In 2009/10 an average housing density of 53 dwellings per hectare was achieved on completed sites of 10 or more homes, which indicates 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 2009/10, 50 non-WDC-owned vacant dwellings were returned to occupation or demolished as a direct result of action by the Council.

Core indicators reveal that all employment development and nearly 80% of housing development completed during 2009/10 was on previously developed land. 60% of housing</td></tr>
</table>

<table>
<tr><th>Objective</th><th>Target</th><th>Indicators</th><th>Policies</th></tr>
<tr><td colspan="4">commitments with planning permission in Waveney at the end of March 2010 were on previously developed land (PDL). The percentage is high outside of Lowestoft (above 80% in the Bungay area and above 90% in the Beccles, Halesworth and Southwold areas) and it is only in the Lowestoft area where there are more dwellings with planning permission on greenfield land than PDL. However, this is expected to improve in the future. Lowestoft has a high proportion of brownfield windfall opportunities, 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. The adoption and implementation of these DPDs will contribute towards meeting this Core Strategy objective in future monitoring years. Employment land is more difficult to accommodate on previously developed land, and there is likely to be more greenfield development in future years. Around 55% of available employment land (extant allocations and 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.</td></tr>
<tr><td>15. Minimising the impact of climate change</td><td>Increase the energy efficiency of homes

Increase the proportion of energy used from renewable sources to 10% by 2010 and 17% by 2020 (excluding offshore wind) (RSS)

Minimise the risk of flooding and coastal erosion</td><td>E3 Installed electricity generating capacity using renewable energy
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</td><td>CS02 High Quality and Sustainable Design
CS03 Flooding and Coastal Erosion</td></tr>
<tr><td colspan="4">Assessment:

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 2009/10. Although there are wind turbines with extant planning permission, no renewable energy schemes were completed in the District during this monitoring year. Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved.</td></tr>
<tr><td>16. Achieving sustainable transport, and in particular increasing cycling, walking and use of public transport and so reducing reliance on the car for travel</td><td>Increase the proportion of journeys undertaken by sustainable modes</td><td>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</td><td>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</td></tr>
</table>

<table>
<tr><th>Objective</th><th>Target</th><th>Indicators</th><th>Policies</th></tr>
<tr><td colspan="4">Assessment:

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.</td></tr>
<tr><td>17. Conserving and enhancing the natural, built and historic environment</td><td>No loss in number and area of designated nature conservation sites

Ensure that character areas in Suffolk preserve their distinctive and historic 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</td><td>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
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</td><td>CS02 High Quality and Sustainable Design
CS03 Flooding and Coastal Erosion
CS16 Natural Environment
CS17 Built and Historic Environment</td></tr>
<tr><td colspan="4">Assessment:

Monitoring the full range of local indicators in future AMRs will help assess whether this objective is being achieved. The core indicators that have been 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 2009/10 all employment completions and nearly 80% of housing completions were on previously developed land. This suggests that Core Strategy policies and objectives are being delivered in these areas.</td></tr>
</table>

5.5 In summary, the data reported in this Annual Monitoring Report shows good performance towards implementing Core Strategy policies and objectives in the areas of housing, the efficient use of land and tourism. Despite some promising signs, more needs to be done to achieve Core Strategy outcomes in relation to jobs growth, regeneration and town centres. However, the Core Strategy was adopted relatively recently, and these indicators are likely to have been affected by the national economic downturn. Some Core Strategy objectives are likely to have longer-term impacts, such as improving health, education and access to services, reducing crime and achieving sustainable transport. Monitoring the full range of local indicators in future AMRs will help assess whether these objectives are being achieved.

5.6 Key findings include:

- Overall between 2001 and 2010, 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.
- Around 32% of housing completions during 2009/10 were affordable.
- Almost all of the Council's housing stock now meets 'decent' standards
- Homelessness continues to decrease annually
- A net loss of employment floorspace was recorded during 2009/10
- The amount of employment land available for development has increased this year, and is set to double when the Site Specific Allocations DPD is adopted.
- Unemployment remains consistently above the Suffolk average and has increased this monitoring year.
- Average earnings have risen annually since 2006, and this year were above the Suffolk average for the first time.
- The number of businesses in Waveney continues to increase each year, and the number of start-ups and closures remain relatively stable.
- Around a third of new retail (A1) floorspace and nearly two-thirds of new financial and professional services (A2) floorspace completed during 2009/10 was in town centres.
- Town centre vacancy rates have remained consistently low in Southwold and consistently high in Bungay, while Lowestoft has seen a steady increase in the number and percentage of vacant units on its core shopping streets
- Tourism is a key employment sector in Waveney, and the number and percentage of jobs supported by tourism continues to increase over time.
- All employment development and nearly 80% of housing development completed during 2009/10 was on previously developed land.
- 60% of housing commitments with planning permission in Waveney at the end of March 2010 were on previously developed land
- No development was approved against Environment Agency advice on either flood risk or water quality grounds
- There have been no losses in the number or area of designated nature conservation sites.

Assessment of sustainability impacts

5.7 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 2009/10, 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 paragraph.

5.8 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 the number and area of nature conservation areas and applications permitted against Environment Agency advice, also show promising results.

Assessment of planning appeal decisions

5.9 Most of the 31 planning appeal decisions received from the Planning Inspector in the monitoring year 2009/10 were for fairly minor developments and the decisions do not produce any serious policy issues. Only 7 of the 31 appeals were allowed. The allowed appeals were not a result of inappropriate adopted and implemented policies but rather a difference in opinions to the fact and degree of development specific impacts.

6. 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

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, (2005), *Local Development Framework Core Output Indicators: Update 1/2005*, Office of the Deputy Prime Minister, October 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

7. 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).

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 likely to be criteria based policies which will be 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 polices will need to be 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 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.

Local Transport Plan - A five year programme 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 will identify any specific requirements for the site. The allocations will form one of the documents making up the Development Plan

Special Landscape Area - Area of countryside designated by the Council to provide protection from unsuitable development, but of lesser importance than the nationally designated Areas of Outstanding Natural Beauty.

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).

8. Abbreviations Used

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CABE	Commission for Architecture and the Built Environment
CLG	Communities and Local Government
CWS	County Wildlife Site
DPD	Development Plan Document
EERA	East of England Regional Assembly
FTE	Full-time equivalent
LDF	Local Development Framework
LDS	Local Development Scheme
LNR	Local Nature Reserve
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
URC	Urban Regeneration Company
WDC	Waveney District Council

APPENDICES

Appendix 1 - List of Core and Local Indicators reported in this AMR

National Core Indicators

Business Development and Town Centres
BD1: Total amount of additional employment floorspace - by type
BD2: Total amount of employment floorspace on previously developed land
BD3: Employment land available - by type
BD4: Total amount of floorspace for ‘town centre’ uses

Housing
H1: Plan period and housing targets
H2(a): Net additional dwellings – in previous years
H2(b): Net additional dwellings for the reporting year
H2(c): Net additional dwellings – in future years
H2(d): Managed Delivery Target
H3: New and converted dwellings – on previously developed land
H4: Net additional pitches (Gypsy and Traveller)
H5: Gross affordable housing completions
H6: Housing Quality – Building for Life Assessments

Environmental Quality
E1: Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds
E2: Change in areas of biodiversity importance
E3: Renewable energy generation

Additional Local Indicators

Housing
LH1: Dwellings per hectare of net developable area
LH2: Homelessness
LH3: Housing types and sizes
LH4: Number and percentage of existing housing commitments on (a) greenfield and (b) previously developed land
LH5: Number of vacant dwellings
LH6: Percentage of unfit dwellings

Economy
LE1: Average earnings
LE2: Average property price to income ratio
LE3: Business formation rate (or new VAT registrations as % of total VAT registered stock)
LE4: Business start ups and closures
LE5: Net percentage change in the total number of VAT registered businesses in the area
LE6: Comparative industrial and office rental costs within the plan area
LE7: Import/export of workers to district and/or major towns
LE8: Total employee jobs
LE9: Unemployment rate
LE10: Long-term unemployment

LE11: Number and percentage of businesses by main industry type
LE12: Number and percentage of businesses by size (number of employees)
LE13: Number and percentage of employees by employment division
LE14: Number of enquiries to business advice services from outside of area
LE15: Number of enquiries to business advice services from within area
LE16: Number and percentage employed in tourism
LE17: Number and percentage employed in tourism, leisure and heritage
LE18: Number of visitors to Waveney
LE19: Proportion of lone parents and long term-ill who are economically active
LE20: Proportion of town centre units with A1 uses
LE21: Vacant units in town centres

Appendix 2 – 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
Environment	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
Housing	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
Society	% 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
Travel	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 3 – Adopted Core Strategy and Saved Local Plan Policies

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

“Saved” policies from the Waveney Local Plan, adopted in November 1996, are also listed. All these policies were automatically “saved” for a period of three years from the 28th September 2004. Policies that expired in September 2007 or were superseded when the Core Strategy was adopted in January 2009 are highlighted in the table. Under the new arrangements the remaining policies will be superseded, as other Development Plan Documents are adopted.

WAVENEY CORE STRATEGY (ADOPTED JAN 2009) POLICY
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

Key

(grey)	Expired (includes those policies that expired on 27th September 2007 and those superseded by the adoption of the Core Strategy in January 2009)
(white)	Saved Policy

WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY
ENV1 Areas of Outstanding Natural Beauty and Heritage Coast
ENV2 Special Landscape Area
ENV3 Development adjoining the Broads Area (expired)
ENV4 Strategic Gaps
ENV5 Sites of Special Scientific Interest (expired)
ENV6 County Wildlife Sites and Local Nature Reserves (expired)
ENV7 Protection of Natural Features (expired)
ENV8 Greenways (expired)
ENV9 Tree and Hedgerow Protection (expired)

WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY
ENV10 Tree Preservation Orders
ENV11 Common Land and Village Greens
ENV12 Renewable Energy: Wind Power
ENV13 Coastal Erosion and Flooding
ENV14 Coastal Protection
ENV15 Coastal Erosion Risk Zone
ENV16 Coastal or River Flood Risk
ENV17 Ground Water Protection
ENV18 Risk of Flooding due to Surface Water Run-Off
ENV19 Foul Drainage
ENV20 Conservation Areas
ENV21 Demolition of Unlisted Buildings in Conservation Areas
ENV22 Alterations to Listed Buildings
ENV23 Setting of Listed Buildings
ENV24 Conversion of Listed Buildings
ENV25 Demolition of Listed Buildings
ENV26 Shopfront/Fascia Design in Conservation Areas
ENV27 Illuminated Advertisements in Conservation Areas and on Listed Buildings
ENV28 Illuminated Advertisements
ENV29 Advertisement Signs & Shop Fronts
ENV30 Historic Parks and Gardens
ENV31 Ancient Monuments and other sites of National Archaeological Importance
ENV32 Sites of Regional and Local Archaeological Importance
ENV33 Design of New Developments
ENV34 Crime Prevention
H1 Housing Land Supply
H2 More Homes and a Better Environment
H3 Types of Housing Required
H4 Affordable Housing
H5 Adaptable/Accessible Housing
H6 Housing Allocations
H7 Urban Consolidation/Infilling
H8 Residential Design Guidelines
H9 Redevelopment of Larger Properties and Private Gardens
H10 Backland Development
H11 Infill/Consolidation Sites
H12 Conversion of Existing Properties to Self Contained Flats
H13 Conversion of Existing Properties to Houses in Multiple Occupation (HMOs)
H14 Areas where Conversion to HMOs or Self-Contained Flats would be Resisted
H15 Conversion of Accommodation above Shops
H16 Sheltered Housing Schemes, Nursing Homes and Residential Care Homes
H17 Extensions to Residential Care Homes and Nursing Homes
H18 Extensions to Dwellings
H19 Mobile Homes
H20 Replacement Dwellings in the Countryside
H21 Extensions to Dwellings in the Countryside

WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY
H22 Temporary or Emergency Stopping Places for Travelling Showpeople and Gypsies
H23 Gypsy Site Development Criteria
E1 Industrial Land Allocations
E2 Existing Industrial Areas and Adjacent Sites
E3 Existing and New Businesses
E4 Rural Diversification
E5 Industrial Development in the Open Countryside
E6 Re-Use of Existing Buildings in the Countryside
E7 Working from Home
E8 Hazardous Development
E9 Design and Layout of Industrial Development
TR1 Major Road Schemes - Safeguard of Routes
TR2 Traffic Calming/Speed Restrictions/Heavy Goods Vehicles
TR3 Lorry Parks
TR4 Roadside Facilities
TR5 Highway Access
TR6 Car Parking Standards
TR7 Commuted Car Parking
TR8 Public Transport
TR9 Interchange Facilities
TR10 Cycleway Routes
TR11 Provision for Cyclists
TR12 Cycle Parking Facilities
TR13 Pedestrian Environment
TR14 Retention of Existing Footpaths
TR15 Accessibility & Needs of Disabled People
SHO1 Improvements to Shopping Areas
SHO2 Town Centres
SHO3 Shopping Developments
SHO4 Retailing on Industrial Estates
SHO5 Local Neighbourhood Shops
SHO6 Village Shops
SHO7 Garden Centres
SHO8 Farm Shops
OS1 Existing Public Open Space Protection
OS2 Sites of Recreation/Amenity Value
OS3 Upgrading of Existing Open Space
OS4 Proposed Public Open Space
OS5 Open Space Standard
OS6 Recreation Facilities
OS7 Access to the Countryside
OS8 Small Scale Recreation Facilities in the Countryside
OS9 Large Scale Recreation Facilities in the Countryside
Tourism
TM1 Tourism in Corton

WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY
TM2 Tourism in Gunton
TM3 Tourism in North Denes/Sparrows Nest Area
TM4 Tourism in the Central Area of Lowestoft
TM5 Tourism in the South Beach Area of Lowestoft
TM6 Tourism Uses - Western End of Lake Lothing
TM7 Tourism in the Pakefield/Kessingland Coastal Strip
TM8 Extension to Holiday Development - Kessingland
TM9 Conversion to Guest House Use in Lowestoft
TM10 Tourism Facilities in the Rural Areas
TM11 Small Scale Caravan/Camping Sites
TM12 Existing Permanent Holiday Accommodation
TM13 Static Caravan, Chalet and Cabin Sites
TM14 Redevelopment of Existing Holiday Accommodation
TM15 Caravan/Chalet Occupancy
CF1 School Sites
CF2 Childcare Facilities
CF3 Community Care Homes
CF4 New Community Facilities
CF5 New Community Facilities resulting from Development Proposals
CF6 Allotments
CF7 Electricity Overhead Lines
CF8 Telecommunications Facilities
CF9 Satellite Dishes
V1 Limits to Development
V2 Housing Allocations
V3 Infill Developments
V4 Low Cost Housing in Rural Areas
V5 Agricultural Workers' Dwellings
V6 Conversion of Rural Buildings
V7 Horse Related Development
V8 Commercial Development in the Open Countryside
V9 Agricultural Land
V10 Agricultural Development
V11 Intensive Livestock Units
LOW1 Open Break - Gunton
LOW2 Open Break - Carlton Colville
LOW3 Traditional Buildings Associated with the Fishing Industry
LOW4 Town Centre & Secondary Shopping Centres
LOW5 Primary Retail Area
LOW6 Predominately Office Area
LOW7 Secondary Shopping Areas
LOW8 London Road South Shopping Core
LOW9 London Road South Conversions to Residential
LOW10 Multi Storey Car Park, Clapham Road
LOW11 Pedestrian Priority Areas
LOW12 Lothingland Hospital

WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY
BEC1 Pedestrianisation/Pedestrian Priority Areas
BEC2 Extensions to Car Parks
BEC3 Environmental Enhancement, Old Market
BEC4 Beccles Maltings
BEC5 Community Facilities, Common Lane
BEC6 Extension to Cemetery, London Road
BUN1 Environmental Improvements
BUN2 Bus Station Feasibility Study
HAL1 Environmental Improvements
HAL2 Retail Development, rear of Thoroughfare
HAL3 Community Centre, off Thoroughfare
S1 Limits to Development
S2 Visitor Related Accommodation
S3 Southwold Harbour Caravan and Campsite
S4 Southwold Harbour
S5 Area for New Moorings
S6 Replacement Moorings
S7 Huts at Southwold Harbour
S8 The Common
K1 Limits to Development
K2 Setting of the Area of Outstanding Natural Beauty

Appendix 4 – Background information for housing trajectory (2010/11 to 2024/25)

N.B. This table includes changes to the Site Specific Allocations housing trajectory published in the Site Specific Allocations Schedule of Suggested Minor Changes in June 2010, but does not include any further changes suggested during the Hearing Sessions.

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	2010/11	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
Extant Planning Permissions on 2 Large Sites excluded from 5-year supply																									
Dunston + Carlton Park	Outline		See Appendix B of Assessment of a 5-year supply of housing land as at 31 March 2010	Greenfield	Y	Y	Y	0	190	190	0	15	15	15	15	15	23	23	23	23	23	0	0	0	0
Extant Planning Permissions on 2 Large Sites included in 5-year supply																									
ALL (excl Dunston and Carlton Park)	Various		See Appendix A of Assessment of a 5-year supply of housing land as at 31 March 2010	Brownfield + Greenfield	Y	Y	Y	0	873	873	177	174	174	174	174	0	0	0	0	0	0	0	0	0	0
Sites Allocated in Site Specific Allocations DPD Submitted June 2010																									
LOW3	Allocation	Lowestoft	Town Hall, Council offices and car parks at Mariners Street, Lowestoft	Brownfield				0	16	16	7	0	0	0	9	0	0	0	0	0	0	0	0	0	0
LOW4	Allocation	Lowestoft	Council offices, Clapham Road, Lowestoft	Brownfield				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				0	30	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0
LOW6	Allocation	Lowestoft	Neeves Pit, Lowestoft	Brownfield				0	76	76	0	0	0	38	38	0	0	0	0	0	0	0	0	0	0
LOW7	Allocation	Lowestoft	Gunton Park, off Old Lane, Lowestoft	Greenfield				0	60	60	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0
LOW8	Allocation	Lowestoft	CEFAS Laboratory, Pakefield Road, Lowestoft (N.B. Delivery pushed back since Submission stage)	Brownfield				0	50	50	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0
LOW9	Allocation	Lowestoft	Monckton Avenue Nursery, Lowestoft	Brownfield				0	48	48	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0
BEC2	Allocation	Beccles	Land off Gresham	Brownfield				0	28	28	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0

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	2010/11	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
			Road, Beccles																						
BEC3	Allocation	Beccles	Land at Oak Lane/Cucumber Lane, Beccles	Greenfield				0	15	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
BUN1	Allocation	Bungay	Land west of A144, St John's Road ,Bungay	Greenfield				0	35	35	0	0	0	0	0	25	10	0	0	0	0	0	0	0	0
BUN2	Allocation	Bungay	Telephone Exchange, Lower Olland Street, Bungay	Brownfield				0	8	8	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
BUN3	Allocation	Bungay	Community Centre, Upper Olland Street, Bungay	Brownfield				0	8	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
HAL3	Allocation	Halesworth	Dairy Hill Playing Fields, Halesworth	Greenfield				0	50	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0
HAL4	Allocation	Halesworth	Dairy Farm at Saxons Way, Halesworth					0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SOU2	Allocation p.p. (S106)	Reydon	Eversley Playing Field, Wangford Road, Reydon	Greenfield				0	30	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning applications awaiting S106 agreement																									
DC//01/0977/OUT)	Subj. S106	Oulton	Woods Meadow, Sands Lane	Greenfield/ Brownfield	Y	Y	Y	0	800	800	0	0	78	112	112	112	112	112	92	52	18	0	0	0	0
Lake Lothing and Outer Harbour Area Action Plan (Further Preferred Options, April 2010)																									
SSP3	Allocation		Kirkley Waterfront	Brownfield				0	260	260	0	0	0	0	0	45	45	43	43	43	41	0	0	0	0
SSP4	Allocation		Brooke Peninsula/ Sanyo	Brownfield				0	1120	1120	0	0	50	50	60	60	80	100	120	120	120	120	120	120	0
SSP6	Allocation		Kirkley Rise	Brownfield				0	68	68	0	0		30	38	0	0	0	0	0	0	0	0	0	0
SSP7	Allocation		Western End of Lake Lothing	Brownfield				0	57	57	0	0	0	0	0	0	0	0	0	0	0	20	20	17	0
SSP8	Allocation		Oswald's Boatyard (NB delivery moved on 1 yr from FPO)	Brownfield				0	50	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0
SSP9	Allocation		The Scores	Brownfield				0	30	30	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0
Windfall Allowance																									
Market Towns (Core Strategy, Adopted January 2009)								0	250	250	0	0	0	0	0	0	0	31	31	31	31	31	31	31	33
Totals									4,226	4,226	184	288	408	474	504	257	295	334	334	294	271	171	171	168	33

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

Planning Policy, Waveney District Council, Town Hall,
High Street, Lowestoft, Suffolk NR32 1HS

Telephone: 01502 523029
Email: planningpolicy@waveney.gov.uk
Website: www.waveney.gov.uk