

# Waveney Local Development Framework

## Annual Monitoring Report 2008/09

December 2009



Waveney District Council  
Serving the Community



Waveney Local Development Framework

**Annual Monitoring Report  
2008/09**

December 2009

Planning Policy  
Waveney District Council  
Town Hall  
High Street  
Lowestoft  
Suffolk  
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## **Executive Summary**

This Annual Monitoring Report (AMR) is produced under Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. The report assesses progress on the implementation of the LDS against published timetables and milestones, and sets out any required changes to the Scheme. It also presents data for a number of indicators, covering the monitoring period from 1st April 2008 to 31st March 2009. This helps to provide a baseline for future monitoring, and allows the performance of existing local policies to be assessed. Finally, the report provides an assessment of existing implemented and non-implemented policies. In future years the format of the AMR will change to ensure it can measure the performance of adopted Development Plan Documents (DPD) and report on their implementation. Future AMRs will also report on indicators designed to measure significant sustainability effects of adopted DPDs.

## **Progress of Local Development Scheme**

Waveney District Council has generally made good progress during 2008/09 against the timetable set out in the revised LDS (September 2008). The Core Strategy has been formally adopted by the Council and work has continued on the Site Specific Allocations DPD, the Development Management Policies DPD and the Lake Lothing and Outer Harbour Area Action Plan DPD.

Although all milestones for the preparation of the Core Strategy and Site Specific Allocations were met, the milestone of consulting on preferred options on the Development Management Policies was missed. The Site Specific Allocations and Development Management DPDs are being prepared to the same timetable so milestones for both will need to be revised. Although there were no milestones for the Area Action Plan in 2008/09, delay in its preparation will also require revisions to be made.

As a result, a review of the LDS will be needed in due course to outline the amended timescales for the preparation of the Development Management Policies DPD, the Site Specific Allocations DPD and the Area Action Plan. In addition, a new DPD relating to Gypsy and Travellers needs to be included in the LDS.

## **Performance on Core Indicators during 2008/09**

Monitoring data for 2008/09 was presented for all of the core indicators with the exception of one indicator, H6: Housing Quality – Building for Life Assessments. Work will have undertaken over the coming year to ensure that this indicator is reported in future years.

## **Business Development and Town Centres:**

16,783 m<sup>2</sup> of new employment floorspace was completed in the District over the monitoring year. The level of office floorspace completions rose significantly compared to the previous year. This was largely due to the completion of the Orbis Energy complex. The majority of employment development (89%) was on previously developed land.

There was significantly more town centre use development this year compared to the previous year. However, the majority of this development did not take place in the town centre. In total, 7,059 m<sup>2</sup> of net town centre use floorspace was developed in

2008/09. There was a loss in the total floorspace of 249m<sup>2</sup> of town centre uses in the town centres.

#### Housing:

323 net additional dwellings were provided in the District during the monitoring year. Waveney has met or exceeded housing stock targets since 2001, with stock increasing at an average rate of 366 dwellings per year. This shows a good performance in housing provision. Projected figures show that future average growth rates are expected to meet or exceed Regional Spatial Strategy Plan targets to 2021. Housing completions on previously developed land accounted for 78.8% of completions during 2008/09. 109 affordable dwellings were completed during 2008/09, which is over double what was provided in the previous year.

#### Environment:

No applications were granted contrary to Environment Agency advice on flood risk grounds, and none on water quality grounds in 2008/09. One new County Wildlife Site was designated in the Lake Lothing Area of Lowestoft. There were no new renewable energy projects completed in the monitoring year, however, two wind turbines were permitted at appeal in Kessingland.

#### Local indicators:

An average of 48 gypsy and traveller caravans were recorded in the District over the financial year, all of which were on the authorised transit site in Kessingland. There were three unauthorised encampments in the District. Household waste recycling continues to increase with Waveney ranked the highest recycling authority in Suffolk. The average property price to income ratio decreased for the first time this year, back to levels consistent with 2003. Unemployment in Waveney and Suffolk rose sharply this year.

### **Policy implementation**

“Saved” policies from the Waveney Local Plan (1996) have been assessed alongside emerging policies in the Waveney Interim Local Plan (2004). Most Saved Local Plan and Interim Local Plan Policies are being implemented. However, there are a number of site specific allocation policies which are yet to be implemented. These include employment allocations, shopping allocations and an education allocation.

Saved policies and Interim Local Plan Policies were assessed in relation to performance in the core indicators. Some were shown to be successful, such as the environmental protection policies and housing policies. Policies which encourage the development of previously developed land are also successful. A large proportion of retail and town centre development occurred outside the town centres this year. However, this is not likely to be solely down to the Policies but rather a limited supply of land in the town centre boundaries.

### **Key actions**

The key actions arising from this report are summarised below:

1. Publish a LDS timetable to reflect delays in the preparation of, the Site Specific Document and the Development Management Policies and includes reference to a Gypsy and Traveller DPD.



2. Ensure Building for Life Indicator is reported on in future.
3. Ensure monitoring frameworks are in place to report on the performance of newly adopted policies in the Core Strategy.
4. Re-format future AMRs to ensure the performance of the Core Strategy and subsequent DPDs is adequately monitored.

## 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).

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 22<sup>nd</sup> January 2009 and came into effect on the 27<sup>th</sup> January 2009.

#### The role of Annual Monitoring Reports

1.6 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 in June 2008 (HM Government, 2008).

1.7 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

1.8 This Annual Monitoring Report covers the period from 1st April 2008 to 31st March 2009. This report is being completed at an early stage in the production of the Waveney Local Development Framework. The Core Strategy was only adopted in January 2009 and all other Development Plan Documents and Supplementary Planning Documents are still in preparation. This means the content of the report differs slightly from what will be prepared from next year onward. 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) and correspondence from GO-East setting out additional regional requirements (J Williamson, 3rd August and 2nd September 2005 and 25th September 2006).

1.9 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 annual 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. Since no LDF policies have been adopted this early in the process, this monitoring report considers saved policies from the Waveney Local Plan (1996), and also the Council's emerging policies, as set out in the Waveney Interim Local Plan (2004).
- **Summary and conclusions** - the main findings of the monitoring report are set out in a summary.

### **Summary of monitoring framework and methodology**

1.10 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). GO-East also defined a regional indicator on gypsies and travellers (J Williamson, 2005, 2nd September). 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.

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

- Local output indicators 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.
- Contextual indicators provide a backdrop against which to consider the effects of policies, and inform the interpretation of other indicators. These should be selected to illustrate the key social, environmental and economic characteristics and issues of the District. To provide context in this report, key findings from baseline data collected for the Core Strategy Issues and Options Report have been updated and summarised. This contextual information can be found in the following section (Key Characteristics of Waveney District).
- Finally, significant effects indicators 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. As there has not been a full monitoring year since the adoption of the Core Strategy, these indicators will not be reported on until next years AMR . As other Development Plan Documents are advanced, relevant indicators from sustainability appraisals will be incorporated into the monitoring framework in future years.

1.12 Existing monitoring frameworks have been utilised as much as possible to source data. The primary sources are the data for the Regional Annual Monitoring Report (RAMR), compiled by the East of England Regional Assembly (EERA), and the Suffolk's Environment project.

1.13 The primary role of the Regional Annual Monitoring Report is to monitor policies in the Regional Spatial Strategy (RSS). In the East of England region this is prepared by the East of England Regional Assembly (EERA), the RSS is 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.

1.14 The East of England Plan was submitted to the Secretary of State in December 2004. Following an Examination in Public and further consultation on proposed changes the East of England Plan was adopted by the Government on 8th May 2008.

1.15 Waveney District Council's return for the Regional Annual Monitoring Report provides data for several core indicators including those on housing, employment, and environmental quality.

1.16 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**

1.17 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 1.1 Map of Waveney)

#### Geography:

1.18 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 National Park. Lowestoft is the largest town, with the four historic market towns of Beccles, Bungay, Halesworth and Southwold describing an outer square to the District. Whilst administratively Waveney's links are with Suffolk County Council in Ipswich, increasingly Waveney and Great Yarmouth are grouped together as a sub-region because of their common economic and social needs.

1.19 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 almost £150 million to the local economy.

#### Population:

1.20 Waveney has a population of 117,700 (2008 mid-year estimate, SCC). Over 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.

1.21 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:

1.22 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:

1.23 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.

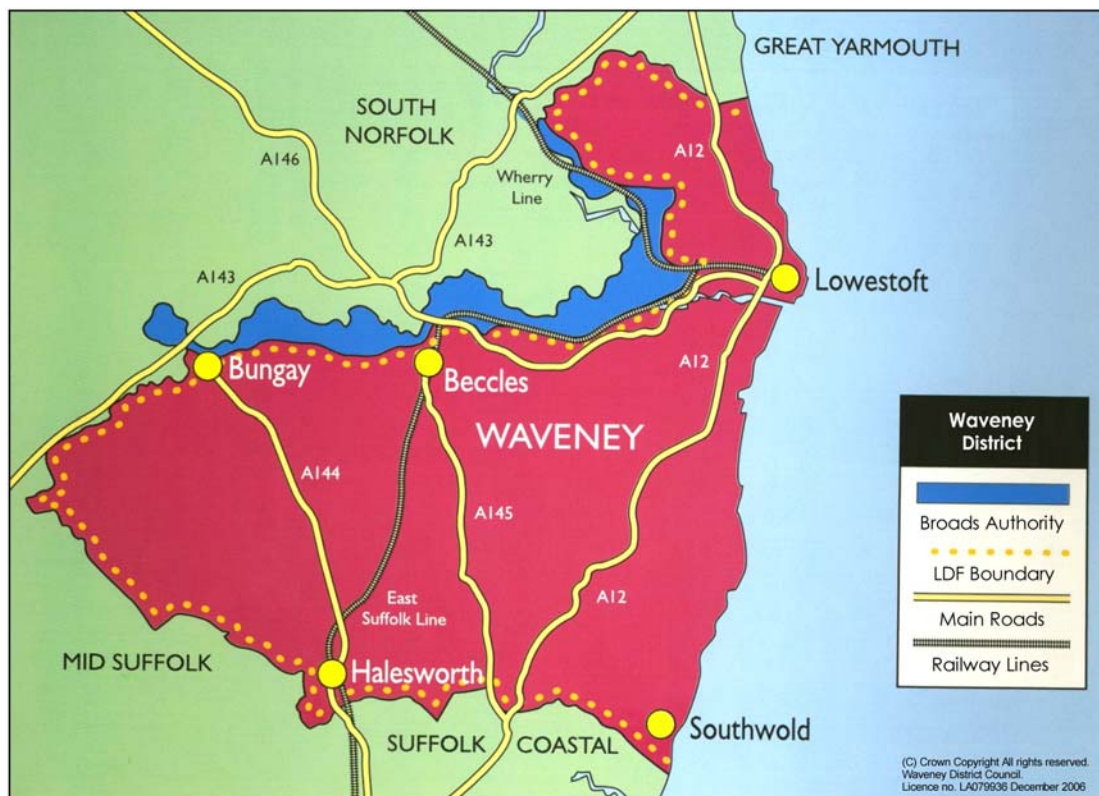
Crime:

1.24 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:

1.25 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 2009 (£73k to £154k). Gross average earnings in the District for 2008 are £18,426 per annum (ASHE – Annual Survey of Hours and Earnings, 2008). The housing affordability average ratio for Qtr 2 2009 is 6.5 (Suffolk Observatory). House prices vary significantly across the District; for example, Southwold has significantly higher prices than central Lowestoft.

Figure 1.1 Map of Waveney District



## 2. Progress of Local Development Scheme

### Progress against milestones

2.1 The Current adopted Local Development Scheme is the Third Revision, dated September 2008. Figure 2.1 reproduces the Local Development Scheme timetable. The timetable shows that during 2008/9 work on producing the Site Specific Allocations and the Development Management Policies documents was set to continue with stakeholder consultation in October 2008 and February 2009 respectively. Importantly the timetable plans the adoption of the Core Strategy in January 2009.

2.2 Progress during 2008/09 on each of the four Local Development Plan Documents is outlined below. Our 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 2008/09:*

September: Examination  
December: Inspectors Report  
January: Adoption

*Summary of progress against milestones:*

All milestones identified in the LDS for the financial year 2008/09 were met. The Council formally adopted the Core Strategy on the 29<sup>th</sup> January 2009.

### 2.4 Site Specific Allocations

*Scheduled PPS12 milestones 2008/09:*

October: Stakeholder / Community Engagement

*Summary of progress against milestones:*

The milestone identified in the LDS was met in October/November 2008 when the Council consulted on preferred sites for future development. Sites in Beccles and Bungay were consulted on between 24<sup>th</sup> October and 12<sup>th</sup> December. Sites in Lowestoft, Halesworth and Southwold and Reydon were consulted on between 17<sup>th</sup> November and 12<sup>th</sup> January.

In October 2009 further public consultation was undertaken on a number of additional preferred sites. The Council is currently working on preparing the Publication version of the plan which will likely be completed in early 2010.



## 2.5 Development Management Policies

### *Scheduled PPS12 milestones 2008/09*

February: Stakeholder / Community Engagement

#### *Summary of progress against milestones:*

The February milestone for the completion of Stake Holder Engagement was not met. Preparation of the Development Management Policies Preferred Options consultation has been continued over the financial year and the document went out to public consultation on 11<sup>th</sup> September 2009. The six month delay in the consultation was primarily down to staff resource shortages in the Planning Policy Team.

## 2.6 Lake Lothing Area and Outer Harbour Action Plan

### *Scheduled PPS12 milestones 2008/09:*

None

#### *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.

The Preferred Options of the Lake Lothing and Outer Harbour Area Action Plan were published for consultation from 5th January to 19th February 2007. This document has been produced and taken to preferred option stage by consultants Halcrow, on behalf of 1st East Urban Regeneration Company and Waveney District Council.

The timetable for producing the Lake Lothing and Outer Harbour Area Action Plan has been revised periodically, primarily as a result of changes to the Core Strategy timetable. The Core Strategy needs to progress ahead of the other documents, hence the delay in submitting the Core Strategy has impacted on the timetable. In addition, in June 2008 changes to the plan making system were published.

AECOM have now been commissioned to progress the Area Action Plan through to publication and examination. The Third Review of the LDS states that the publication stage will be reached by September 2009. However, it is likely that this milestone will not be reached until mid 2010.

**Table 2.1 Summary of LDS Milestones passed during 2008/09**

<b>Milestone</b>	<b>Date</b>	<b>Met?</b>
Adoption of Core Strategy	Jan 2009	Yes
Stakeholder/Community Engagement on Site Specific Allocations	Oct 2008	Yes
Stakeholder/Community Engagement on Development Management Policies	Feb 2009	No

**Figure 2.1 Local Development Scheme Timetable – Third Review (Published September 2008)**

	2008				2009				2010				2011														
	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		
Core Strategy		●			*	◆																					
Site Specific Allocations and Proposals Map			▲							*			■	*	●												
Development Management Policies						▲				*			■	*	●												
Lake Lothing and Outer Harbour Area Action Plan													*		■	*	●						*	◆			

- ✦ 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

	2008				2009				2010				2011													
	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	
Planning Obligations / Tariff-Based Approach to Developer Contributions (URC area)															*								◆			
Planning Obligations / Tariff-Based Approach to Developer Contributions (outside URC area)															*								◆			
Open Space																								*		◆
Affordable Housing																								*		◆
Historic Environment																								*		◆

- ✖ Public participation on draft SPD
- ◆ Adoption

## Local Development Framework background studies

2.7 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 an indication of their completion dates. In the financial year 2008/09 the Landscape Character Assessment, the Cumulative Land Raising Study and the Water Cycle Study were completed. Since the end of the financial year, an Affordable Housing Viability Study and the Waveney Renewable Energy and Sustainable Construction Study have been completed.

**Table 2.2 Waveney LDF background studies with completion dates**

<b>Study</b>	<b>Status</b>
Affordable Housing Viability Study	Completed September 2009
Allotments, Cemeteries and Churchyards Needs Assessment: Supplement to the Open Space Needs Assessment	Completed July 2007
Biodiversity Audits	Completed December 2007
Cumulative Land Raising Study	Completed June 2008
Employment Land Study	Completed January 2006
Housing Market Assessment	Completed July 2007
Landscape Character Assessment	Completed April 2008
Open Space Study	Completed July 2006
Retail and Leisure Study	Completed August 2006
Strategic Flood Risk Assessment	Completed February 2008
Strategic Housing Land Availability Study	Completed November 2007
Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment	Completed May 2007
Water Cycle Study (scoping report)	March 2009
Waveney Renewable Energy and Sustainable Construction Study	Completed September 2009

2.8 A number of other background studies have been completed for the 1st East Urban Regeneration Company area of Lowestoft, to inform the Lake Lothing and Outer Harbour Area Action Plan:

- URC Baseline Report (Halcrow, 2006)
- Strategic Framework (Halcrow, 2006)
- Baseline Report Lowestoft Ground Conditions (Halcrow, 2005)
- Outline Inspection of Quay Walls at Lowestoft (Halcrow, 2006)
- Advising on the Potential for Small Scale Renewable Energy Generation within the URC Area (Douglas-Westwood, 2006)
- Great Yarmouth & Lowestoft Property Market Baseline Report (Michael Beaman, 2006)
- Translating known Market Prospects into Spatial Requirements and Implications for Ports Infrastructure (Douglas-Westwood, 2006)
- Lowestoft URC Area Cultural Heritage Assessment (Scott Wilson, 2006).

Further studies will be undertaken, as required.

## **Revisions to Local Development Scheme**

2.9 It is likely that some further minor amendments will be needed to the Waveney Local Development Scheme. As detailed above the stakeholder/public engagement milestone on the Development Management Policies DPD was not met. This consultation has subsequently taken place over September/October 2009. As such timetables for producing both the Development Management Policies and the Site Specific Allocations DPD have slipped. The June deadlines for the publication of the two documents have been missed and publication is now likely to occur in early 2010.

2.10 The timetable for the preparation of the two Planning Obligations SPD which were scheduled to start just after the 2008/09 financial year may need to be reviewed as well, given the imminent introduction of the Community Infrastructure Levy.

2.11 The RSS single issue review on accommodation for Gypsies and Travellers and Travelling Showpeople requires Waveney to deliver 11 new permanent pitches between now and 2011. Beyond 2011, Waveney will need to provide an additional 10 permanent pitches before 2021. Waveney will also need to identify transit sites and pitches for Travelling Showpeople if a need is demonstrated. To deliver these requirements a further DPD will be needed to allocate sites. This DPD will be prepared in conformity with Policy CS12 of the Core Strategy which sets out locational criteria for gypsy and traveller accommodation. In the interim period, Policy CS12 will be used to determine planning applications for new gypsy and traveller sites.

2.12 In response to the changes in the timetable of DPD production outlined above, the Council will move to amend the Local Development Scheme in the near future.

### 3. Monitoring of Core and Local Indicators

3.1 This section presents results for a series of core and local 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) and additional regional guidance provided by GO-East (J Williamson, 3rd August and 2nd September 2005). A full list is provided in Appendix 1. The use of core indicators provides a consistent data source to inform regional planning bodies' AMRs, and helps to build up a regional picture of spatial planning performance.

3.2 Results are given for the baseline monitoring period from 1st April 2008 to 31st March 2009, unless otherwise stated. This AMR does not report on indicators outlined in the Adopted Core Strategy or the Sustainability Appraisal of the Core Strategy as there hasn't been a full financial year since the adoption of the plan. Next year's AMR will report on the performance of Core Strategy policies and predicted significant effects outlined in the Sustainability Appraisal.

#### Business Development and Town Centres

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

<b>A1</b>	Shops
<b>A2</b>	Financial and Professional Services
<b>B1 a</b>	Offices (other than Financial and Professional Services)
<b>B1 b</b>	Research and Development
<b>B1c</b>	Light Industry
<b>B2</b>	General Industrial
<b>B8</b>	Storage or Distribution
<b>D2</b>	Assembly and Leisure

The floorspace figures are provided as gross internal floorspace, except for use class A1. The floorspace figures for shops (class A1) are provided as net tradable floorspace. This is defined as the sales space which customers have access to (excluding areas such as storage). NB 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.

<b>BD1: Total amount of additional employment floorspace – by type.</b>
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3.4 During 2008/09 16,783 m<sup>2</sup> of net new employment floorspace was completed in Waveney. This is slightly up on the previous financial year. Completions in B1a office space and B1c light industry were twice as high this year compared to last

year. Completions in general industry were 6 times higher this year compared to last year. However, there was a fall in net completions of B8 uses.

3.5 The higher levels of completions in the B1a sector is due to the completion of the OrbisEnergy 5 storey office complex on Wilde Street, Lowestoft. The OrbisEnergy office complex is a landmark energy efficient building designed to host offshore renewable energy companies and stimulate local regeneration. In addition 715 sqm of office space was completed at the Lowestoft Enterprise Park on Lake Lothing. The Greenhouse development by Everything Office Ltd which won the Construction and Renovation category of The National Energy Efficiency Awards 2008 was also completed this financial year. It should be noted that all of the above mentioned completions occurred before the onset of the recession.

3.6 The large increase in B2 completions was due to the development of three factory buildings for the manufacturing of plastic products in Beccles.

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

2008/09	B1a	B1b	B1c	B2	B8	B1-B8 Total
<b>i Gross</b>	4330	68	1671	6161	6896	19126
<b>ii Losses</b>	0	0	654	0	1689	2343
<b>iii Net</b>	4330	68	1017	6161	5207	16783

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

3.7 During 2008/09, 89% of employment development was gained on previously developed land (PDL). All of the Research and Development (B1b), General Industry (B2) and Storage and Distribution (B8) development occurred on previously developed land. This .

3.8 The relatively low percentage of PDL development in the Light Industry sector is due to the conversion of a number of agricultural buildings in Wrentham. The office developments at Quay View Business park were also completed on greenfield land.

**Table 3.2 Total amount of employment floorspace (m<sup>2</sup>) on previously developed land, Waveney District Council**

2008/09	B1a	B1b	B1c	B2	B8	B1-B8 Total
<b>i Gross on PDL</b>	3647	68	328	6161	6896	17100
<b>ii % PDL</b>	84.23	100	19.63	100	100	89.41

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

3.9 As of the 31<sup>st</sup> March 2009, there was 43.03 hectares of available employment land. 39.82 hectares had the benefit of planning permission. The amount of available employment land in the District has declined from last year. This is due to no new land

being allocated, completions in the last financial year and a lack of windfall employment consents.

3.10 Of the remaining 43.03 hectares of employment land available, only 17.9 hectares is on previously developed land (41.6%) This indicates that previously developed land completions in future years will not be as high as reported in the previous few years. The Site Specific Allocations document will likely have to allocate further Greenfield land to deliver the jobs target for the District outlined in the RSS.

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

2008/09	B1a	B1b	B1c	B2	B8	B1-B8 Total
<b>i Extant Planning Permissions (Ha)</b>	4.55	1.35	2.77	25.79	5.36	39.82
<b>ii Extant Allocations (Ha)</b>	0.36	0.36	0.36	1.06	1.07	3.21
<b>iii Total</b>	4.91	1.71	3.13	26.85	6.43	43.03

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

3.11 A significantly higher amount of A1 floorspace was gained in the District over this financial year compared to the last financial year. However, a large percentage of the gains were outside the town centre area. Similarly a fairly large proportion of the losses of A1 floorspace were in the town centres. Many of the losses in the town centres were changes of use to other A class units. These results are not consistent with the national policy approach and Waveney Interim Local Plan objective of focusing new retail development in town centres. If these results become a trend it will likely be of detriment to the vitality and viability of the Districts town centres and result in unsustainable methods of shopping. The continued loss of A1 units to other uses in Main and Core shopping streets could further reduce the vitality and viability of Lowestoft Town Centre. Emerging Policies in the Development Management Policies DPD will help reinforce the requirement to direct retail development to the town centre and protect against the loss of A1 units in Core Shopping Streets.

3.12 There was a net loss of A2 uses across the District this year. A number of these losses were to residential conversions. The majority of these losses were in town centre locations. Certain A2 uses in appropriate town centre locations can contribute to the viability and vitality of the centre.

3.13 Overall, there was a net increase in town centre uses over the financial year. This was largely due to the completion of the Orbis Energy office complex and a number of out of centre shopping units. It should be noted that there was an overall loss of town centre uses within town centres, which will need to be addressed, particularly if a trend develops over subsequent years. It is hoped that Core Strategy Policies and emerging policies in the Development Management Policies will help address this issue in the future.

**Table 3.4 Total amount of floorspace (m<sup>2</sup>) for 'town centre uses', within local authority area, Waveney District Council**

2008/09	A1	A2	B1a	D2	Unk	A1-D2 Total
<b>a Gross</b>	3657	547	4330	236	0	8770
<b>b Losses</b>	715	996	0	0	0	1711
<b>c Net</b>	2942	-449	4330	236	0	7059

**Table 3.5 Total amount of floorspace (m<sup>2</sup>) for 'town centre uses', within local authority area that are in town centres**

2008/09	A1	A2	B1a	D2	Unk	A1-D2 Total
<b>a Gross</b>	637	483	0	0	0	1120
<b>b Losses</b>	399	970	0	0	0	1369
<b>c Net</b>	238	-487	0	0	0	-249

**Table 3.6 Percentage of gross floorspace for 'town centre uses' within local authority area, that is in town centres**

2008/09	A1	A2	B1a	D2	Unk	A1-D2 Total
<b>Percentage</b>	17.42	88.3	0	0	0	12.77



## Housing

### H1: Plan period and housing targets.

3.14 The East of England Plan (Adopted May 2008) sets out requirements for housing growth in each District covering the period from 1st April 2001 to 31st March 2021. The requirement for Waveney is 5,800 new dwellings between 01/04/2001 and 31/01/2021. A roll-forward of the East of England Plan annual average to 31 March 2024 requires Waveney to provide a further 870 dwellings during 01/04/2021-31/03/2024.

3.15 Table 3.7 illustrates the housing requirements for Waveney during the RSS plan period of 01/04/2001 to 31/03/2021 and the 3-year roll forward for the period 01/04/2021-31/03/2024.

**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	31/03/2021	5800	Regional Spatial Strategy
H1 (b)	01/04/2021	31/03/2025	1160	Regional Spatial 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. 263 net additional dwellings were provided during 2008/09. The total increase in housing provision for the District from 1st April 2001 to 31st March 2008 is 2,932. The annual average rate of increase between 2001 and 2009 is 366 dwellings. As shown by Table 3.8, the number of completions has fallen this financial year. This could be related to the national slow down in the housing market and some temporary constraints on larger allocated sites. Despite this the figure is only just short of the RSS annual requirement for the District and over the period 2001-2009 the District has over delivered against the RSS target by 612 dwellings. As the decline in the housing market only started to take hold half-way through the 2008/09 financial year, next years figures should give a better indication of the real effect of the downturn on housing delivery in Waveney.

**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	2001 to 2009
<b>H2(a/b)</b>	574	436	507	367	271	191	323	263	2932

<b>H2(c): Net additional dwellings – in future years.</b>
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<b>H2(d): Managed delivery target.</b>
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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 RSS plan period ends 31st March 2021 and a 3-year roll forward ends 31st March 2025 with housing targets of 5,800 and 1160 respectively – see Table 3.7 (page 17).

3.18 The projected net additional housing provision H2(c) is compiled using four elements:

1. **Extant Planning Permissions.** Dwellings already under construction and land with planning permission for housing (large and small sites).
2. **Housing allocations** set out in the Waveney Interim Local Plan (May 2004).
3. **Lake Lothing and Outer Harbour Area Action Plan** – The Adopted Core Strategy sets a commitment to deliver 1500 new homes through this Area Action Plan.
4. **Site Specific Allocations DPD** – This document will allocate further land for housing in Lowestoft (outside Lake Lothing) and the Market Towns.
5. **Windfall developments** – The Adopted Core Strategy states that up to 250 dwellings are anticipated to be delivered on small or other unallocated windfall sites in the market towns in the period 2017-2025. No other windfall allowance has been included, in other parts of the District or in the first 10 years of the Core Strategy period.

3.19 Table 3.9 and Figure 3.1 illustrate the projected net additional housing provision for Waveney between 2009 and 2021.

**Table 3.9 Projected net additional dwellings**

	<b>Net additional dwellings 2001-2021 (RSS Requirement)</b>	<b>Net additional Dwellings 2021-2025 (15 Year Supply Requirement)</b>
<b>Housing Requirement</b>	<b>5800</b>	<b>1160</b>
Dwellings completed 2001-2009	2932	
Extant Permissions	1014	0
Allocated sites in Waveney Interim Local Plan (with planning permission and subject S106)	1208	0
Lake Lothing and Outer Harbour Area Action Plan DPD Allocations	920	460
Site Specific Allocations DPD Allocations <sup>1</sup>	497	0
Market Towns Windfall Allowance (Post 2017)	124	126
<b>Total Provision</b>	<b>6695</b>	<b>586</b>
<b>Overall Total Provision 2001-2025</b>	<b>7281</b>	

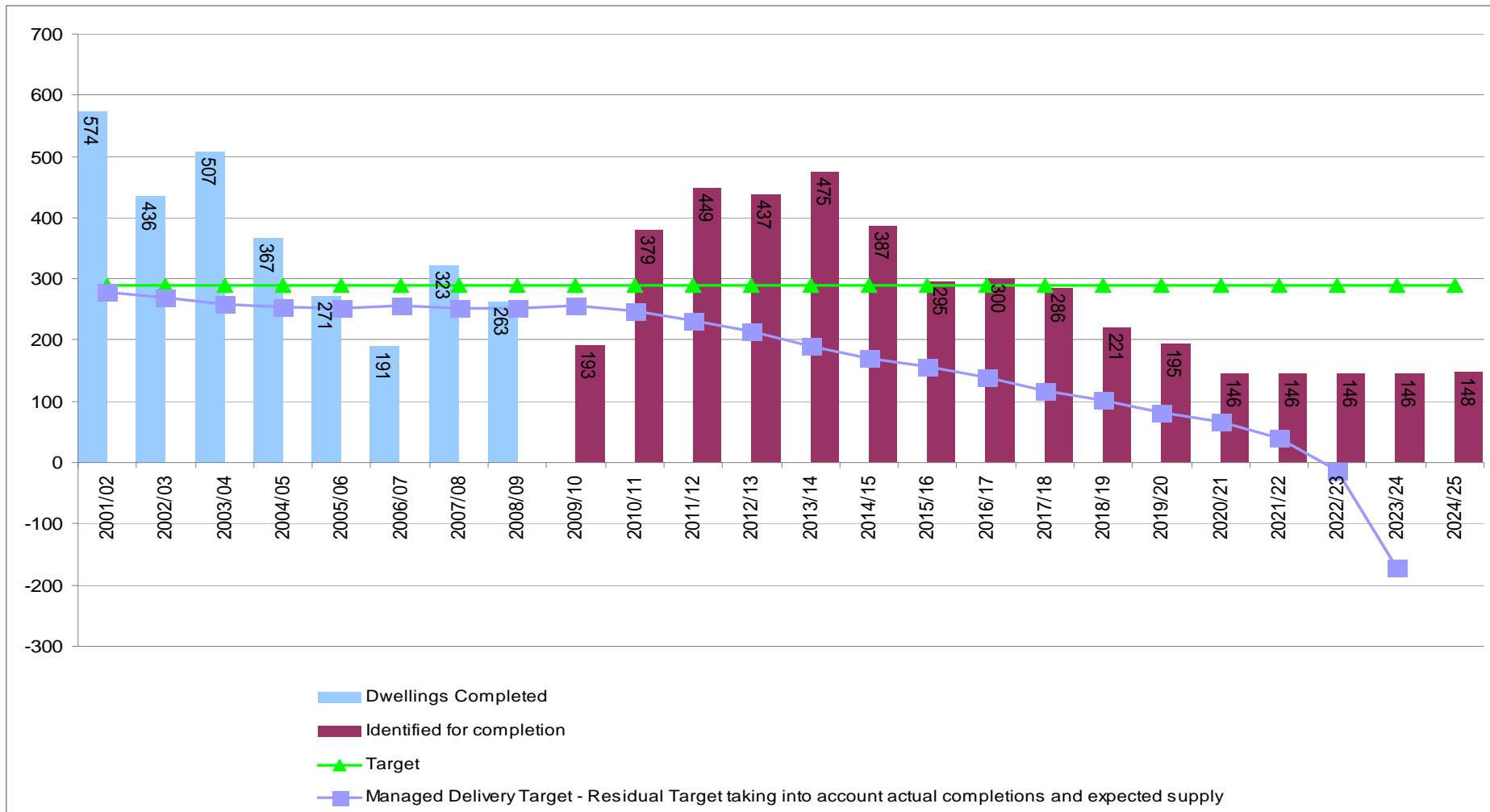
<sup>1</sup> Estimated number as of October 2009 (Site Specific Allocations document still at Preferred Options stage)

3.20 Figure 3.1 shows housing numbers falling for the next financial year, then picking up after that. It is likely completions will start on newly allocated sites in the Site Specific Allocations DPD in 2011/12, and completions are likely in Lake Lothing in 2013/14. The rise in completions from 2010 onward is predominantly due to completions on larger allocated sites from the Interim Local Plan.

3.21 It is expected that housing delivery will continue to exceed RSS targets when taking into account past delivery. It is likely that by the end of 2025, Waveney would have exceeding housing delivery by 321. Supply of housing in Waveney has been helped by the recent (2004) allocations in the Waveney Interim Local Plan. These allocations have enabled a steady and constant supply of housing throughout the District to meet the requirements set by the RSS. The emerging Site Specific Allocations DPD and Lake Lothing and Outer Harbour Area Action Plan will identify further areas of land for housing delivery to ensure supply is consistent over the remainder of the plan period.

3.22 As of the 31st March 2009 Waveney had a 7.3 year supply of deliverable housing land based upon the East of England Plan housing requirements. This supply does not include proposed housing allocations in the Site Specific Allocations DPD. The Council has published a statement on its 5-year supply of housing land and this is available to view on the Council's website.

Figure 3.1 Housing trajectory - projected net additional dwellings to 31 March 2025



**Table 3.11 Net additional dwellings in future years and managed delivery target**

	2009/10	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
<b>H2(c)Net Additions</b>	193	379	449	437	475	387	295	300	286	221	195	146	146	146	146	148
<b>H2(d) Managed Delivery Target</b>	256	247	231	214	190	171	157	139	118	101	82	66	40	-14	-173	

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

3.23 Government guidance and RSS policies indicate 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, and minimise the loss of greenfield land. Development on PDL is inevitably lower in rural areas, because the necessary supply of suitable sites for redevelopment is limited. The East of England Plan sets a regional target of 60% development on PDL which is in line with the government's national target.

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. Table 3.12 shows that almost 78.8% of new dwellings completed in Waveney during 2008/09 were on PDL. This figure is over the national and regional target and continues the general increasing trend since 2001/02. Between 2001 and 2009 58% of new dwellings have been completed on previously developed land.

3.25 The focus of development on previously developed land in the Adopted Core Strategy will mean that the majority of new housing allocations will be on previously developed land. Therefore the percentage completions on previously developed land will likely remain high. However, projected completions on the Woods Meadow Site, Oulton may bring down percentage completions on previously developed land in the near future.

**Table 3.12 Number and percentage of dwellings on previously developed land, Waveney District Council**

2008/09		Total
H3	Gross Dwellings	278
	Gross on PDL	219
	% Gross on PDL	78.8

**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.

3.27 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.

3.28 Table 3.13 shows that there were 4 additional pitches delivered during 2008/09. These 4 pitches were delivered in Kessingland as an extension to the existing site. The RSS single issue review on accommodation for Gypsies and Travellers and Travelling Showpeople requires Waveney to deliver a further 11 pitches between now and 2011. Beyond 2011, Waveney will need to provide an additional 10 pitches to 2021

**Table 3.13 Number of Gypsy and Traveller pitches completed, Waveney District Council**

2008/09	Permanent	Transit	Total
H4	4	0	4

**H5: Gross affordable housing completions**

3.29 Affordable housing as defined in *Planning Policy Statement 3: Housing* (CLG, 2006) 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.

3.30 The District Housing Strategy sets a Waveney target of an average of 46 affordable dwelling completions each year. However, the Great Yarmouth and Waveney Strategic Housing Market Assessment identifies a need of 225 new affordable homes per annum. The RSS sets a regional requirement that 35% of new homes should be affordable. In 2008/09, 109 affordable houses were completed in Waveney, this is more than double the amount provided last year and constitutes 39.2% of total housing supply for the financial year. It should be noted that 10 of 109 affordable homes were not delivered directly through the planning system as a result of planning policies. These 10 units were bought by a Housing Association from a development of market houses in Beccles. Despite this 35% of houses completed this financial year were affordable and achieved through the implementation of planning policies.

3.31 Table 3.14 shows that of the 109 completions, 37 units were for intermediate and 72 units for social housing. Intermediate housing is housing at prices or rents above those of social rent but below market prices or rents.

**Table 3.14 number of affordable housing completions, Waveney District Council**

2008/09	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	72	37	109

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

3.32 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 CABA Building for Life criteria is a government-endorsed assessment benchmark developed by CABA. 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 CABA Building for Life questions that are answered positively. The scores are categorised as very good (16 or more positive answers out of 20), good (14 or more positive answers out of 20), average (10 or more), or poor (less than 10). The Council is making progress towards being able to monitor this indicator. By the time next year's AMR is prepared the Council will have a fully accredited Building for Life assessor and will be able to report on this indicator.

## Environmental Quality

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

3.34 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.

3.35 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.

3.36 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.

3.37 During 2008/09, no applications were granted contrary to Environment Agency advice 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**

2008/09	Flood defence	Water quality	Total
<b>Applications granted against Environment Agency advice</b>	0	0	0

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

3.38 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 2008/09.

**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, 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 managed for nature conservation and also provide opportunities for research and education, or for people to simply enjoy and have contact with nature.

3.39 During 2008/09 there was one additional County Wildlife Site designated in Waveney at Brooke Yachts and Jeld-Wen Mosaic near Lake Lothing.

**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 2008/09
SPA	2	716.50	No change during 2008/09
SAC	2	573.00	No change during 2008/09
SSSI	10	1247.00	No change during 2008/09
CWS	116	1672.00	One new County Wildlife Site at Brooke Yachts and Jeld-Wen Mosaic
LNR	3	41.00	No change during 2008/09

**E3: Renewable energy generation.**

3.40 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.

3.41 There were no commercial scale renewable energy installations completed in the monitoring year. Two turbines with a combined generating capacity of 6 megawatts have been permitted on appeal in Kessingland adjacent the Africa Alive wildlife park. Construction of the turbines is likely to commence in 2010.

## Other Relevant Local Indicators

3.42 This section presents data for a series of indicators addressing locally important issues that are not covered by the national Core Output Indicators. Go-East have set out regional requirements on Gypsy and Traveller issues and other indicators have been derived from the Suffolk's Environment annual report, originally developed to monitor the performance of Local Plans in relation to the aims of sustainable development.

### Gypsy and Traveller Issues

**GT(a): Number of authorised public and private sites (both permanent and transit), and numbers of caravans on them over the period monitored.**

3.43 Waveney has one authorised residential site which opened in 1994. This is located adjacent to the roundabout at the northern end of the A12 Kessingland bypass (Romany Lane, London Road, Kessingland, Lowestoft NR33 7RB). A count of gypsy and traveller caravans in the District in January 2007 recorded 43 caravans on authorised sites. The following year 38 caravans were recorded on authorised sites (see Table 3.18). Over the last financial year there have been approximately 48 caravans at any one time on the site.

**GT(b): Number of unauthorised sites and numbers of caravans on them (broken down into unauthorised 'roadside' encampments and unauthorised developments i.e. land owned by occupant without planning permission).**

3.44 There were three unauthorised encampments during the monitoring year. These were all in Lowestoft with one at the B&Q Car Park, one at North Denes, and one on Denmark lane.

**GT(c): Details of any permissions granted for new public or private sites, or expansion of existing sites, during the monitoring period; and any other unimplemented permissions outstanding at the end of the period.**

3.45 As detailed in indicator H4 above, 4 additional Gypsy and Traveller pitches were provided at the Kessingland site this year..

3.46 There were no additional pitches granted planning permission in the monitoring year.

**GT(d): Progress of any work to assess housing needs of gypsies and travellers in accordance with the requirements of housing legislation and planning policy.**

3.47 The Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment was commissioned jointly by Waveney and 4 other local authorities in

Suffolk, to identify the local need for pitch provision. The assessment identified a need for 4 additional residential pitches within Waveney between 2006 and 2016. Four pitches have planning permission to be constructed on the Kessingland site, which will meet the anticipated need for residential pitches in the District. The assessment also estimated a need for 10 transit pitches in Waveney by 2011. Under the Adopted revised Policy H3, Waveney will need to deliver a further 11 pitches prior to 2011

**GT(e): General assessment of the use and performance of existing development plan policies on gypsy and traveller issues.**

3.48 There are no 'saved' policies in the Adopted Waveney Local Plan (1996) referring to gypsy and traveller sites. Policies H22 and H23 from the Waveney Local Plan expired on the 27th September 2007. The Secretary of State decided not to save these policies as Circular 01/06, RSS policy H4 and the Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment contain more up to date information on the criteria for assessing gypsy and traveller site proposals and need.

3.49 The Waveney Interim Local Plan (2004) contains two policies:

- H19 Stopping places for travellers and travelling showpeople
- H20 Travellers sites

3.50 Policy H20 was used only once in development management in the monitoring year 2008/09. However, the provisions of the Policy were not the reason for refusal in this case. The proposal for one caravan was refused on flood risk grounds.

3.50 Policy CS12 (Gypsy and Traveller Accommodation) addresses the needs for gypsy and traveller accommodation, taking account of national guidance in Circular 01/06.

**Suffolk's Environment Local Indicators**

3.52 The following indicators were derived from the Suffolk's Environment annual report, originally developed to monitor the performance of Local Plans in relation to the aims of sustainable development.

**Table 3.18 Results for other local indicators, Waveney District Council 2008/09**

Local Indicator	Waveney District	Average of all Suffolk Districts
a) Percentage of household waste recycled or composted	55.90%	46.8% (No data for Suffolk Coastal or Mid Suffolk)
b) Average property price to income ratio	6.59	6.27
c) Percentage unemployment measured through claimant count	4.9%	3.5%

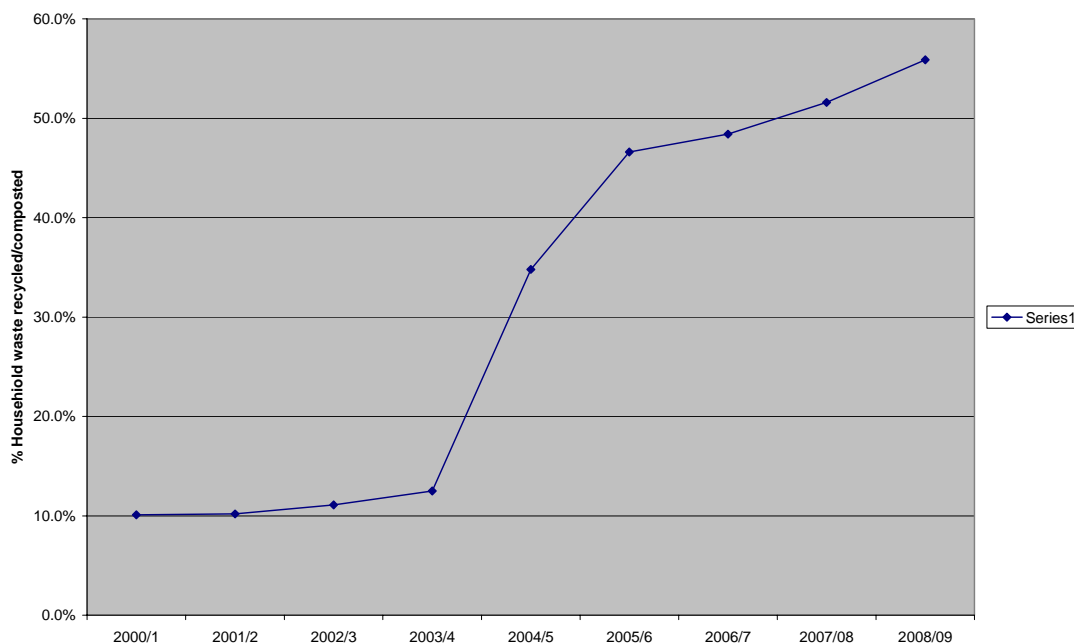
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**Local(a): Percentage of household waste recycled or composted.**

3.53 The recycling figures for 2009 have increased by 4.3% on the previous year, giving a total recycling rate of 55.9%. Having seen its household recycling performance improve for the fifth consecutive year Waveney is again the leading recycling authority in Suffolk and Norfolk.

3.54 Waveney’s improved performance is the result of introducing 3-bin kerbside collections and promoting recycling throughout the District. A brand new kitchen waste recycling scheme introduced during 2007 has helped with the increased recycling rates for 2008. Waveney is now ranked 11th nationwide, out of 393 English local authorities.

Figure 3.3 Percentage of household waste recycled or composted 2001/02 to 2008/09, Waveney District Council

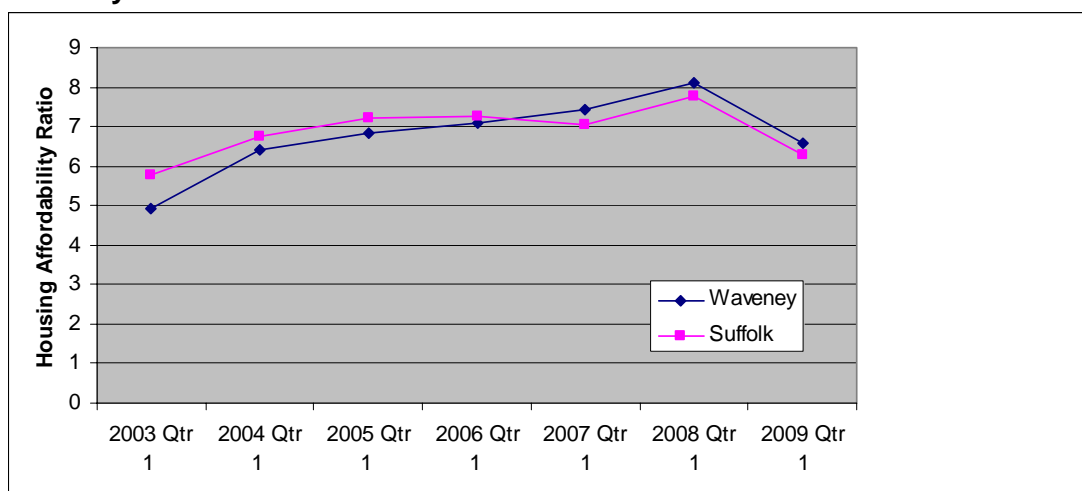


Source: DEFRA National Recycling figures [www.defra.gov.uk](http://www.defra.gov.uk)

**Local(b): Average property price to income ratio.**

3.55 The average property price to income ratio decreased in Waveney and Suffolk during 2008/09, indicating a fall in house prices. The ratio for Waveney is now 6.59. However, this is unlikely to mean that housing is any more affordable to Waveney residents as the ability to obtain finance to purchase house became more difficult in this financial year linked to the credit crunch and the economic recession.

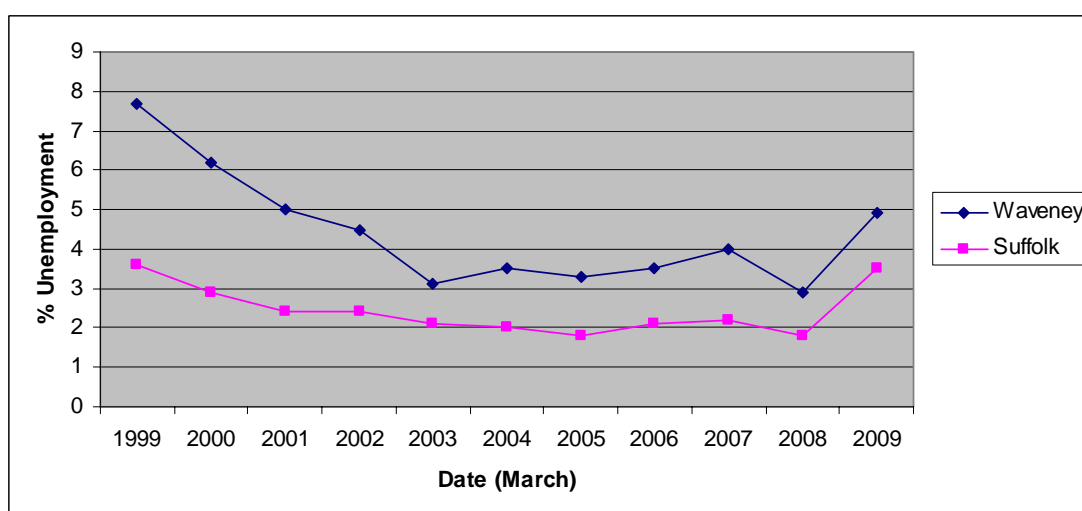
**Figure 3.4 Average property price to income ratio as at end March 2009, Waveney and Suffolk**



**Local(c): Percentage unemployment measured through claimant count.**

3.56 The unemployment percentage measured through claimant count for Waveney in March 2008 was 4.9%. Figure 3.5 shows that this is a significant increase since last year. This is likely to do with the current economic recession. This is not a localised issue as the rate for Suffolk and Great Britain has also increased. Unemployment in Waveney remains higher than the Suffolk average and higher than the Great Britain average.

**Figure 3.5 Unemployment rate in Waveney and Suffolk, 1999 to 2009**



**Future development of the monitoring framework**

3.57 One core output indicator could not be reported on this year. Application and monitoring systems will be put in place to provide data for this indicator in future years, as detailed below in table 3.19.

**Table 3.19 Core Output Indicators that will be reported in future AMRs**

	<b>Indicator</b>	<b>Proposals for future monitoring</b>
H6	Housing Quality – Building for Life Assessments	The Council will shortly have a fully accredited Building for Life assessor and will be able to return this indicator in future years.

## **4. Implementation of Saved Policies**

4.1 Regulation 48 of the Local Development Framework Regulations as amended in 2008 (HM Government, 2008) 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.

4.2 Appendix 2 lists all “saved” policies in the adopted Waveney Local Plan (1996) together with those in the Waveney Interim Local Plan (2004). Policies in the Waveney Local Plan (1996) 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 are still saved, these are indicated in Appendix 2. The other policies expired on 27th September 2007.

4.3 The Waveney Local Plan was adopted in November 1996, with an end date of 2006. Work to review this Plan commenced in 2000. In 2002 the Council made the decision to embrace the new Local Development Framework system as soon as possible. It was therefore resolved that the Local Plan statutory process, as it was then, would not be followed in progressing the Review but that a draft plan would be produced in preparation for the new plan making system. Nevertheless, for all intents and purposes, the same procedures, including conformity with the Structure Plan, were followed in taking the Review forward. A Revised Draft Local Plan was approved for development control purposes in October 2002, and published for consultation in 2003. Following consultation, amendments were made and the Interim Local Plan, dated May 2004, published. This Plan has an end date of 2016. Thus, the Interim Local Plan, representing the Council's emerging planning policies is being used alongside the ‘saved’ adopted Local Plan policies for development control purposes. In this way, the Interim Local Plan is helping to provide more up to date guidance in this transitional period, as we make progress towards preparing Development Plan Documents under the new Local Development Framework system.

### **Assessment of unimplemented policies**

4.4 Waveney, is currently implementing most of the Saved Policies of the Adopted Local Plan and all of the Interim Local Plan Policies where appropriate. In any given year it may be that some Policies are not used in respect of determining planning applications. The likely cause of this is that no relevant application has been submitted. Some restrictive policies, such as environmental protection policies have the affect of dissuading applications from being submitted that would be clearly contrary to those policies. Therefore, just because a Policy has not been used in a given year does not mean it is not being implemented.

4.5 As stated above the Waveney Interim Local Plan formed an update to Local Planning Policy in 2004. Many of the policies are still consistent with existing National Planning Policy therefore it can continue to be used in the determination of planning applications until the adoption of the Development Management Policies DPD, Site Specific Allocations document and Area action Plan.

4.6 The following site specific policies from the Waveney Interim Local Plan have yet to be implemented (do not have planning permission)

<b>Allocation Policy</b>	<b>Comments</b>
R2.1 – Former Oswalds Marina	The allocation will be reviewed as part of the Lake Lothing Area Action Plan
R2.2 – Land south of Horn Hill	The allocation will be reviewed as part of the Lake Lothing Area Action Plan
H1.5 – Telephone Exchange, Bungay	The allocation was identified as a preferred site in the Site Specific Allocations DPD
E1.3 – Land to the west of Broadway Drive, Halesworth	2.57 hectares remaining on this industrial allocation. The remaining allocation was identified as a preferred site in the Site Specific Allocations DPD
E1.4 – Fountain Way, Reydon	The industrial allocation was identified as a preferred site in the Site Specific Allocations DPD
S1 – Retail Allocation, South side of Lake Lothing	The allocation will be reviewed as part of the Lake Lothing Area Action Plan
S2- Retail Allocation , Land at Clifton Road, Lowestoft	There are access issues with the site which are currently under investigation.
CF1 - Allocation for School, Land west of Millenium Way and South of Parkhill	The allocation was identified as a preferred site in the Site Specific Allocations DPD

### **Assessment of implemented policies**

4.7 Analysis of results for the core indicators gives an indication of the success of selected implemented policies. Policies with an asterisk were superseded by the Core Strategy in January 2009, before the end of the monitoring year.

#### Environmental Protection

Adopted Plan (1996) ENV5\*, ENV7; Interim Plan (2004), ENV8, ENV9

No designated areas have been lost of development in the financial year 2008/09. As of October 2009 over 80% of SSSI units are in a Favourable or an unfavourable but recovering condition. It is likely the effect of the saved policies together with PPS9 mean that development proposals in Waveney avoid areas of environmental importance.

#### Supply of land for housing

Interim Plan (2004) H1

Monitoring data shows that housing has been delivered at a rate which exceeds Regional Spatial Strategy Plan targets. Much of this is achieved on allocated sites. This shows that the existing policies have so far been successful, since the supply of land for housing is adequate to meet local needs. As site allocations are developed there will be a need to allocate more land to ensure a continuous supply. The Site



Specific Allocations DPD and the Lake Lothing Area Action will allocate more land for housing to ensure supply.

#### Previously Developed Land

Interim Plan (2004) LP1, H1, H6

Policies encouraging the use of previously developed land (PDL) over greenfield land, where opportunities are available, are proving to be successful. Over 80% of employment development and an increased amount of residential development is now taking place on PDL. Whilst residential completions are likely to continue to be on PDL, there will be increasing pressure on Greenfield land for some employment uses. The Core Strategy re-emphasises the Council's preference for PDL development over Greenfield development

#### Affordable housing

Adopted Plan (1996) H4; Interim Plan (2004) H5

The Interim Local Plan (2004) introduced a policy requiring 30% affordable housing in development of 3 dwellings or more. The Adopted Plan policy encouraged affordable housing in new developments, although it did not specify a threshold or percentage. Affordable housing completions are still relatively low but improved considerably in 2008/09 far exceeding the annual average target of 46 units. The Regional Spatial Strategy sets a Regional target of 35% of new homes being affordable. This regional target together with local needs assessment in the Great Yarmouth and Waveney Strategic Housing Market Assessment will mean higher targets for affordable housing will be needed in the future.

#### Housing density:

Adopted Plan (1996) H2; Interim Plan (2004) H3

The Interim Local Plan (2004) also introduced a policy requiring a minimum density of 30 dwellings per hectare for all developments, unless the characteristics of the area or site strongly dictate otherwise. The Adopted Plan policy advocated increased density through the "more homes and a better environment" approach on certain large sites only. Of the 338 total gross completions for 2008/09, 75% were at a density of over 30 dwellings per hectare.

#### Employment Land Development

Adopted Plan (1996) E1; Interim Plan (2004) E1

Employment development levels this year were higher than last year and show and take up of employment allocations is continuing. This shows that the current policies are performing. However, in order to meet the District's job growth targets, further employment land will need to be allocated in emerging Development Plan Documents.

#### Retail and leisure development

Interim Plan (2004) S3

The amount of retail floorspace that was gained in the District was significantly higher over this financial year when compared to the last financial year. However, most of this development was outside the town centre area. One reason for this could be the lack of suitable sites and retail allocations within town centres.

A fairly large proportion of the losses of retail floorspace were in the town centres. Many of the losses in the town centres were changes of use to other A class units. These results are not consistent with the national policy approach and Waveney Interim Local Plan objective of focusing new retail development in town centres. If these results become a trend it will likely be of detriment to the vitality and viability of the Districts town centres and result in unsustainable methods of shopping.

Overall, there was a net increase in town centre uses over the financial year. This was largely due to the completion of the OrbisEnergy office complex and a number of out of centre shopping units. It should be noted that there was an overall loss of town centre uses within town centres, which will need to be addressed, particularly if a trend develops over subsequent years. It is hoped that Core Strategy Policies and emerging policies in the Development Management Policies will help address this issue in the future.

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

4.8 Of the 32 planning appeal decisions received from the Planning Inspector in the monitoring year 2008/09, 25 were dismissed and 7 were allowed. Most of the appeals were for fairly minor developments and the decisions do not produce any serious policy issues. The allowed appeals were not the fault of current adopted and implemented policies but rather a difference in opinions to the fact and degree of development specific impacts.

4.9 It appears from the decisions there is some debate about the general weight to be applied to the Waveney Interim Local Plan. Some Inspectors afford the Interim plan considerable weight, given it has been through public consultation, whereas others give it very limited weight. However, these differences have not resulted in any particularly adverse decisions as in many cases there are adopted Local Plan Policies which have the same thrust as the Interim Plan Policies quoted.

4.10 The use of Policy OS2 was debated in one appeal decision, where it was concluded that little weight should be applied to the Policy due to concerns about the Policy's conformity with Circular 05/05 given that it could not be demonstrated that a single dwelling created a need for open space.

4.11 Issues with the use of OS2 and the Interim Plan will only be short term issues given that the Policies will soon be replaced with adopted policies in the Development Management Policies DPD.

## 5. References

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

HM Government, (2004), *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008*, HMSO 2008

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), *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

## 6. Glossary of Terms

**Affordable housing** - Affordable housing as defined in *Planning Policy Statement 3: Housing* (DCLG, 2006) 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).

**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.

**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 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 policies 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.

**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’.

**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 Planning Guidance (RPG)** - Policy advice issued by the Government Office for specific regions (such as the East of England), which sets broad strategic policies and targets for Development Plans. Will be replaced by Regional Spatial Strategies.

**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 control 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.

**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).

## 7. Abbreviations Used

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CWS	County Wildlife Site
DPD	Development Plan Document
EERA	East of England Regional Assembly
EiP	Examination in Public
LDD	Local Development Document
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
SCI	Statement of Community Involvement
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
URC	Urban Regeneration Company



## **APPENDICES**

## **Appendix 1 - List of Core and Local Indicators**

### **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

### **Local Indicators**

#### **Gypsy and Traveller Issues**

- GT(a): Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them over the period monitored, and any changes during the period
- GT(b): Number of unauthorised sites and numbers of caravans on them (broken down if possible into unauthorised 'roadside' encampments; and unauthorised developments i.e. land owned by the occupant without planning permission), and any known changes during the period
- GT(c) Details of any permissions granted for new public and private sites, or expansion of existing sites, during the monitoring period; and any other unimplemented permissions outstanding at the end of the period
- GT(d): Progress of any work to assess the housing needs of gypsies and travellers in accordance with the requirements of housing legislation and planning policy. If none is underway, when is this anticipated to be undertaken and the nature of this work.
- GT(e): General assessment of the use and performance of existing development plan policies on gypsy and travellers issues

#### **Suffolk's Environment Local Indicators**

- Local(a): Percentage of household waste recycled or composted
- Local(b): Average property price to income ratio
- Local(c): Percentage unemployment, measured through claimant count

## Appendix 2 - Saved and Interim Plan Policies

This table firstly lists all the policies in the Waveney Local Plan, adopted in November 1996. 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, to be incorporated within the appropriate Development Plan Document. In some cases Local Plan policies have served their purpose and will be deleted. In other cases, they will be modified and replaced in a different form in one of three documents, the Site Allocations, Development Management policies or Area Action Plan.

Policies contained in the Interim Local Plan are also listed. The Interim Local Plan was published in 2004, and still represents the Council’s emerging policies for some policy areas, pending the adoption of the Site Specific Allocations, Development Management and Area Action Plan policies. There is no formal procedure for replacing policies that have not been formally adopted but when the above Development Plan Documents are adopted by the Council the Interim Plan will be superseded.

### Key

	Expired 27 <sup>th</sup> September 2007 or Superseded by the adoptions of the Core Strategy January 2009.
	Extended Saved Policy beyond 2007

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

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>
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
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

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>
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
<b>Tourism</b>
TM1 Tourism in Corton
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

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	
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
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

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	
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

<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>
LP1(05/2004) Physical limits
R1(05/2004) Mixed use development
R2(05/2004) Mixed use allocations
R3(05/2004) Lake Lothing area Action Plan
DC1(05/2004) Neighbour amenity
DC2(05/2004) Design
DC3(05/2004) Community safety
DC4(05/2004) Access for all
DC5(05/2004) Efficient use of resources
DC6(05/2004) Conversion and re-use of buildings
DC7(05/2004) Landscaping scheme with new developments
DC8(05/2004) Protection of existing natural and semi-natural features on development sites
DC9(05/2004) Protection and creation of new habitats identified in Biodiversity Action Plans
DC10(05/2004) Pollution control
DC11(05/2004) Contaminated land
DC12(05/2004) Hazardous Substances
DC13(05/2004) Water supply and drainage provision to new developments
DC14(05/2004) Surface water drainage
DC15(05/2004) Pollution of groundwater
DC16(05/2004) Flood risk
DC17(05/2004) Planning Obligations
DC18(05/2004) Access to new development
DC19(05/2004) Accessibility to new development by non-car modes
DC20(05/2004) Parking Standards
H1(05/2004) Sites for future housing development
H2(05/2004) Woods Meadow housing allocation
H3(05/2004) Density of new residential development
H4(05/2004) Types of housing
H5(05/2004) Development of affordable housing
H6(05/2004) Housing within towns and larger villages
H7(05/2004) Redevelopment of larger properties and gardens
H8(05/2004) Backland development
H9(05/2004) Flats above shops
H10(05/2004) Conversion of properties to residential use
H11(05/2004) Conversion of accommodation to self-contained flats (existing saturation levels)
H12(05/2004) Nursing and residential care homes
H13(05/2004) Infill development in the countryside
H14(05/2004) New housing in the countryside
H15(05/2004) Replacement dwellings in the countryside
H16(05/2004) Provision of affordable housing in the countryside
H17(05/2004) Extensions to dwellings
H18(05/2004) Mobile homes
H19(05/2004) Stopping places for travellers and travelling showpeople
H20(05/2004) Travellers sites
E1(05/2004) Industrial Land Allocations



<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>
E2(05/2004) Existing Industrial Areas
E3(05/2004) Existing and new businesses outside Existing Industrial Areas
E4(05/2004) Safeguarding employment uses in residential areas
E5(05/2004) Working from home
E6(05/2004) Farm diversification
E7(05/2004) Re-use of existing buildings in the countryside
E8(05/2004) Agricultural development
E9(05/2004) Intensive livestock production units
S1(05/2004) Allocation of South Quay site for mixed use development
S2(05/2004) Allocation of land at Clifton Road/ Economy Road, Lowestoft
S3(05/2004) Major retail and leisure development
S4(05/2004) Lowestoft town centre: main shopping streets
S5(05/2004) Lowestoft town centre: Core Shopping Area
S6(05/2004) Conversions of buildings within the Office Areas
S7(05/2004) Conversions of buildings within the Lowestoft central area
S8(05/2004) Protection of retail use in the Market Town centres
S9(05/2004) Changes of use within Market Town centres
S10(05/2004) Land between the Thoroughfare and Saxon's Way, Halesworth
S11(05/2004) Changes of use within the Kirkley District Shopping Centre
S12(05/2004) Change of use outside Kirkley District Shopping Centre
S13(05/2004) Changes of use within Oulton Broad District Shopping Centre
S14(05/2004) Ground floor changes of use in local shopping centres
S15(05/2004) Village and neighbourhood shops
S16(05/2004) Farm shops
S17(05/2004) Garden centres
TM1(05/2004) Tourism allocation of North Denes area
TM2(05/2004) Tourism allocation of Lowestoft harbour
TM3(05/2004) Tourism allocation of western end of Lake Lothing
TM4(05/2004) Conversions and extensions to guest houses in Lowestoft
TM5(05/2004) Replacement moorings, Southwold harbour
TM6(05/2004) Extensions to landing stages or pontoons, Southwold harbour
TM7(05/2004) Replacement huts and additional buildings, Southwold harbour
TM8(05/2004) Extensions to huts and other buildings, Southwold harbour
TM9(05/2004) Existing tourism areas
TM10(05/2004) Caravans and camping
TM11(05/2004) Permanent holiday accommodation
T1(05/2004) Safeguard land for the South Lowestoft Relief Road
T2(05/2004) Safeguard land for Phase 5 of the Northern Spine Road
T3(05/2004) Improvements to Lowestoft town centre
T4(05/2004) Improvements in Beccles
T5(05/2004) Transport Assessment
T6(05/2004) Cycle routes
T7(05/2004) Land allocated for transport interchange facilities
T8(05/2004) Green Travel Plan
T9(05/2004) Car parking in the central area of Lowestoft
T10(05/2004) Land safeguarded for Hungate car park extension, Beccles
T11(05/2004) Roadside Facilities
ENV1(05/2004) National need for development in AONB and Heritage Coast

<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>	
ENV2(05/2004)	National need for development beside AONB, Kessingland
ENV3(05/2004)	Protection of Special Landscape Area
ENV4(05/2004)	Protection of Broads landscape
ENV5(05/2004)	Strategic Gaps and Open Breaks
ENV6(05/2004)	Historic Parks and Gardens
ENV7(05/2004)	Common land and village greens
ENV8(05/2004)	Conservation of nationally/ internationally designated wildlife areas and species
ENV9(05/2004)	Conservation of locally designated wildlife areas
ENV10(05/2004)	Protection of high quality agricultural land
ENV11(05/2004)	Protection of trees with Tree Preservation Order
ENV12(05/2004)	Coastal defence schemes
ENV13(05/2004)	Control of development along coastal zone
ENV14(05/2004)	Network of Greenways
ENV15(05/2004)	Development in Conservation Areas
ENV16(05/2004)	Demolition in a Conservation Area
ENV17(05/2004)	Replacement windows in Conservation Areas
ENV18(05/2004)	Alterations and additions to a Listed Building
ENV19(05/2004)	Protection of character and setting of Listed Buildings
ENV20(05/2004)	Demolition of Listed Buildings
ENV21(05/2004)	Conversion of a Listed Building
ENV22(05/2004)	Shopfronts in Conservation Areas
ENV23(05/2004)	Design and appearance of advertisement in Conservation Areas
ENV24(05/2004)	Design and appearance of signs and shopfronts
ENV25(05/2004)	Protection of Scheduled Ancient Monuments
ENV26(05/2004)	Sites of Regional and Local Archaeological importance
ENV27(05/2004)	Combustion-based renewable energy developments
CF1(05/2004)	New Primary School
CF2(05/2004)	Community Centres
CF3(05/2004)	Allocation of land for new community centre
CF4(05/2004)	Allotments
CF5(05/2004)	Electricity overhead lines
CF6(05/2004)	Telecommunication installations
CF7(05/2004)	Satellite dishes
OS1(05/2004)	Protection of existing open spaces
OS2(05/2004)	Provision of public open space
OS3(05/2004)	Control of large scale recreation facilities
OS4(05/2004)	Development of equestrian facilities



**Appendix 3 – Background information for housing trajectory (2009/10 to 2024/25)**

Planning applicatic ref/Policy Ref	Type of permissoi	Parish	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	Completed to date	Number Remaining	Total Proposed	2009/10	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	
<b>Extant Planning Permissions on 2 Large Sites excluded from 5-year supply</b>																											
Dunston + Carlton Park	Outline		See Appendix B of Assessment of a 5-year supply of housing land as at 31 March 2009	Greenfield	Y	Y	Y		190	190	0	15	15	15	15	15	23	23	23	23	23						
<b>Extant Planning Permissions on Sites included in 5-year supply</b>																											
ALL (excl Dunston and Carlton Park)	Various		See Appendix A of Assessment of a 5-year supply of housing land as at 31 March 2009	Brownfield + Greenfield	Y	Y	Y	0	824	824	164	165	165	165	165	0	0	0	0	0	0	0	0	0	0	0	0
<b>Waveney Interim Plan Allocations</b>																											
H1.2	Full	Carlton Colville	Land to the west of Ullswater	Greenfield	Y	Y	Y	0	100	100	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H1.3	Full	Beccles	Depot adjacent 68 Ellough Road	Brownfield	Y	Y	Y	28	36	64	24	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H1.5	Allocation	Bungay	Telephone Exchange, Lower Olland Street (nb to be taken forward in Sites DPD Publication Feb 2010)	Brownfield	N	Y	N	0	8	8	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
H1.7	Full	Halesworth	Ridgeons, Quay Street	Brownfield	Y	Y	Y	0	38	38	0	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H1.13	Subj. S106	Oulton	Woods	Greenfield/Brownfield	Y	Y	Y	0	800	800	0	0	78	112	112	112	112	112	92	52	18	0	0	0	0	0	0

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Planning applicatic ref/Policy Ref	Type of permissoi	Parish	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	Completed to date	Number Remaining	Total Proposed	2009/10	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	
			Meadow, Sands Lane																								
R2.1	Allocation	Lowestoft	Former Oswalds Marina	Brownfield	Y	Y	Y	0	50	50	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	
R2.2	Allocation	Lowestoft	Land south of Horn Hill	Brownfield	Y	Y	Y	0	30	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	
R2.3	Outline	Beccles	Rear of Fair Close	Brownfield	Y	Y	Y	0	14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
R2.4	Full	Bungay	Three Willows	Brownfield	Y	Y	Y	0	14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TM3	Alloc/Full	Lowestoft	West end of Lake Lothing	Brownfield	Y	Y	Y	0	113	113	0	28	28	0	0	57	0	0	0	0	0	0	0	0	0	0	
T8.2	Full	Beccles	Former railway land, George Westwood Way	Brownfield	Y	Y	Y	2	5	7	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Lake Lothing Area Action Plan</b>																											
Lake Lothing Area (1500 total, from April 2013)				Brownfield				0	1500	1,500	0	0	0	0	115	115	115	115	115	115	115	115	115	115	115	115	
<b>Site Specific Allocations DPD Preferred Options Sites</b>																											
99	Allocation	Halesworth	Dairy Hill Playing Fields	Greenfield				0	50	50	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	
130	Application received	Reydon	Eversley Playing Field, Wangford Road	Greenfield				0	30	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
55	Allocation	Beccles	Land off Gresham Road	Brownfield				0	28	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	
58	Allocation	Beccles	Land at Oak Lane/Cucumber Lane	Greenfield				0	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	
84	Allocation	Bungay	Land west of A144, St John's Road	Greenfield				0	50	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	
90	Allocation	Bungay	Community Centre, Upper Olland Street	Brownfield				0	6	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	
34	Allocation	Lowestoft	Town Hall, Council Offices and Car Parks at Mariners Street and Compass	Brownfield				0	30	30	0	7	0	23	0	0	0	0	0	0	0	0	0	0	0	0	

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Planning applicatic ref/Policy Ref	Type of permissioi	Parish	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	Completed to date	Number Remaining	Total Proposed	2009/10	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		
			Street																									
35	Allocation	Lowestoft	Council Offices, Clapham Road	Brownfield				0	34	34	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0		
158	Allocation	Lowestoft	CEFAS Laboratory, Pakefield Road	Brownfield				0	40	40	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0		
187a	Allocation	Lowestoft	Monckton Avenue Nursery	Brownfield				0	48	48	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0		
188	Allocation	Lowestoft	Neeves Pit	Brownfield				0	76	76	0	0	0	0	38	38	0	0	0	0	0	0	0	0	0	0		
191	Allocation	Lowestoft	Gunton Park, off Old Lane	Greenfield				0	60	60	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0		
215	Allocation	Lowestoft	Normanshurst Fire Station, Normanston Drive	Brownfield				0	30	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0		
<b>Windfall Allowance</b>																												
Market Towns (Core Strategy, Adopted January 2009)									0	250	250	0	0	0	0	0	0	0	0	31	31	31	31	31	31	31	31	33
<b>Totals</b>										4,469	4,499	193	379	449	437	475	387	295	300	286	221	195	146	146	146	146	148	



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

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