

# Waveney Local Development Framework

## Annual Monitoring Report 2005/06

December 2006



Waveney District Council  
Serving the Community



Waveney Local Development Framework

**Annual Monitoring Report  
2005/06**

December 2006

Stephen Archer  
Corporate Director  
(Regeneration and Environment)  
Town Hall,  
High Street,  
Lowestoft,  
Suffolk  
NR32 1HS



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## **Executive Summary**

Waveney District Council's original Local Development Scheme (LDS) was approved by the Council on 9<sup>th</sup> December 2004. Following submission to the Secretary of State, it was published with revisions on 29<sup>th</sup> April 2004. The LDS sets out a programme and timetable for the production of Local Development Framework documents, under the new planning legislation. A revision to the LDS was published in 2006. This contained an amended timetable for the production of Local Development Framework documents, including the Lake Lothing Area Action Plan.

This Annual Monitoring Report (AMR) is the second to be 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 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006. 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 policies, in particular those which were not implemented during 2005/6, in order to inform future policy review and improvement.

## **Progress of Local Development Scheme**

Waveney District Council has generally made good progress during 2006 against the timetable set out in the revised LDS first review. Most scheduled milestones have been met during 2005/06, including the preferred option consultation for the Core Strategy, and production of the Lake Lothing Area Action Plan, Site Specific Allocations and Development Control Policies documents.

However, it has been necessary to carry out further work on some of the documents, particularly following the first Inspectors Reports for Core Strategies and ensuing advice from GO-East. This has meant that submission of the Core Strategy and preferred options consultation on the Lake Lothing Area Action Plan has taken longer than expected and has not progressed according to this timetable.

As a result revised LDS will be published during 2007, setting out a new timetable for the Core Strategy, Lake Lothing Area Action Plan and all subsequent documents.

## **Performance on Core Indicators during 2005/06**

### Employment:

Monitoring data for 2005/06 was presented for almost all of the core indicators. Indicators showed a net decrease of employment floorspace in the District of nearly 22,500 m<sup>2</sup> gross internal floorspace, mainly caused by losses in General Industry (B2) uses. This was largely due to a former employment area near Beccles town centre being redeveloped as a supermarket (A1 use). Other employment uses (B1 and B8) recorded net gains. Some employment floorspace was lost to other uses in the Lake Lothing Area Action Plan area, covered by 1st East Urban Regeneration Company. This is to be expected as surplus employment land continues to be redeveloped as part of the wider regeneration of this area. Only around 10% the employment land lost was lost to residential development. Almost three quarters of employment land gained was on previously developed land.

#### Housing:

241 additional dwellings were provided in the District during the monitoring year. Waveney has met or exceeded housing stock targets since 1996, with stock increasing at an average rate of 371 dwellings per year. This shows good performance in housing provision. Projected figures show that future average growth rates are expected to meet or exceed Suffolk Structure Plan targets to 2016. Housing completions on previously developed land accounted for 39.6% of completions during 2005/06. Other indicators showed room for improvement. Affordable housing completions were also low at 18 dwellings. 77% of completions were at relatively low density (less than 30 dwellings per hectare), although this showed improvement compared to last year when all completions were at the lower density.

#### Transport:

National parking standards were met by 1 of the 3 eligible non-residential developments to be given permission in the District during 2005/06. The other core transport indicators (regarding access to services by public transport) are not currently monitored and have not been reported this year (see recommendations for improvement, below).

#### Local services:

There was a net increase in retail (A1) development of 16,604 m<sup>2</sup> gross internal floorspace (or around 11,623 m<sup>2</sup> trading floorspace). Office (B1a) development increased by 1,301 m<sup>2</sup> gross internal floorspace. Little of the retail and office development gained was within town centre boundaries. There was a small net loss in financial and professional services (A2) during the year and no new assembly and leisure (D2) development. No open spaces in Waveney are currently managed to Green Flag Award standards, although Oakwood Community Field was one of only 74 sites across England and Wales to gain a Green Pennant Award this year.

#### Environment:

Only 1 application was granted contrary to Environment Agency advice on flood risk grounds, and none on water quality grounds. No designated ecological sites were lost during 2005/06, but an extension to an existing Site of Special Scientific Interest was notified in December 2005. The commercial wind turbine at Ness Point, Lowestoft gives the District the capacity to generate 2.75MW of renewable energy.

#### Gypsies and travellers:

A total of 33 gypsy and traveller caravans were recorded in the District in January 2006, all of which on the authorised transit site at Kessingland, Lowestoft. The site has an unimplemented permission for 4 additional pitches. Local policies relating to gypsy and traveller sites were not implemented during 2005/06, as no relevant applications were received. A joint Housing Needs Assessment that will assess the needs of gypsies in Waveney and other Suffolk authorities is underway, and due for completion by the end of March 2007.

#### Local indicators:

Locally defined indicators show positive increases in household waste recycling and rural bus services, and a stabilisation of the average property price to income ratio. However, unemployment remains relatively high.



## **Recommended Improvements to Monitoring Framework**

Data for most core indicators in this AMR was collected through existing monitoring obligations, mainly for the Regional Spatial Strategy and Suffolk's Environment annual monitoring reports. However, 2 indicators are not currently monitored and so could not be reported this year:

- new residential development within 30 minutes of key services;
- change in priority habitats and species.

Arrangements for monitoring these indicators will be developed in partnership with Suffolk County Council.

## **Policy implementation**

"Saved" policies from the Waveney Local Plan (1996) have been assessed alongside emerging policies in the Waveney Interim Local Plan (2004). Policies not implemented during 2005/06 were generally specialised in nature, dealing with particular sites or types of developments only, and therefore not expected to be in regular use. Some unimplemented policies were identified which related to sites either fully or partially developed, which could be reworded or removed in the future, as required. Many Local Plan policies have already been updated in the Interim Local Plan, and this process will be continuing as we prepare the new development plan documents.

Saved policies were assessed in relation to performance in the core indicators. Some were shown to be successful, such as those that ensure a supply of land for housing and encourage use of previously developed land. Others appear less successful so far, such as those to prevent the loss of employment land and concentrate retail development in town centres. However, there are mitigating factors to consider, such as opportunities to redevelop surplus brownfield industrial sites. The effectiveness of all of these policies should be monitored in future years. Policies relating to affordable housing provision and housing density changed in the Interim Local Plan, and it may take several years for the outcome of these stricter policies to be apparent in housing completion figures.

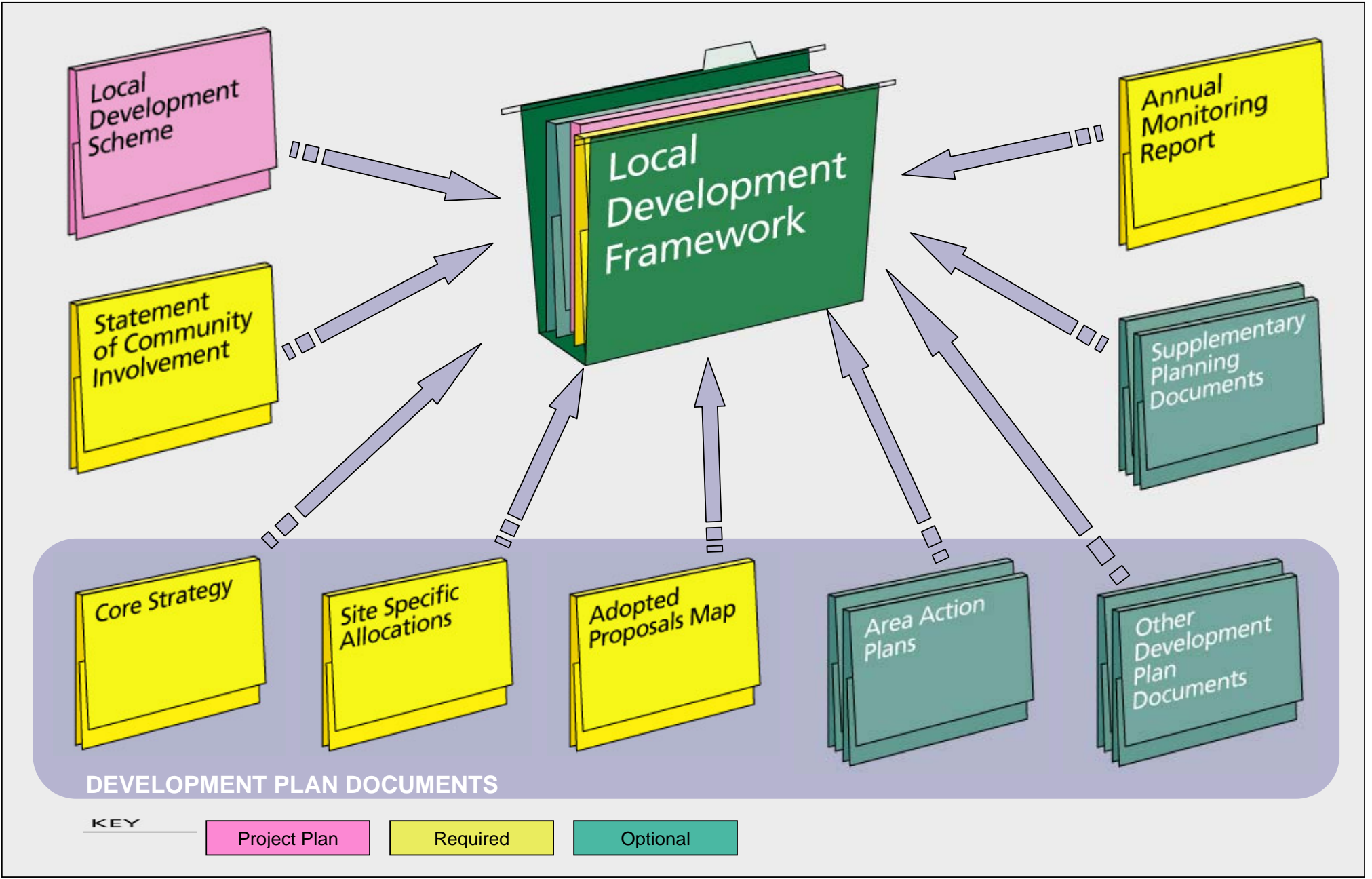
Assessment of planning appeal decisions identified highlighted policies relating to gypsies and travellers for review in future policy development, to ensure they are relevant for different types of application:

- Interim Plan policies H19 and H20;
- Local Plan policies H22 and H23.

## **Key actions**

The key actions arising from this report are summarised below:

1. Revise the LDS timetable to reflect delays in submission of the Core Strategy and consultation on preferred options for the Lake Lothing Area Action Plan.
2. Publish the new timetable in a revised LDS during 2007.
3. Extend existing monitoring frameworks to cover the AMR indicators for which data was not available this year.
4. In future policy review, consider revising or replacing policies if the specific sites to which they refer have been developed, and assess issues raised by Planning Inspectors in appeal decisions.



## **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 suite 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 revision to the Local Development Scheme was published in 2006. The revised version was approved by the Council on 12 January 2006, and submitted to the Secretary of State on 12th April 2006. A letter, dated 10 May 2006, was received stating that the First Secretary of State did not intend to issue a direction under Section 15(4) of the Planning and Compulsory Purchase Act 2004. 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). These were made and the Local Development Scheme First Review Scheme was published in May 2006.

#### The role of Annual Monitoring Reports

1.5 Local Planning Authorities are required to produce an Annual Monitoring Report (AMR) under Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 (HM Government, 2004).

1.6 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 to identify challenges and opportunities facing the local area. The AMR is also the main mechanism for assessing the effects of the LDF and the performance of its policies. The results of annual monitoring will feed into any future review or revision of policies that may be required. The AMR

therefore forms an integral part of the LDF, by assessing performance and making arrangements for the early review of outdated or redundant planning policies.

1.7 To reflect this greater emphasis on project management, two of the nine tests of soundness used by Planning Inspectors to assess Development Plan Documents at independent examination are concerned with monitoring, in particular:

1. Are policies founded on a robust and credible evidence base? and
2. Are clear mechanisms in place for implementation and monitoring?

### Content of the Annual Monitoring Report

1.8 This second Annual Monitoring Report covers the period from 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006. This report is being completed early on in the production of the Waveney Local Development Framework, at a time when documents and policies are in preparation, but none have been adopted. This means the content of the report differs slightly from what will be prepared in future years. The content is in accordance with the government publication "Local Development Frameworks: a good practice guide" (ODPM, 2005a), additional guidance produced to cover the content of this first report (ODPM, 2005b), and correspondence from GO-East setting out additional regional requirements (J Williamson, 3<sup>rd</sup> August and 2<sup>nd</sup> September 2005 and 25<sup>th</sup> 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 in three main sections:

- The first section 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.
- The second section 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.
- The third section 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 first 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).
- Finally, 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). GO-East also defined a regional indicator on gypsies and travellers (J Williamson, 2005, 2<sup>nd</sup> 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 access to public transport in rural areas.
- 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 the 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 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. A draft sustainability appraisal has been completed for the Core Strategy Preferred Options, which included recommendations for monitoring significant effects. However, the Core Strategy has not yet been finalised and submitted, so the sustainability appraisal is still a draft also. Relevant indicators from sustainability appraisals will be incorporated into the monitoring framework in future years, as Development Plan Documents are advanced.

1.12 For this first Annual Monitoring Report, 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 existing Regional Spatial Strategy (RSS). In the East of England region this currently comprises RPG 6 (covering Cambridgeshire, Norfolk, Suffolk and Peterborough), and RPG 9 (covering Bedfordshire, Essex, Hertfordshire, Luton, Southend and Thurrock). Recent AMRs have been structured around the draft objectives identified for the new East of England Plan (RSS 14).

1.14 A draft revision to the East of England Plan was submitted to Government in November 2004. An Examination in Public (EiP) was held from 1<sup>st</sup> November until 16<sup>th</sup> December 2005 and from 17<sup>th</sup> January to 1<sup>st</sup> March 2006. Following the EiP, the Report of the Panel was published in June 2006. Previous Regional Annual Monitoring Reports have assisted EERA in the preparation of the draft revision by showing how current policies are working and highlighting where targets or indicators still need to be developed. The information they provided assisted in the testing of policies at the EiP.

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

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.

#### 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 112,342 (2001 Census). 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. 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 113th most deprived District in the country (out of 354) in the Index of Multiple Deprivation 2004. 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, located within Kirkley, Normanston, Harbour and St Margarets wards, 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. The Ness Point wind turbine is a striking icon for this emerging industry. The site will also accommodate the Offshore Renewable Energy Centre. In contrast, retail, tourism, service and construction sectors have seen improved job prospects.

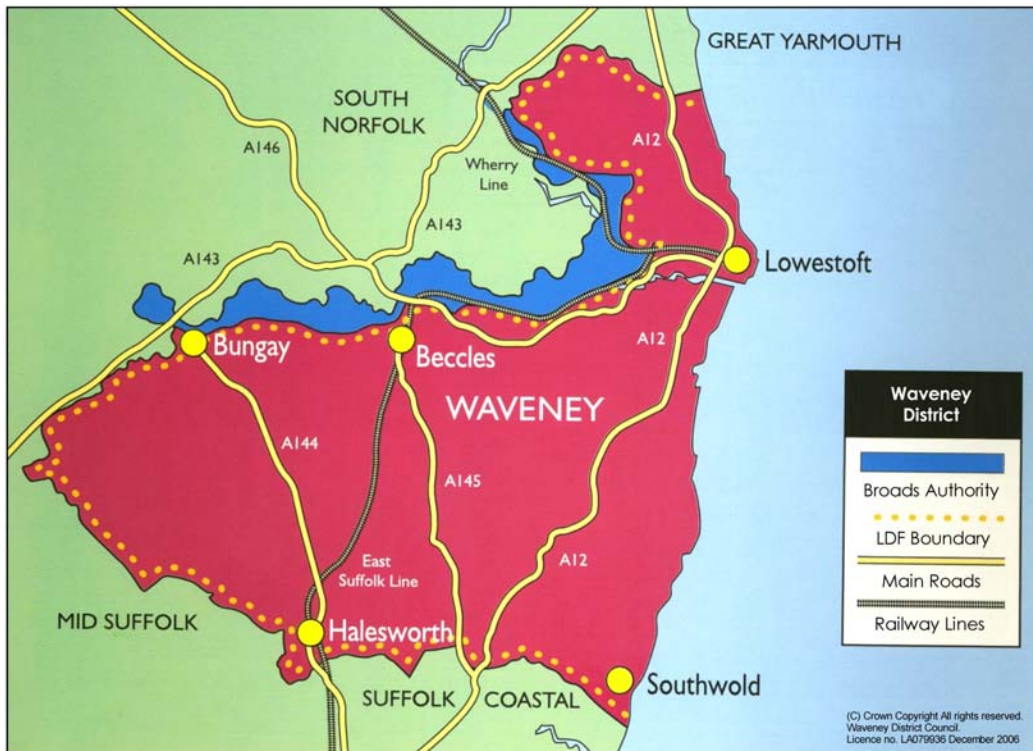
#### Crime:

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 2004/5 434 people presented themselves as homeless. The average house price in Waveney has almost doubled from 2001 to 2006 (£73k to £145k). With gross average earnings in the District for 2005 at £299 per week (£15,561 per annum) the average house price is almost 7.5 times average earnings. 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 Figure 2.1 reproduces the current Local Development Scheme timetable, as published in the First Review in May 2006. The timetable shows that the Statement of Community Involvement was scheduled to be adopted in January 2006. Work on producing both the Core Strategy and the Lake Lothing Area Action Plan was set to continue throughout the year, with public participation on preferred options from July. Pre-production work for a further 2 documents - the Site Specific and Proposals Maps and the Development Control Policies - was scheduled continue through to September, when the production stage would begin for both documents.

2.2 Our progress during 2006 on each of the four documents is outlined below. Our achievement of the milestones scheduled throughout the year is then summarised in Table 2.1.

### 2.3 Statement of Community Involvement

*Scheduled milestones 2006:*

January: Adoption

*Summary of progress against milestones:*

The Statement of Community Involvement (SCI) has progressed to schedule, and was formally adopted by resolution of the Council on 12<sup>th</sup> January 2006.

### 2.4 Core Strategy

*Scheduled milestones 2006:*

All year: Continue with production stage

July: Public participation on preferred options

December: Commence submission stage

*Summary of progress against milestones:*

The timetable for producing the Core Strategy was revised in the Local Development Scheme first review (2006). We have made good progress on the production stage during this year, with work continuing to schedule. A further Issues and Options consultation document, entitled "Options for the Core Strategy – a further discussion", was published for public consultation from 15<sup>th</sup> February to 28<sup>th</sup> March 2006. This was accompanied by parish council workshops to gauge local opinion on the issues raised. Together with the initial Issues and Options consultation completed in 2005, this helped to shape the preferred Core Strategy policies.

Public consultation on the Preferred Options for the Core Strategy, together with an accompanying Sustainability Appraisal report, took place between 17<sup>th</sup> July and 29<sup>th</sup> August 2006.

However, the submission stage was not initiated in December as planned. It has been necessary to delay submission of the Core Strategy for a number of reasons.

During 2006, Inspectors Reports were published on the first Core Strategies to be submitted. Since then the type of content and evidence base required to produce a 'sound' Core Strategy has become clearer. It has become apparent that more time

will be needed to work on the submission version of the Core Strategy, and make sure that all necessary background documents are completed and reflected within the Strategy. Feedback from Go East on the Preferred Options for the Core Strategy highlighted the need for further work before submission. Staff resources have been an additional factor, with long-term absences and vacancies limiting the amount of work that could be carried out.

## 2.5 Site Specific and Proposals Maps and Core Development Control Policies

### *Scheduled milestones 2006:*

Jan to Aug:	Continue pre-production stage
Sept:	Commence production stage

### *Summary of progress against milestones:*

The timetable for producing the Site Specific and Core Development Control documents was also revised in the Local Development Scheme First Review (2006), primarily as a result of changes to the Core Strategy timetable. Pre-production for both documents continued for the first part of the year, with studies for Open Space, Employment Land, and Retail being completed (the latter two being joint studies with Great Yarmouth Borough Council). These studies are part of the evidence gathering process that will inform the Site Specific and Development Control policy documents.

Landowners and developers were invited to submit potential development sites from April 2006. At the same time, an initial consultation with parish councils and service providers aimed to gauge future needs within the District. In July 2006, views on the sites received so far were sought from key local stakeholders (including Suffolk Wildlife Trust, the Highways Agency and Suffolk County Council for example), to help inform the site appraisal process.

A draft Sustainability Appraisal Scoping Report was prepared jointly for the Site Specific and Core Development Control documents. This report included the sustainability criteria that would be used to assess the proposed sites and policies. This was published for consultation with the 4 statutory bodies and key local stakeholders, between 6<sup>th</sup> September and 11<sup>th</sup> October 2006.

Issues and Options documents for the Site Specific Allocations and Core Development Control Policies were published for public consultation on 11<sup>th</sup> December 2006. The consultation period will run until 8<sup>th</sup> February 2007.

## 2.6 Lake Lothing Area Action Plan

### *Scheduled milestones 2006:*

All year:	Continue with production stage
July:	Public participation on preferred options
December:	Commence submission stage

### *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 will be prepared as an Area Action Plan,

and will cover the areas of Lake Lothing, the outer harbour and Ness Point in Lowestoft.

This document has been produced and taken to preferred option stage by the consultants Halcrow, on behalf of 1st East Urban Regeneration Company.

The Preferred Options for the Area Action Plan was approved by Full Council on 26<sup>th</sup> July 2006, subject to various changes being incorporated into the final document. These changes were made, and the final consultation document was approved by Executive Council on 7<sup>th</sup> December 2006.

Public consultation on the Lake Lothing Area Action Plan preferred options was scheduled to take place from July 2006. 1st East hosted a public feedback event in Lowestoft on July 25<sup>th</sup> 2006. However full public consultation is not scheduled to take place until 5<sup>th</sup> January to 19<sup>th</sup> February 2007 due the need for further work to be carried out. A revised timetable will be incorporated into the Local Development Scheme Second Review, which will be approved by council and published in the New Year (2007).

**Table 2.1. Summary of LDS Milestones passed during 2006**

<b>Milestone</b>	<b>Date</b>	<b>Met?</b>
Adoption of Statement of Community Involvement	January 2006	Yes
Commence production stage of Core Strategy	January 2006	Yes
Commence production stage of Lake Lothing Area Action Plan	January 2006	Yes
Public participation on preferred options for Core Strategy	July 2006	Yes
Public participation on preferred options for Lake Lothing Area Action Plan	July 2006	No
Commence production stage of Site Specific and Proposals Maps	September 2006	Yes
Commence production stage of Development Control Policies	September 2006	Yes
Commence submission stage of Core Strategy	December 2006	No

Figure 2.1. Local Development Scheme Timetable – First Review (published May 2006)

**Local Development Scheme Timetable**

	2005					2006					2007					2008					2009															
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Core Strategy	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Examination	Adoption				Adoption												
Site Specific & Proposals Maps	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production		
Development Control Policies	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production		
Statement of Community Involvement	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production		
Open Space SPD																																				
Affordable Housing SPD																																				
Lake Lothing Area Action Plan	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Pre-Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production	Production		

**KEY**

- Pre-Production
- Production
- Examination
- Adoption

- Commencement
- Public participation on preferred options
- Public participation on draft SPD
- Submission stage
- Pre-examination meeting
- Examination
- 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, if available (predicted dates are given for studies that are still ongoing). Studies focusing on employment land, open space and retail and leisure needs within Waveney have all been completed during 2006. A Strategic Flood Risk Assessment and a Housing Market Assessment are currently being produced, with both studies scheduled for completion in the first quarter of 2007.

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

Study	Status
Employment Land Study	Completed January 2006
Open Space Study	Completed July 2006
Retail and Leisure Study	Completed August 2006
Strategic Flood Risk Assessment	Ongoing. Scheduled for completion April 2007
Housing Market Assessment	Ongoing. Scheduled for completion February 2007

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 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).

## Revisions to Local Development Scheme

2.8 As detailed above, the Core Strategy was not submitted in December 2006 as had been planned in the Local Development Scheme First Review. Submission has been delayed to enable further work to be carried out on the document, and ensure that all necessary background studies are completed to inform the Core Strategy. This course of action was recommended by GO-East, following the examination of the Stafford and Lichfield Core Strategies in August 2006. Long-term staff absences and vacancies have also affected the amount of work that could be carried out during the year. It will also be necessary to review the requirements of the newly published Planning Policy Statement 3: Housing, and incorporate any relevant policy changes into the Core Strategy.

2.9 Public consultation on the Lake Lothing Area Action Plan preferred options was also delayed. The consultation did not take place on schedule due to the need for further work to be carried out. Public consultation on the Preferred Options is now

expected to take place between January 5<sup>th</sup> and February 19<sup>th</sup> 2007. This means that subsequent stages of production will also be behind schedule.

2.10 As a consequence of these changes the timetables for later LDF documents, including the Site Specific and Core Development Control Policies documents, may also need to be revised. This is because all subsequent documents need to conform with the Core Strategy, and are consequently prepared on a staggered timetable. The impacts of imminent personnel changes within the Planning Policy team on the ability to meet the published timetable also need to be assessed.

2.11 The possibility of incorporating 2 further Supplementary Planning Documents (SPDs) is currently being discussed. One proposed SPD would address issues relating to Section 106 agreements, while the other would focus on Conservation Area Appraisals.

2.12 An updated timetable for the production of LDF documents will be produced in a Second Review of the Local Development Scheme. It is anticipated that this will be published in early 2007, following approval by the Council.

### 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 our progress in these key areas. Core indicators have been defined by the Government in Local Development Framework Core Output Indicators: Update 1/2005 (ODPM, 2005c), with additional regional guidance provided by GO-East (J Williamson, 3<sup>rd</sup> August and 2<sup>nd</sup> 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 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006, unless otherwise stated.

#### Business Development

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>B1 a</b>	Offices (other than Financial and Professional Services)
<b>B1 b&amp;c</b>	Research and Development and Light Industry
<b>B2</b>	General Industrial
<b>B8</b>	Storage or Distribution

Together, these classes are referred to as business or employment land.

#### 1a. Amount of floorspace developed for employment by type.

3.4 Figures for employment floorspace are given as both gross external floorspace (which is requested on planning application forms) and gross internal floorspace. The difference between the 2 is that internal floorspace does not include the walls of buildings, and figures are typically between 2.5% and 5% lower than external floorspace figures. Gross internal floorspace has been calculated from this by applying an average reduction of 3.75% to the gross external figure.

3.5 During 2005/6, 7,545 m<sup>2</sup> of gross internal floorspace was gained for employment uses in Waveney in total, with the majority developed for General Industry (Use Class B2). However, existing floorspace was lost to other (non-employment) uses in all employment classes. General Industry (B2) recorded by far the biggest loss, leading to a net loss of this type of development of 27,074m<sup>2</sup> gross internal floorspace during 2005/06. This was largely due to a single proposal in Beccles, where a former printing works on the edge of the town centre was redeveloped as a Tesco supermarket with A1 (retail) use.

3.6 All other employment classes recorded a net gain during the monitoring year. However, almost as much land was lost as was gained in the Research and Development and Light Industry class (B1 b&c), resulting in a net gain of only 16 m<sup>2</sup>. Taking the losses into account, overall there was a net decrease in the amount of

floorspace developed for employment uses in the District of around 22,500m<sup>2</sup> gross internal floorspace .

**Table 3.1. Amount of floorspace developed for employment by type, Waveney District Council**

2005/06	Business (B1-B8) Floorspace Change (sq m)		
	Gross external floorspace (gross internal floorspace)		
Use Class	Development Gained	Development Lost to Other Use Classes	Net Loss / Gain
B1 a	1,409 (1,356)	57 (55)	+ 1,352 (+1,301)
B1 b&c	2,214 (2,131)	2,197 (2,115)	+ 17 (+16)
B2	273 (263)	28,402 (27,337)	- 28,129 (-27,074)
B8	3,943 (3,795)	624 (601)	+ 3,319 (+3,195)
<b>Total</b>	<b>7,839 (7,545)</b>	<b>31,280 (30,107)</b>	<b>- 23,441 (-22,562)</b>

**1b. Amount of floorspace developed for employment by type, in employment or regeneration areas.**

3.7 As at 31<sup>st</sup> March 2006, approximately 282 hectares of employment land were identified within existing industrial areas in Waveney. Existing industrial areas are identified on proposals maps, and they are protected from other non-industrial uses by policy E2 of the Waveney Interim Local Plan, May 2004. This aims to ensure that adequate land and premises are available to support and regenerate the local economy.

3.8 An area around Lake Lothing in Lowestoft is defined in the Waveney Interim Local Plan (2004) as requiring an Action Plan (Policy R3). This proposal will now be superseded by the requirements of URC designation to prepare a masterplan (Area Action Plan – see paragraph 2.8). The land within the 1st East URC boundary, which will be covered by the Area Action Plan, has been identified as a regeneration area for the purposes of this indicator. This predominantly covers current and former (vacant) employment areas around Lake Lothing, the harbour and Ness Point in Lowestoft.

3.9 During 2005/6, 6,906 m<sup>2</sup> of gross internal floorspace was gained for employment uses in total in employment and regeneration areas, with the majority developed for Storage and Distribution (Use Class B8) or Research and Development and Light Industry (B1 b&c).

3.10 However, existing floorspace was lost to other (non-employment) uses during 2005/06, particularly from General Industry (B2) uses. This resulted in a net loss of employment land in employment and regeneration areas amounting to 21,600 m<sup>2</sup> gross internal floorspace. This was largely due to the proposal in Beccles previously mentioned, where a former printing works on the edge of the town centre was redeveloped as a Tesco supermarket with A1 (retail) use.

3.11 The largest loss of employment land in the URC area was associated with the construction of a car showroom on vacant General Industrial (B2) land near Lake Lothing in Lowestoft. As a result of this development, 8,160 m<sup>2</sup> (gross external floorspace) were lost to non-employment uses.



3.12 The net loss of employment land is to be expected in the URC area, as it is encouraged to help achieve wider objectives of regeneration and environmental improvement. The Waveney Employment Land Study (2006) concluded that there was a surplus of employment land in the Lake Lothing area, which could be converted to alternative uses through the planning process. The Preferred Options for the URC area involve redeveloping much of the existing employment areas around Lake Lothing (parts of which are currently vacant or underused), and aim to make better use of this disused waterfront land now that it is no longer required for industry.

**Table 3.2. Amount of floorspace developed for employment by type in employment and regeneration areas**

2005/06	Business (B1-B8) Floorspace Change (sq m)		
	Gross external floorspace (gross internal floorspace)		
Use Class	Development Gained	Development Lost to Other Use Classes	Net Loss / Gain
B1 a	775 (746)	0	+ 775 (+746)
B1 b&c	2,214 (2,131)	1,116 (1,074)	+ 1,098 (+1,057)
B2	273 (263)	28,160 (27,104)	- 27,887 (-26,841)
B8	3,931 (3,784)	341 (328)	+ 3,572 (+3,455)
<b>Total</b>	<b>7,175 (6,906)</b>	<b>29,617 (28,506)</b>	<b>- 22,442 (-21,600)</b>

**1c. Amount of floorspace by employment type, which is on previously developed land.**

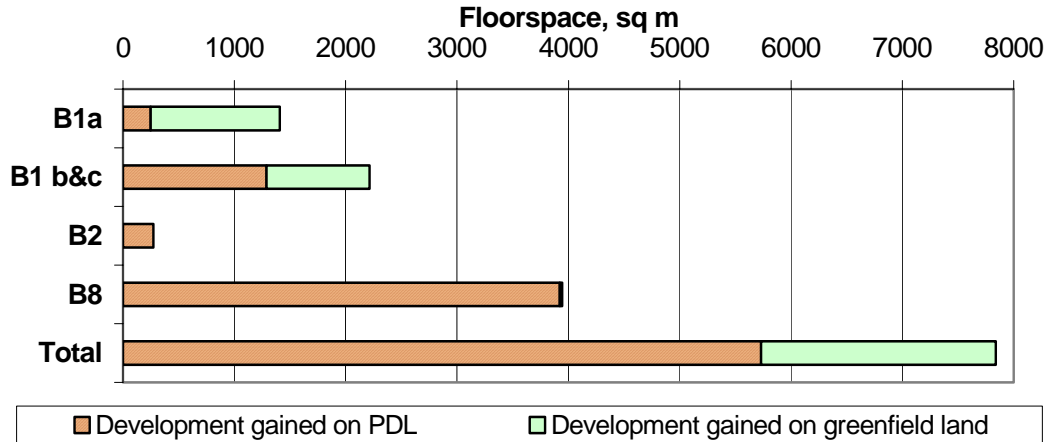
3.13 In total, 73% of employment development was gained on previously developed land (PDL) during 2005/06, as shown in table 3.2 and figure 3.1. This included all of the general industrial (B2) development and almost all of the Storage and Distribution (B8) development. This is just slightly lower than the figure of 80% on PDL achieved during 2004/05.

3.14 These figures show that the majority of employment floorspace development in Waveney has been concentrated on PDL, which in turn helps to regenerate Waveney's towns, and keep jobs within built up areas. Only around a quarter of development has taken place on greenfield sites.

**Table 3.2. Amount and percentage of floorspace developed for employment, which is on previously developed land, Waveney District Council**

2005/06	Business (B1-B8) Floorspace Change (sq m)	
	Gross external floorspace (gross internal floorspace)	
Use Class	Development Gained on PDL	% Development Gained on PDL
B1a	248 (236)	17.6%
B1 b&c	1,288 (1,224)	58.2%
B2	273 (259)	100.0%
B8	3,923 (3,727)	99.5%
<b>Total</b>	<b>5732 (5,445)</b>	<b>73.1%</b>

**Figure 3.1. Employment floorspace gained on previously developed and greenfield land, Waveney District Council, 2005/06**



**1d. Employment land available by type.**

3.15 As at 31<sup>st</sup> March 2006 the total hectarage of existing industrial areas within Waveney, as identified on proposals maps, was approximately 282 hectares. At this time approximately 53 hectares of land in these areas had unimplemented planning permission for industrial use.

3.16 Outside of the existing industrial areas an additional 45 hectares of land has unimplemented planning permission for industrial use.

**Table 3.3. Employment land supply at 31<sup>st</sup> March 2006, Waveney District Council**

	Existing area (Ha)	Commitments (Ha)		Total Commitments	
		Land with planning permission / under construction	Allocated in Local Plan	Total hectares	Total floorspace (sq m)
<b>Total - in existing industrial areas</b>	282.07	52.62	6.71	59.33	231,541
<b>Total - outside existing industrial areas</b>	Unknown	45.40	-	45.40	56,451
<b>District total</b>	-	98.02	6.71	10473	287,992

**1e. Losses of employment land in i.) employment/regeneration areas and ii.) in local authority area.**

3.17 During 2005/06, 5.81 hectares of employment land were gained in employment and regeneration areas within Waveney, but 5.67 hectares were lost to other uses. Therefore only a small net increase of employment land (0.14 hectares) was recorded in employment and regeneration areas during the 2005/06 monitoring year.

3.18 In the District as a whole during 2005/06, 6.06 hectares of employment land were gained, but a larger area (6.33 hectares) was lost to other uses. There was therefore a net loss of 0.27 hectares of employment land in Waveney during 2005/06. The figures show that most of the employment land lost was located in employment and regeneration areas.

3.19 The only employment class to show a net loss of land was the General Industrial category (Use Class B2). Although some land was gained for this use, larger areas of development were lost, leading to a net loss of around 5 hectares. As with floorspace losses, this was largely due to a proposal in Beccles, where a former printing works on the edge of the town centre was redeveloped as a Tesco supermarket with A1 (retail) use (- 3.25 hectares). A further 2.04 hectares were lost through the construction of a car showroom on vacant industrial land near Lake Lothing in Lowestoft. As mentioned above, this is in a location where the conversion of surplus employment to alternative uses was recommended by the Waveney Employment Land Study, and where redevelopment contributes to regeneration objectives.

3.20 The largest gains of employment land were in Storage and Distribution (B8), with 4.11 hectares gained in the District as a whole (3.65 hectares net). There were also small gains in research, development and light industrial use (B1 b&c) and offices (B1a).

**Table 3.4. Losses of employment land by type in employment and regeneration areas**

2005/06	Business (B1-B8) Uses Land Change (hectares)		
	Development Gained	Development Lost to Other Uses	Net Loss / Gain of Employment Land
B1 a	0.62	0	+ 0.62
B1 b&c	0.77	0.34	+ 0.43
B2	0.31	5.29	- 4.98
B8	4.11	0.04	+ 4.07
<b>Total</b>	<b>5.81</b>	<b>5.67</b>	<b>+ 0.14</b>

**Table 3.5. Losses of employment land by type, Waveney District Council**

2005/06	Business (B1-B8) Uses Land Change (hectares)		
Use Class	Development Gained	Development Lost to Other Uses	Net Loss / Gain of Employment Land
B1 a	0.87	0.01	+ 0.86
B1 b&c	0.77	0.53	+ 0.24
B2	0.31	5.33	- 5.02
B8	4.11	0.46	+ 3.65
<b>Total</b>	6.06	6.33	- 0.27

**1f. Amount of employment land lost to residential development.**

3.21 During 2004/5, 0.64 hectares of employment land was lost to residential development in Waveney. Only around 10% of employment land lost to other uses was lost to residential use.

**Table 3.5. Amount of employment land lost to residential development, Waveney District Council**

2005/06	Business (B1-B8) Uses Land Change (hectares)	
Use Class	Total Employment Land Lost to Other Uses	Employment Land Lost to Residential Uses
B1 a	0.01	0.01
B1 b&c	0.53	0.17
B2	5.33	0.04
B8	0.46	0.42
<b>Total</b>	6.33	0.64

**Housing Delivery**

Housing stock change trajectory

3.22 The figures in this section all show change in housing stock for the District, unless otherwise stated. These totals include new dwellings completed plus gains from conversions or changes of use of existing buildings, minus any losses from demolition, conversion or change of use. Figures have been calculated by Suffolk County Council, based on figures supplied by Waveney District Council for the RAMR on net housing completions and Council Tax movements.

**2a. i) net additional dwellings over the previous five year period or since start of relevant DPD period, whichever is the longer.**

3.23 The Suffolk Structure Plan (2001) set out requirements for housing growth in each District in the County, covering the period from mid 1996 to mid 2016. The draft East of England Plan (RSS14) contains different (lower) housing targets for Waveney. Until this is adopted, we are relying on the Structure Plan as the relevant development plan for monitoring purposes. This required a total of 6,700 new dwellings in Waveney between 1996 and 2016. Table 3.6 and figure 3.2 show Waveney's progress towards meeting this target for additional housing provision.

**Table 3.6. Housing stock change, 1996 to 2006, Waveney District Council**

Year	Annual housing stock increase	Cumulative housing stock increase
1996/7	350	350
1997/8	230	580
1998/9	350	930
1999/0	380	1310
2000/1	453	1763
2001/2	543	2306
2002/3	398	2704
2003/4	431	3135
2004/5	330	3465
<b>2005/6</b>	<b>241</b>	<b>3706</b>

**2a. ii) net additional dwellings for the current year.**

3.24 The housing stock of Waveney increased by 241 dwellings in the 2005/6 monitoring year. This brings the total increase in housing provision to 3,706 since 1996, and 1,943 since 2001.

**2a. iii) projected net additional dwellings up to the end of the relevant DPD period, or over 10 year period from its adoption, whichever is the longer.**

3.25 The Waveney Interim Local Plan (2004) set out provision of new housing in the District in the period from 1996 to 2016 to meet the Structure Plan target. The projected housing provision was made up of three elements:

1. **Existing commitments.** This included dwellings already under construction and land with planning permission. It was assumed that 5% of the permissions will not be implemented.
2. **Windfall developments.** These are sites not in the plan that unexpectedly become available. The occurrence of these sites is difficult to predict, but an average allowance of 100 dwellings per year was assumed.
3. **New housing allocations** set out in the Interim Local Plan.

3.26 Table 3.8 shows the projected number of additional dwellings expected to be built in Waveney between 2006 and 2016. Existing commitments, windfall developments and remaining housing allocations set out in the Interim Local Plan sum to give a total of 3,345 additional proposed dwellings. This would lead to a total over provision of 351 more houses than required in the Structure Plan. The annual average rate of provision is 335 per annum, and this is shown on the housing trajectory in figure 3.2.

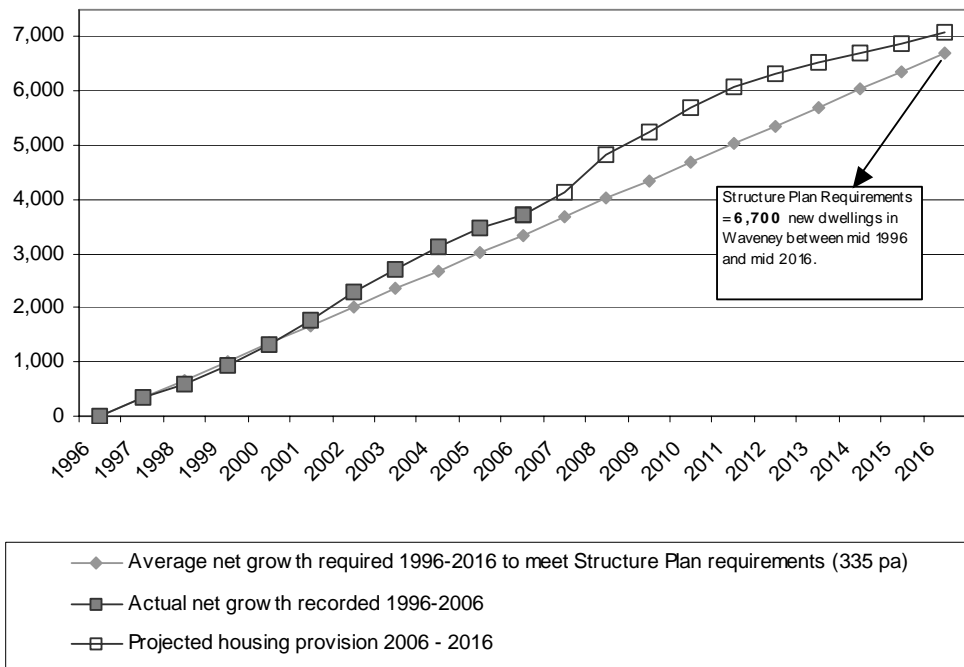
3.27 The housing trajectory (figure 3.2) illustrates our past performance in increasing housing stock in the District compared to the Suffolk Structure Plan target, and shows average projected growth to 2016. This shows that the total provision of additional dwellings in Waveney was on or slightly below target between 1996 and 2001. For the last 5 years there has been an over-provision of new housing compared to the average target. The rate of increase fell in 2004/5 and again in 2005/6, which suggests that this trend might not continue. Housing completion rates

are unlikely to be uniform each year, as planning permissions could until recently be implemented any time within 5 years of the permission being granted (a time limit of 3 years has recently been introduced for full planning permissions). Fluctuations in building rates are linked to the housing market, and the buoyant market of recent years has led to developers building at a faster rate. Projections based on allocations in the Adopted Waveney Local Plan (1996) and the Interim Local Plan (2004) show the total increase in housing stock is likely to be only slightly above the Structure Plan target by 2016.

**Table 3.7. Projected net additional dwellings to 2016 at 31<sup>st</sup> March 2006, Waveney District Council**

Type of development	Net additional dwellings
Structure Plan requirement 1996-2016	6700
Dwellings completed 1996-2006	3706
Dwellings with planning permission	683
Less non-implementations (5%)	-34
Dwellings under construction	360
Windfall allowance (100 pa)	1000
Local Plan allocations (without pp)	1360
<b>Total</b>	<b>7075</b>
Estimated over provision	375

**Figure 3.2. Housing Trajectory**



<b>2a. iv) annual net additional dwelling requirement; and</b>
<b>2a. v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to last year's performance.</b>

3.28 The increase in housing stock during 2005/6 was the lowest recorded since 1997/8. Housing stock increase in Waveney has met or exceeded Suffolk Structure Plan requirements in all other years, as shown in figure 3.2. The annual average rate of increase between 1996 and 2006 was 371 additional dwellings per year, above the average Structure Plan requirement of 335 additional dwellings per year. Based on performance to date, the average rate now required to meet the 2016 housing provision target is reduced to 299 additional dwellings per year.

**Table 3.8. Annual average number of net additional dwellings needed to meet Suffolk Structure Plan housing requirements, Waveney District Council**

Recorded change 1996-2006		Suffolk Structure Plan requirements		
Total housing stock change 1996-2006	Annual rate 1996-2006	Overall requirement 1996-2016	Annual rate identified 1996-2016	Annual rate now required 2006-2016
3706	371	6700	335	299

Other housing indicators

<b>2b. Percentage of new and converted dwellings on previously developed land.</b>
--

3.29 Government guidance and Structure Plan policies indicate that development should be concentrated on previously developed land (PDL or brownfield land) where possible, 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 Regional Planning Guidance for East Anglia (RPG6) contained a regional target of 50% development on PDL, while the Draft East of England Plan (RSS14, December 2004) increased this to 60%, in line with the government's national target.

3.30 The Waveney Interim Local Plan (2004) stated that it would be possible to deliver around 50% of our total housing requirement on previously developed land, taking into account all opportunities available in the District.

**Table 3.9. Number and percentage of dwellings on previously developed land, Waveney District Council**

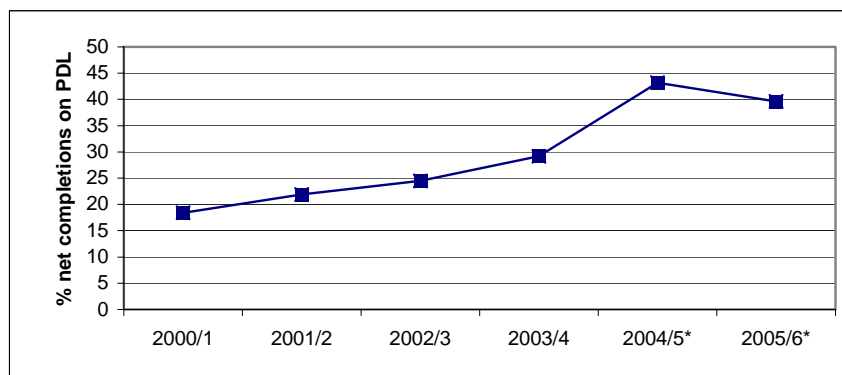
2005/06	Housing completions and conversions gained	Housing completions only*
Gross dwellings completed	392	379
...of which PDL	163	150
% PDL 2005/06	41.6%	39.58%

\* This figure doesn't include changes of use that don't require planning permission, as measured through Council Tax, and is consistent with PDL figures previously published for Best Value Performance Indicators.

3.31 Table 3.9 shows that almost 40% of new dwellings completed in Waveney during 2005/06 were on PDL. This represents a good contribution to the regional target, given the rural character of much of the District. There is limited availability of previously developed sites outside of Lowestoft and the market towns, as evidenced by the Waveney Urban Capacity Study (Waveney District Council, 2002).

3.32 Development on PDL is slightly less in 2005/06 than during the previous year, but there is generally an increasing trend since 2001/2. This is illustrated below in figure 3.3. This indicates that development in Waveney is now more likely to be concentrated on brownfield land within existing settlement boundaries, rather than on new, greenfield land, than in past years.

**Figure 3.3. Percentage of dwellings completed on previously developed land 2001/02 to 2005/06, Waveney District Council**



\* 2004/5 and 2005/6 figures are based on gross completions, while previous years are net. Source: Regional Monitoring

3.33 The amount of development on PDL in Waveney could increase further in future years. Brownfield sites that were allocated in the Waveney Interim Local Plan (2004) could take several years to show in the completion figures. Preferred option proposals for the Lake Lothing Area Action Plan suggest opportunities for significant numbers of new dwellings to be accommodated on brownfield land. However, this must be balanced with the need to protect employment land in order to provide opportunities for business development and reduce local unemployment.

- 2c. Percentage of new dwellings completed at:**
- less than 30 dwellings per hectare;
  - between 30 and 50 dwellings per hectare; and
  - above 50 dwellings per hectare.

3.34 Most new dwellings completed in Waveney during 2005/06 were completed at the relatively low density of <30 dwellings per hectare. This may be due partly to the completion of sites that were granted permission several years ago. Almost a quarter of new dwellings were built at a higher density of 30 to 50 dwellings per hectare. This shows a move towards higher densities compared to last year's figure of 100% at <30 dwellings per hectare.



**Table 3.10. Density of new dwellings completed, Waveney District Council**

2005/06	Percentage of new dwellings completed (gross) *
<30 Dwellings per hectare	77%
30 to 50 Dwellings per hectare	23%
>50 Dwellings per hectare	0

\* Whole sites of 10 or more dwellings

**2d. Affordable housing completions.**

3.35 Affordable housing is defined in *Local Development Framework Monitoring: A Good Practice Guide* (ODPM, 2005a) as being:

1. Wholly funded through registered social landlord and/or local authorities;
2. Wholly funded through developer contribution; or
3. Funded through a mix of public subsidy and developer contribution

3.36 In 2005/06, 18 affordable houses were completed in Waveney. 9 of these were funded through registered social landlord and/or local authorities, while the other half were funded through developer contribution. This falls below the Waveney target in the District Housing Strategy, which is an average of 46 affordable dwellings each year.

**Table 3.11. Affordable housing completions, Waveney District Council**

2005/06	Number of dwellings
Gross affordable completions	18
Net affordable completions	18

**Transport**

**3a. Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF.**

3.37 Table 3.12 shows whether completed commercial developments over 1000m<sup>2</sup> have met the national car parking standards set out in Planning Policy Guidance 13: Transport (PPG13, 1994). For food retail developments over 1000m<sup>2</sup>, PPG13 allows a maximum of 1 space per 14 m<sup>2</sup> of gross floorspace. For non-food retail developments over 1000m<sup>2</sup>, the maximum is 1 space per 20 m<sup>2</sup> of gross floorspace.

**Table 3.12. Completed non-residential development over 1000m<sup>2</sup> complying with PPG13 car-parking standards, Lowestoft**

No of commercial developments >1,000 sq m	Total floorspace of developments, sq m	No of developments complying with PPG13	Total sq m of developments complying with PPG13
3	16,904	1 *	2,857 *

\* See below regarding South Quay development

3.38 Three commercial developments larger than 1000m<sup>2</sup> were completed in Waveney during 2005/06. These were a DIY store in Peto Way, Lowestoft, a supermarket in Blyburgate, Beccles, and a mixed development of a supermarket and non-food retail units at South Quay, Lowestoft (with one shared car-park).

3.39 The DIY store was the only development to fully meet the PPG13 standards, with 1 space per 22.0 m<sup>2</sup>. The number of parking spaces provided at the Beccles superstore was above the threshold for food retail, with 1 space per 12.8 m<sup>2</sup>. This store is in an edge of centre location, and easily accessible from the town centre: the provision of ample car parking here offers opportunities for longer stays and linked trips to the town centre.

3.40 The South Quay development included 1 space per 14.5 m<sup>2</sup> overall, and the car-park is shared between food and non-food retail units. Therefore, it is not easily possible to assign the spaces to either the food or the non-food element of the development. If the spaces were split proportionally between the food and non-food elements, it could be considered that the 6,712 m<sup>2</sup> supermarket did meet the PPG13 parking standards for food retail, although the remaining retail units did not meet the non-food standards. Overall however, the development as a whole did not meet the PPG13 standards, and it has been reported as such in table 3.12.

### Local Services

3.41 The following Use Classes, covering retail, office and leisure development, are referred to in this section:

<b>B1 a</b>	Offices (other than Financial and Professional Services)
<b>A1</b>	Shops
<b>A2</b>	Financial and Professional Services
<b>D2</b>	Assembly and Leisure

<b>4a. Amount of completed retail, office and leisure development; and</b>
<b>4b. Amount of completed retail, office and leisure development in town centres.</b>

3.42 Table 3.13 shows the total amount of retail, office and leisure development completed in Waveney during the monitoring period 2005/06, while table 3.14 shows how much of this was in town centres. Figures are given as both gross external floorspace (which is requested on planning application forms) and gross internal floorspace. The difference between the 2 is that internal floorspace does not include the walls of buildings, and figures are typically between 2.5% and 5% lower than external floorspace figures. Gross internal floorspace has been calculated from this by applying an average reduction of 3.75% to the gross external figure.

3.43 Developments totalling 17,494 m<sup>2</sup> gross internal floorspace were gained in use class A1 (shops), almost all of which were outside town centres. Use class B1a (offices) showed an increase of 1,356 m<sup>2</sup>, but no gains were recorded in town centres. Financial and Professional Services (A2) recorded an increase of 101 m<sup>2</sup> in town centre locations, although this use class saw a net decrease in the District as a whole during the year. No new Assembly and Leisure development (D2) was gained in the District during 2005/06.

3.44 The amount of retail (A1) trading floorspace is defined as the sales space which customers have access to, and excludes areas such as storage. This net internal floorspace can be estimated at around 65% of the gross floorspace for convenience shops (e.g. those selling food and groceries) and 75% for comparison shops (non-food, e.g. clothes, electrical goods). Using an average ratio of 70%, it is estimated that around 12,246 m<sup>2</sup> trading floorspace was gained in Waveney during 2005/6, while around 623 m<sup>2</sup> trading floorspace was lost. Only 60 m<sup>2</sup> of the trading floorspace gained was in town centres.

**Table 3.13. Amount of completed retail, office and leisure development, Waveney District Council**

2005/06	Completed developments		
	Gross external floorspace (gross internal floorspace)		
Use Class	Gained	Lost	Net sq m
A1	18,176 (17,494)	925 (890)	+ 17,251 (+16,604)
A2	359 (346)	779 (750)	- 420 (- 404)
B1 a	1,409 (1,356)	57 (55)	+ 1,352 (+1,301)
D2	0	0	0

**Table 3.14. Amount and percentage of completed retail, office and leisure development in town centres, Waveney District Council**

2005/06	Completed developments		
	Gross external floorspace (gross internal floorspace)		
Use Class	Total Gained	Town Centre Gained	% Gained in Town Centre
A1	18,176 (17,494)	89 (86)	0.5%
A2	359 (346)	105 (101)	29.2%
B1 a	1,409 (1,356)	0	N/A
D2	0	0	N/A

**4c. Amount of eligible open space managed to Green Flag Award standard.**

3.45 The Green Flag scheme was launched in 1996, and is run by the Civic Trust. It is a national standard for parks and green spaces, and it is used through England and Wales as a benchmark of good quality in the management and maintenance of green spaces. It can be awarded to any publicly accessible park or green space that meets the standards. Parks, formal gardens, cemeteries, nature reserves, SSSIs, woodlands and millennium greens are all eligible to apply. A record number of 423 Green Flag Awards were awarded in 2006.

3.46 None of the eligible green spaces in Waveney currently meet the Green Flag Award standards. One reason for this is that not many open spaces currently involve the public in their management. Community involvement is a vital assessment criteria used in the Green Flag scheme. The local community should be actively involved in managing the site through 'Friends' groups or other initiatives. Public participation in conservation or recreational activities is also essential. The amount of public involvement in green spaces in Waveney is expected to increase in the future. For example, the 'Friends of Lowestoft Seafront Esplanade & Gardens' group was

formed in October 2005, which will be involved in a project to improve facilities in the seafront gardens and produce a management plan.

3.47 Oakwood Community Field Project, based in Whitton, Lowestoft, won a Green Pennant Award in 2006. Green Pennant Awards were launched in 2002. They are similar to Green Flag Awards, but designed specifically for sites run by voluntary and community groups. Only 74 were awarded throughout England and Wales in 2006. The Whitton Tenants and Residents Association have developed the once neglected and underused Oakwood Community Field into an attractive community garden, with emphasis on attracting wildlife to the area.

**Table 3.14. Amount and percentage of eligible open space managed to Green Flag Award standard, Waveney District Council**

<b>Total open space in Waveney District</b>	848.54 hectares*
<b>Area managed to Green Flag Award standard</b>	0
<b>% managed to Green Flag Award standard</b>	0
<b>Area managed to Green Pennant Award standard</b>	0.30 hectares
<b>% managed to Green Pennant Award standard</b>	0.04%

\*Figure excludes cemeteries and churchyards

## **Flood Protection and Water Quality**

### **5. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

3.48 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 with water quality.

3.49 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.

3.50 Reasons for the Environment Agency objecting to a development on water quality grounds include the risk of pollution of either 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.

3.51 During 2005/06, only 1 application was granted in Waveney against the advice of the Environment Agency on flood risk grounds. The applicant had revised their original proposal in order to address the Environment Agency's concerns, and in granting the permission the Council believed that the grounds for the objection had been overcome. No applications were granted against the advice of the Environment Agency on water quality 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**

2005/06	Flood defence	Water quality
Applications granted against Environment Agency advice	1	0

## Biodiversity

### 6. ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, subregional or local significance.

3.52 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 2005/06

**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.

3.53 The area of Sites of Special Scientific Interest increased by 234 hectares during 2005/06, although the number of designated sites remained unchanged. This is because an extension to Pakefield - Easton Bavents SSSI was notified on 8<sup>th</sup> December 2005. The SSSI was extended and renotified by English Nature (now

Natural England) to address changes to the coastline. Since the coastal cliffs are retreating, some special features were being left outside of the former boundary.

3.54 During 2005/06 there was no change in areas designated for their international or local ecological importance in Waveney. The number and area of Ramsar sites, Special Protection Areas, Special Areas of Conservation, County Wildlife Sites and Local Nature Reserves all remained unchanged from last year's figures.

**Table 3.16. Number and area of sites designated for their intrinsic environmental value, Waveney District Council**

2005/06	Number	Area, hectares	Comments
Ramsar	1	191	No change during 2005/06
SPA	2	716.5	No change during 2005/06
SAC	2	573	No change during 2005/06
SSSI	10	1247	Extension to Pakefield – Easton Bavents SSSI notified 8 <sup>th</sup> December 2005
CWS	113	1620	No change during 2005/06
LNR	3	41	No change during 2005/06

## Renewable Energy

### 7. Renewable energy capacity installed, by type.

3.55 During 2004/5, 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 the largest onshore wind turbine in the UK, with a generating capacity of 2.75MW. It generates enough electricity to supply over 1500 homes and will save in excess of 6000 tonnes of greenhouse gas emissions per year.

3.56 No further renewable energy capacity was installed in Waveney during the monitoring year.

**Table 3.17. Renewable energy capacity installed in Waveney, 2005/6**

Type of renewable energy	Generating capacity, MW	Comments
Onshore wind	2.75	No change during 2005/06

## Gypsy and Traveller Issues

### 8a Number of authorised public and private sites (both permanent and transit), and numbers of caravans on them over the period monitored; and.

3.57 Waveney has one authorised transit site, 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). The site has 20 pitches, with a capacity of 34 caravans.

**8b. 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).**

3.58 A count of gypsy and traveller caravans in the District in July 2005 recorded 26 caravans on authorised sites, and 15 unauthorised encampments on land not owned by the gypsies. A count six months later, in January 2006, recorded 33 caravans on authorised sites, and no unauthorised encampments (see table 3.18).

**Table 3.18. Number of gypsy and traveller caravans on authorised and unauthorised sites, Waveney District Council**

	<b>Number of caravans, July 2005</b>	<b>Number of caravans, January 2006</b>
Authorised site: Council	0	0
Authorised sites: Private	26	33
Unauthorised encampments: land owned by gypsies	0	0
Unauthorised encampments: land not owned by gypsies	15	0
<b>Total</b>	<b>41</b>	<b>33</b>

**8c. 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.**

3.59 No applications for new gypsy and traveller sites, or expansion of existing sites, have been received during the 2005/6 monitoring period.

3.60 In May 2005, planning permission was granted on appeal for the change of use of 2 caravans to residential use in St James South Elmham, Halesworth. The appeal established that the applicant was a gypsy, but the site is not available for use by other gypsies and travellers. The caravans were located on land belonging to the applicant, and one of the conditions of granting residential occupation was that it was personal to the applicant, and could not be carried on by anyone else.

3.61 The authorised gypsy and traveller site at Kessingland was granted planning permission for an additional 4 pitches in April 2004, which as yet are unimplemented.

**8d. Progress of any work to assess housing needs of gypsies and travellers in accordance with the requirements of housing legislation and planning policy.**

3.62 The housing needs of gypsies and travellers in Waveney will be assessed as part of a joint Gypsy and Traveller Needs Assessment, currently in progress with four other Suffolk authorities. Work on the Housing Needs Assessment has now commenced, and the final report is due for completion by the end of March 2007. The findings will form part of the wider Housing Market Assessment being undertaken with Great Yarmouth Borough Council, which is also due for completion in March 2007.

**8e. General assessment of the use and performance of existing development plan policies on gypsy and traveller issues.**

3.63 Two 'saved' policies from the Waveney Local Plan (1996) refer to gypsy and traveller sites:

- H22 Temporary or emergency stopping places for travelling showpeople and gypsies
- H23 Gypsy site development criteria

3.64 These have since been updated by two policies in the Waveney Interim Local Plan (2004):

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

3.65 None of these policies were implemented in decisions during the 2005/06 monitoring year, since they are development control policies, which are triggered by relevant planning applications. It is not possible to assess how successful the policies are at dealing with planning issues relating to gypsies and travellers based on cases during this year. We do need to retain the Interim Local Plan policies for the time being, in order to have a policy basis to deal with any relevant cases and applications that may arise in the future, until such time as new development plan policies are prepared.

3.66 An appeal decision in May 2005 suggested that the policies may need to be updated, to address different types of development and more clearly define the assessment criteria. This particular case concerned an application for a settled site of 2 caravans in a rural location, initially refused by the council but allowed by the Planning Inspector on appeal. The case highlighted that current policies are designed to deal with temporary or transit sites, rather than sites for settled occupation. This is also an issue touched on in recent Government guidance.

3.67 In the light of these comments and the changing policy context we will need to review our current planning policies for gypsies and travellers in the preparation of the Core Strategy and Development Control Policies documents.

**Other Relevant Local Indicators**

3.68 This section presents data for a series of indicators addressing locally important issues that were not covered by the national core indicators. These 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 3.19. Results for other local indicators, Waveney District Council 2005/06**

Indicator	Waveney District	Average of all Suffolk Districts
a) Percentage of household waste recycled or composted	46.6%	40.5%
b) Average property price to income ratio	7.07 *	7.26 *
c) Percentage unemployment measured through claimant count	3.7% *	2.1% *

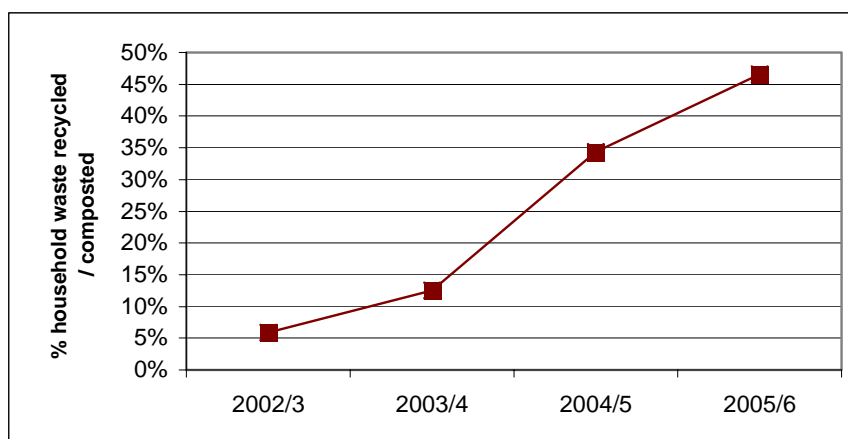
\* Quarterly figure for March 2006 (source: Suffolk Observatory)

**9a. Percentage of household waste recycled or composted.**

3.69 The percentage of household waste recycled or composted in Waveney was 46.6% during 2005/06, above average for Suffolk. There has been significant improvement in performance over the last 2 years, as shown in figure 3.4. This is the result of introducing 3-bin kerbside collections and promoting recycling throughout the District.

3.70 Waveney District Council's achievements in recycling were acknowledged when the Council was a finalist for the "Recycling Target Success" award at the 2006 National Recycling Awards.

**Figure 3.4. Percentage of household waste recycled or composted 2001/2 to 2005/6, Waveney District Council**

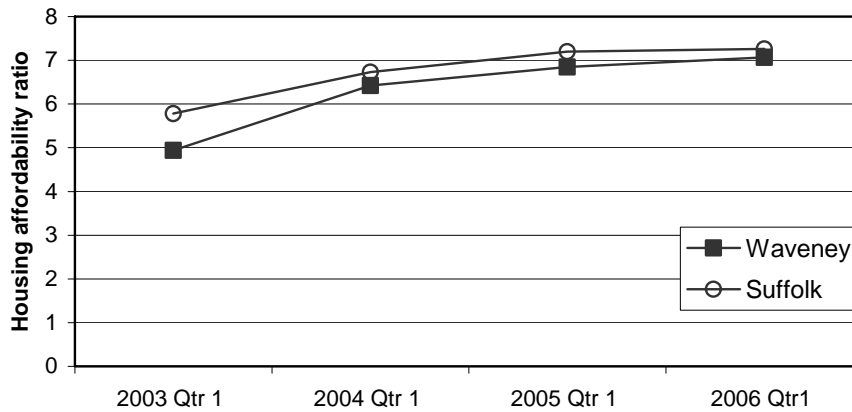


**9b. Average property price to income ratio.**

3.71 The average property price to income ratio continued to increase during 2005/06, indicating that housing is becoming less affordable for residents. Waveney has experienced the greatest property price increase in relation to income of all Districts in Suffolk between 2003 and 2006. The average property price to income

ratio remains a little below the average ratio for Suffolk, indicating that housing is more affordable in Waveney than in other parts of the county, despite the rises in recent years. However, the ratio is closer to the Suffolk average now than in it was in the past.

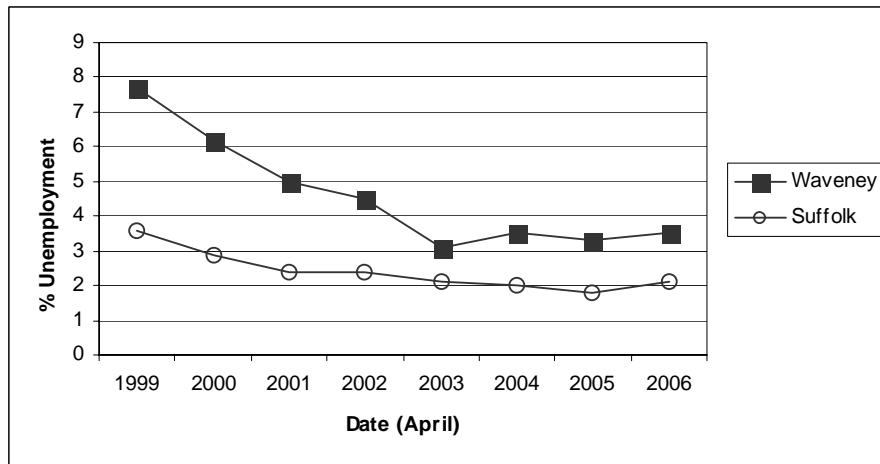
**Figure 3.5. Average property price to income ratio 2005/06, Waveney District Council**



**9c. Percentage unemployment measured through claimant count.**

3.72 The percentage unemployment measured through claimant count was 3.7% in Waveney in March 2006. Figure 3.6 shows that this remained higher than the average rate for Suffolk, although there has been significant improvement in recent years compared to figures prior to 2003. The unemployment rate in Waveney remains higher than regional and national averages.

**Figure 3.6. Unemployment rate in Waveney and Suffolk, 1999 to 2006**



### Future development of the monitoring framework

3.73 A small number of core indicators are not covered by existing data collection requirements, and could not be reported on this year. Monitoring systems need to be put in place to provide data for these indicators in future years, as detailed below in table 3.20.

**Table 3.20. New monitoring requirements arising from core indicators**

	<b>Indicator</b>	<b>Proposals for future monitoring</b>
1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment, and a major health centre	Work with Suffolk County Council to utilise the database for the Department for Transport's accessibility indicators.
2	Change in priority habitats and species (by type) of biodiversity importance	Work with Suffolk County Council BAP Officer to assess change in key Biodiversity Action Plan habitats and species.

3.74 In addition, more detail is likely to be available for gypsy and traveller indicators in the 2006/07 monitoring year. More detailed monitoring information is now collected relating to unauthorised gypsy and traveller encampments reported throughout the year. The Gypsy and Traveller Needs Assessment, due for completion by the end of March 2007, will also give more information on any unmet need for pitches within the District.

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

4.1 Regulation 48 of the Local Development Framework Regulations 2004 (HM Government, 2004) 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 in 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 all those in the Waveney Interim Local Plan (2004). Policies in the Waveney Local Plan (1996) have been ‘saved’ under transitional arrangements pending the preparation of the new LDF documents. Appendix 2 also indicates the number of times each policy was implemented in a planning application decision during the monitoring year 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006.

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 adopted Local Plan 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 A total of 61 ‘saved’ Local Plan policies and 36 Interim Local Plan policies were not used in determining planning applications during the 2004/5 monitoring year. These are listed separately in Appendix 3.

4.5 Almost all of these policies fall into two groups. The first type are policies concerning the development of a specific site or transport proposal. The second group consists of development control policies, either with restricted geographical scope (e.g. relevant only to village greens and common land, or certain towns), or concerned with specialised types of development (e.g. renewable energy developments or caravan sites).

4.6 Both groups of policies are unlikely to be implemented regularly in planning decisions, due to their specialised nature, and it is unusual for them to be referred to in any given year. Other policies may have a deterrent effect: by setting out clearly that certain types of developments will not be allowed in certain areas, such as coastal erosion risk zones or Areas of Outstanding Natural Beauty, it prevents unsuitable applications from being submitted.

4.7 The reason that the majority of these policies were not implemented during 2005/6 was simply that no relevant applications were received during the monitoring period. Most still need to be retained to deal with the eventuality of any relevant proposals.

4.8 The exceptions to this are those 'saved' policies that have already been superseded through the preparation of the Interim Plan, leading to some being amended or updated. Such policies are indicated in Appendix 3, and include policies on tourism, car parking, transport interchange facilities and open space standards. One further 'saved' policy, relating to public transport, has been overtaken by the Local Transport Plan and therefore no longer required. The Interim Plan policy relating to the production of an Area Action Plan for the Lake Lothing Area could now also be updated following the formation of the URC, as outlined in section 2.

4.9 Policies relating to specific sites no longer need to be retained once that land has been developed. Such policies in the 'saved' and Interim Local Plans are highlighted in Appendix 3. These policies should be revisited in the future to consider rewording or removing the existing policy. If the sites(s) remain only partially developed, or if planning permissions are not implemented, the policy may still need to be retained, although perhaps in an amended form.

### **Assessment of implemented policies**

4.10 Analysis of results for the core indicators gives an indication of the success of selected implemented policies.

#### Supply of land for housing

Adopted Plan (1996) H1; Interim Plan (2004) H1

Monitoring data shows that housing has been delivered at a rate which exceeds Suffolk Structure Plan targets, although the rate has fallen for the last 2 years. 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. However, this needs to be monitored in future years to ensure that a supply is maintained.

#### 4.11 Previously Developed Land

Interim Plan (2004) LP1, H1, H6

Policies encouraging the use of previously developed land over greenfield land, where opportunities are available, are proving to be successful. Most employment development and an increased amount of residential development is now taking place on brownfield land. This could be expected to increase further over time, as older greenfield permissions granted before the current focus on previously developed land are completed.

#### 4.12 Loss of employment land in existing employment areas

Adopted Plan (1996) E2; Interim Plan (2004) E2

Existing policies aim to restrict the loss of employment land to other uses within employment areas. Figures show that employment land continues to be lost to other uses (particularly retail and other commercial uses), although some of the recorded

losses are justified as part of the regeneration of vacant employment areas. Results from this indicator should be monitored in future years to ensure that these policies are having the desired effect in designated employment areas where non-employment uses should not be permitted.

#### 4.13 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 remain low in 2005/06. The impact of this policy of the delivery of affordable housing should be monitored in future years, once time has been allowed for the effects of this relatively new policy to show in completion figures.

#### 4.14 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. The density of completed developments remained low in 2005/06. The impact of this policy of the density of housing should be monitored in future years, once time has been allowed for the effects of this relatively new policy to show in completion figures.

#### 4.15 Retail and leisure development

Adopted Plan (1996) SHO3; Interim Plan (2004) S3

Policies aiming to focus new retail and leisure development in town centres do not appear to be having an impact, since little new development of this type took place within town centre boundaries. However, this does depend on the availability of suitably sized sites within town centres. This years figures included 2 large retail developments which took advantage of brownfield sites in accessible locations within towns, one of which was well placed on the edge of Beccles town centre.

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

4.16 43 decisions received from the Planning Inspectorate for planning appeals in Waveney during the monitoring year 2005/6 were analysed. Of these, 15 were allowed on appeal, 2 partially allowed and the remaining 26 dismissed. The appeals allowed by the Planning Inspector were assessed to see if they suggested any additional policies that were not implemented as intended, or that could be improved in future policy review.

4.17 One appeal decision, in May 2005, suggested that the policies relating to gypsy and traveller sites may need to be updated, to address different types of development and more clearly define the assessment criteria. This particular case concerned an application for a settled site of 2 caravans in a rural location, initially refused by the council but allowed by the Planning Inspector on appeal. The case

highlighted that current policies are designed to deal with temporary or transit sites, rather than sites for settled occupation.

Interim Local Plan (2004) policies:

H19 – Stopping places for travellers and travelling showpeople

H20 – Travellers sites

Adopted Local Plan (1996) policies:

H22 – Temporary or emergency stopping places for travelling showpeople and gypsies

H23 – Gypsy site development criteria

4.18 The policy review process is continuing as new Local Development Plan documents are produced. This will include public consultation on criteria for gypsy and traveller sites, taking into account up-to-date national guidance (ODPM Circular 01/2006). This consultation is set to take place during the coming year.

## 5. Summary and Conclusions

### Progress of Local Development Scheme:

5.1 Waveney District Council has generally made good progress during 2006 against the timetable set out in the revised LDS first review. Most scheduled milestones have been met during 2005/06, including the preferred option consultation for the Core Strategy, and production of the Lake Lothing Area Action Plan, Site Specific Allocations and Development Control Policies documents. However, it has been necessary to carry out further work, particularly following the first Inspectors Reports for Core Strategies and ensuing advice from GO-East. This has meant that submission of the Core Strategy and preferred options consultation on the Lake Lothing Area Action Plan has taken longer than expected and not taken place according to this timetable.

5.2 A revised LDS will be published during 2007, setting out a new timetable for the Core Strategy, Lake Lothing Area Action Plan and all subsequent documents.

### Monitoring of core indicators:

5.3 Monitoring data for 2005/06 was presented for almost all of the core indicators. Indicators showed a net decrease of employment floorspace in the District, mainly caused by losses in General Industry (B2) uses. This was largely due to a former employment area near Beccles town centre being redeveloped as a supermarket (A1 use). Other employment uses (B1 and B8) recorded net gains. Some employment floorspace was lost to other uses in the Lake Lothing Area Action Plan area, covered by 1st East Urban Regeneration Company. This is to be expected as surplus employment land continues to be redeveloped as part of the wider regeneration of this area. Only around 10% the employment land lost was lost to residential development, and most was redeveloped for other commercial uses. Almost three quarters of employment land gained was on previously developed land.

5.4 Waveney shows good performance in new housing provision, and is currently exceeding housing stock growth targets set out in the Suffolk Structure Plan. It is anticipated that housing stock targets will be met or exceeded to 2016. Use of previously developed land was high compared to figures from before 2004. Housing density and affordable housing completions were relatively low, although density had increased compared to last year.

5.5 National parking standards were met by 1 of the 3 eligible non-residential developments to be given permission in the District during 2005/06. There was a net increase in retail (A1) and office (B1a) development, although little of this was within town centre boundaries. No open spaces in Waveney are currently managed to Green Flag Award standards, but Oakwood Community Field was one of only 74 sites across England and Wales to gain a Green Pennant Award this year.

5.6 Only 1 application was granted contrary to Environment Agency advice on flood risk grounds; none on water quality grounds. No designated ecological sites were lost during 2005/06, but an extension to an existing Site of Special Scientific



Interest was notified in December 2005. The commercial wind turbine at Ness Point, Lowestoft gives the District the capacity to generate 2.75MW of renewable energy.

5.7 A total of 33 gypsy and traveller caravans were recorded in the District in January 2006, all of which on the authorised transit site at Kessingland, Lowestoft. The site has an unimplemented permission for 4 additional pitches. Local policies relating to gypsy and traveller sites were not implemented during 2005/06, as no relevant applications were received. A joint Housing Needs Assessment that will assess the needs of gypsies in Waveney and other Suffolk authorities is underway, and due for completion by the end of March 2007.

5.8 Locally defined indicators show positive increases in household waste recycling, and a stabilisation of the average property price to income ratio. However, unemployment remains relatively high.

5.9 Two indicators could not be reported this year, as these areas are not currently monitored. Systems need to be developed to collect data for these indicators in the future, in partnership with Suffolk County Council. The indicators are:

- new residential development within 30 minutes of key services;
- change in priority habitats and species.

#### Policy implementation:

5.10 Saved policies from the Waveney Local Plan (1996) were assessed together with emerging policies in the Waveney Interim Local Plan (2004). Analysis of planning decisions identified a number of policies that were not implemented during 2005/06. These were generally specialised in nature, dealing with particular sites or types of developments only, and therefore not expected to be in regular use. Most unimplemented policies need to be retained for future use, but several relate to sites either fully or partially developed, and these could be reworded or removed in the future. Many Local Plan policies have already been updated in the Interim Local Plan, and this process is continuing in the current LDF process.

5.13 Saved policies were assessed in relation to The Council's performance in the Core Indicators. Policies to ensure a supply of land for housing and encourage use of previously developed over greenfield land were shown to have been successful to date. Those that aim to prevent the loss of employment land and concentrate retail development in town centres appear less successful so far, although there are mitigating factors to consider, such as opportunities to redevelop surplus brownfield industrial sites. The effectiveness of these policies needs to be monitored in future years. Policies relating to affordable housing provision and housing density changed in the Interim Local Plan, and it may take several years for the outcome of these stricter policies to be apparent in housing completion figures.

5.12 Assessment of planning appeal decisions identified that policies on gypsies and travellers could potentially be reviewed so as to aid clarity and be relevant for different types of applications. The following policies were highlighted for review in future policy development:

- Interim Plan policy H19 regarding stopping places for travellers and travelling showpeople;

- Interim Plan policy H20, regarding travellers sites;
- Local Plan policy H22, regarding temporary or emergency stopping places for travelling showpeople and gypsies;
- Local Plan policy H23, regarding gypsy site development criteria.

Key actions:

5.12 The key actions arising from this report are summarised below:

- Revise the LDS timetable to reflect delays in submission of the Core Strategy and consultation on preferred options for the Lake Lothing Area Action Plan.
- Publish the new timetable in a revised LDS during 2007.
- Extend existing monitoring frameworks to cover the AMR indicators for which data was not available this year.
- In future policy review, consider revising or replacing policies if the specific sites to which they refer have been developed, and assess issues raised by Planning Inspectors in appeal decisions.

## 6. References

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

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

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

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

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

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

## 7. Glossary of Terms

**Affordable housing** - Affordable housing is defined in *Local Development Framework Monitoring: A Good Practice Guide* (ODPM, 2005a) as being:

1. Wholly funded through registered social landlord and/or local authorities;
2. Wholly funded through developer contribution; or
3. Funded through a mix of public subsidy and developer contribution.

**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 C of PPG 3: Housing).

**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 Control 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 control 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.

**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).

## 8. 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

1. Business Development
  - a. Amount of floorspace developed for employment by type.
  - b. Amount of floorspace developed for employment by type, in employment or regeneration areas.
  - c. Amount of floorspace by employment type, which is on previously developed land.
  - d. Employment land available by type.
  - e. Losses of employment land in i.) employment/regeneration areas and ii.) in local authority area.
  - f. Amount of employment land lost to residential development.
2. Housing Delivery (including trajectory)
  - a. Housing trajectory showing:
    - i. net additional dwellings over the previous five year period or since the start of relevant DPD period, whichever is the longer;
    - ii. net additional dwellings for the current year;
    - iii. projected net additional dwellings up to the end of the relevant DPD period, or over 10 year period from its adoption, whichever is the longer;
    - iv. the annual net additional dwelling requirement;
    - v. annual average number of net additional dwellings needed to meet overall housing requirements, having regard to last year's performance.
  - b. Percentage of new and converted dwellings on previously developed land.
  - c. Percentage of new dwellings completed at:
    - i. less than 30 dwellings per hectare;
    - ii. between 30 and 50 dwellings per hectare; and
    - iii. above 50 dwellings per hectare.
  - d. Affordable housing completions.
3. Transport
  - a. Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF.
  - b. Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).
4. Local Services (retail, leisure, open space etc)
  - a. Amount of completed retail, office and leisure development.
  - b. Amount of completed retail, office and leisure development in town centres.
  - c. Amount of eligible open spaces managed to Green Flag Award status.
5. Flood Protection and Water Quality

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

6. Biodiversity

Change in areas and populations of biodiversity importance, including:

- i. change in priority habitats and species (by type); and
- ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional, subregional or local significance.

7. Renewable Energy

Renewable energy capacity installed, by type.

8. Gypsy and Traveller Issues

- 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.
- 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.
- 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.
- 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 this anticipated to be undertaken and the nature of this work.
- e. General assessment of the use and performance of existing development plan policies on gypsy and travellers issues.

9. Other Relevant Local Indicators

- a. Percentage of household waste recycled or composted.
- b. Average property price to income ratio.
- 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 are automatically “saved” for a period of three years from the 28th September 2004. Policies contained in the Interim Local Plan are also listed. The Interim Local Plan was published in 2004, and represents the Council’s emerging policies.

Under the new arrangements these 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 Core Strategy, the Site Allocations and the Core Development Control policies.

WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY	FREQUENCY OF USE 2005/06
<b>Environment</b>	
ENV1 Areas of Outstanding Natural Beauty and Heritage Coast	115
ENV2 Special Landscape Area	7
ENV3 Development adjoining the Broads Area	2
ENV4 Strategic Gaps	2
ENV5 Sites of Special Scientific Interest	4
ENV6 County Wildlife Sites and Local Nature Reserves	5
ENV7 Protection of Natural Features	40
ENV8 Greenways	5
ENV9 Tree and Hedgerow Protection	19
ENV10 Tree Preservation Orders	10
ENV11 Common Land and Village Greens	0
ENV12 Renewable Energy: Wind Power	0
ENV13 Coastal Erosion and Flooding	1
ENV14 Coastal Protection	0
ENV15 Coastal Erosion Risk Zone	2
ENV16 Coastal or River Flood Risk	9
ENV17 Ground Water Protection	3
ENV18 Risk of Flooding due to Surface Water Run-Off	13
ENV19 Foul Drainage	9
ENV20 Conservation Areas	175
ENV21 Demolition of Unlisted Buildings in Conservation Areas	6
ENV22 Alterations to Listed Buildings	76
ENV23 Setting of Listed Buildings	43
ENV24 Conversion of Listed Buildings	13
ENV25 Demolition of Listed Buildings	2
ENV26 Shopfront/Fascia Design in Conservation Areas	8
ENV27 Illuminated Advertisements in Conservation Areas and on Listed Buildings	12
ENV28 Illuminated Advertisements	22
ENV29 Advertisement Signs & Shop Fronts	39
ENV30 Historic Parks and Gardens	2
ENV31 Ancient Monuments and other sites of National Archaeological Importance	3

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
ENV32 Sites of Regional and Local Archaeological Importance	30
ENV33 Design of New Developments	220
ENV34 Crime Prevention	8
<b>Housing</b>	
H1 Housing Land Supply	1
H2 More Homes and a Better Environment	0
H3 Types of Housing Required	3
H4 Affordable Housing	2
H5 Adaptable/Accessible Housing	1
H6 Housing Allocations	6
H7 Urban Consolidation/Infilling	49
H8 Residential Design Guidelines	89
H9 Redevelopment of Larger Properties and Private Gardens	25
H10 Backland Development	36
H11 Infill/Consolidation Sites	37
H12 Conversion of Existing Properties to Self Contained Flats	7
H13 Conversion of Existing Properties to Houses in Multiple Occupation (HMOs)	0
H14 Areas where Conversion to HMOs or Self-Contained Flats would be Resisted	0
H15 Conversion of Accommodation above Shops	5
H16 Sheltered Housing Schemes, Nursing Homes and Residential Care Homes	1
H17 Extensions to Residential Care Homes and Nursing Homes	4
H18 Extensions to Dwellings	534
H19 Mobile Homes	5
H20 Replacement Dwellings in the Countryside	6
H21 Extensions to Dwellings in the Countryside	7
H22 Temporary or Emergency Stopping Places for Travelling Showpeople and Gypsies	0
H23 Gypsy Site Development Criteria	0
<b>Industry and Employment</b>	
E1 Industrial Land Allocations	1
E2 Existing Industrial Areas and Adjacent Sites	26
E3 Existing and New Businesses	18
E4 Rural Diversification	3
E5 Industrial Development in the Open Countryside	1
E6 Re-Use of Existing Buildings in the Countryside	14
E7 Working from Home	9
E8 Hazardous Development	0
E9 Design and Layout of Industrial Development	13
<b>Communications</b>	
TR1 Major Road Schemes - Safeguard of Routes	0
TR2 Traffic Calming/Speed Restrictions/Heavy Goods Vehicles	2
TR3 Lorry Parks	0
TR4 Roadside Facilities	2
TR5 Highway Access	68
TR6 Car Parking Standards	23

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
TR7 Commuted Car Parking	0
TR8 Public Transport	0
TR9 Interchange Facilities	0
TR10 Cycleway Routes	0
TR11 Provision for Cyclists	1
TR12 Cycle Parking Facilities	3
TR13 Pedestrian Environment	1
TR14 Retention of Existing Footpaths	4
TR15 Accessibility & Needs of Disabled People	2
<b>Shopping &amp; Town Centres</b>	
SHO1 Improvements to Shopping Areas	1
SHO2 Town Centres	4
SHO3 Shopping Developments	2
SHO4 Retailing on Industrial Estates	0
SHO5 Local Neighbourhood Shops	8
SHO6 Village Shops	3
SHO7 Garden Centres	0
SHO8 Farm Shops	0
<b>Recreation and Open Space</b>	
OS1 Existing Public Open Space Protection	3
OS2 Sites of Recreation/Amenity Value	2
OS3 Upgrading of Existing Open Space	0
OS4 Proposed Public Open Space	1
OS5 Open Space Standard	0
OS6 Recreation Facilities	7
OS7 Access to the Countryside	1
OS8 Small Scale Recreation Facilities in the Countryside	0
OS9 Large Scale Recreation Facilities in the Countryside	1
<b>Tourism</b>	
TM1 Tourism in Corton	0
TM2 Tourism in Gunton	0
TM3 Tourism in North Denes/Sparrows Nest Area	0
TM4 Tourism in the Central Area of Lowestoft	0
TM5 Tourism in the South Beach Area of Lowestoft	1
TM6 Tourism Uses - Western End of Lake Lothing	0
TM7 Tourism in the Pakefield/Kessingland Coastal Strip	0
TM8 Extension to Holiday Development - Kessingland	1
TM9 Conversion to Guest House Use in Lowestoft	1
TM10 Tourism Facilities in the Rural Areas	9
TM11 Small Scale Caravan/Camping Sites	0
TM12 Existing Permanent Holiday Accommodation	0
TM13 Static Caravan, Chalet and Cabin Sites	0
TM14 Redevelopment of Existing Holiday Accommodation	1
TM15 Caravan/Chalet Occupancy	5
<b>Community Facilities</b>	

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
CF1 School Sites	0
CF2 Childcare Facilities	0
CF3 Community Care Homes	0
CF4 New Community Facilities	11
CF5 New Community Facilities resulting from Development Proposals	1
CF6 Allotments	0
CF7 Electricity Overhead Lines	0
CF8 Telecommunications Facilities	0
CF9 Satellite Dishes	1
<b>Villages &amp; Rural Areas</b>	
V1 Limits to Development	22
V2 Housing Allocations	0
V3 Infill Developments	20
V4 Low Cost Housing in Rural Areas	1
V5 Agricultural Workers' Dwellings	8
V6 Conversion of Rural Buildings	16
V7 Horse Related Development	12
V8 Commercial Development in the Open Countryside	2
V9 Agricultural Land	2
V10 Agricultural Development	1
V11 Intensive Livestock Units	1
<b>Lowestoft</b>	
LOW1 Open Break - Gunton	0
LOW2 Open Break - Carlton Colville	0
LOW3 Traditional Buildings Associated with the Fishing Industry	0
LOW4 Town Centre & Secondary Shopping Centres	7
LOW5 Primary Retail Area	0
LOW6 Predominately Office Area	2
LOW7 Secondary Shopping Areas	0
LOW8 London Road South Shopping Core	0
LOW9 London Road South Conversions to Residential	0
LOW10 Multi Storey Car Park, Clapham Road	0
LOW11 Pedestrian Priority Areas	0
LOW12 Lothingland Hospital	0
<b>Beccles</b>	
BEC1 Pedestrianisation/Pedestrian Priority Areas	0
BEC2 Extensions to Car Parks	0
BEC3 Environmental Enhancement, Old Market	0
BEC4 Beccles Maltings	0
BEC5 Community Facilities, Common Lane	0
BEC6 Extension to Cemetery, London Road	0
<b>Bungay</b>	
BUN1 Environmental Improvements	0
BUN2 Bus Station Feasibility Study	0
<b>Halesworth</b>	

<b>WAVENEY SAVED LOCAL PLAN (ADOPTED NOVEMBER 1996) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
HAL1 Environmental Improvements	0
HAL2 Retail Development, rear of Thoroughfare	0
HAL3 Community Centre, off Thoroughfare	0
<b>Southwold</b>	
S1 Limits to Development	5
S2 Visitor Related Accommodation	2
S3 Southwold Harbour Caravan and Campsite	0
S4 Southwold Harbour	0
S5 Area for New Moorings	1
S6 Replacement Moorings	5
S7 Huts at Southwold Harbour	2
S8 The Common	1
<b>Kessingland</b>	
K1 Limits to Development	1
K2 Setting of the Area of Outstanding Natural Beauty	0



<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
<b>Local Plan Vision and Land Use Strategy</b>	
LP1(05/2004) Physical limits	35
<b>Regeneration and Renaissance</b>	
R1(05/2004) Mixed use development	0
R2(05/2004) Mixed use allocations	0
R3(05/2004) Lake Lothing area Action Plan	0
<b>Development Control</b>	
DC1(05/2004) Neighbour amenity	555
DC2(05/2004) Design	780
DC3(05/2004) Community safety	9
DC4(05/2004) Access for all	7
DC5(05/2004) Efficient use of resources	21
DC6(05/2004) Conversion and re-use of buildings	17
DC7(05/2004) Landscaping scheme with new developments	40
DC8(05/2004) Protection of existing natural and semi-natural features on development sites	41
DC9(05/2004) Protection and creation of new habitats identified in Biodiversity Action Plans	8
DC10(05/2004) Pollution control	6
DC11(05/2004) Contaminated land	2
DC12(05/2004) Hazardous Substances	0
DC13(05/2004) Water supply and drainage provision to new developments	9
DC14(05/2004) Surface water drainage	10
DC15(05/2004) Pollution of groundwater	3
DC16(05/2004) Flood risk	16
DC17(05/2004) Planning Obligations	13
DC18(05/2004) Access to new development	67
DC19(05/2004) Accessibility to new development by non-car modes	2
DC20(05/2004) Parking Standards	24
<b>Providing Homes for All</b>	
H1(05/2004) Sites for future housing development	1
H2(05/2004) Woods Meadow housing allocation	0
H3(05/2004) Density of new residential development	10
H4(05/2004) Types of housing	3
H5(05/2004) Development of affordable housing	10
H6(05/2004) Housing within towns and larger villages	62
H7(05/2004) Redevelopment of larger properties and gardens	34
H8(05/2004) Backland development	29
H9(05/2004) Flats above shops	8
H10(05/2004) Conversion of properties to residential use	12
H11(05/2004) Conversion of accommodation to self-contained flats (existing saturation levels)	0
H12(05/2004) Nursing and residential care homes	6
H13(05/2004) Infill development in the countryside	20
H14(05/2004) New housing in the countryside	20
H15(05/2004) Replacement dwellings in the countryside	9

<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
H16(05/2004) Provision of affordable housing in the countryside	0
H17(05/2004) Extensions to dwellings	559
H18(05/2004) Mobile homes	4
H19(05/2004) Stopping places for travellers and travelling showpeople	0
H20(05/2004) Travellers sites	0
<b>Industry and Employment</b>	
E1(05/2004) Industrial Land Allocations	1
E2(05/2004) Existing Industrial Areas	25
E3(05/2004) Existing and new businesses outside Existing Industrial Areas	18
E4(05/2004) Safeguarding employment uses in residential areas	2
E5(05/2004) Working from home	7
E6(05/2004) Farm diversification	2
E7(05/2004) Re-use of existing buildings in the countryside	40
E8(05/2004) Agricultural development	3
E9(05/2004) Intensive livestock production units	1
<b>Shopping</b>	
S1(05/2004) Allocation of South Quay site for mixed use development	0
S2(05/2004) Allocation of land at Clifton Road/ Economy Road, Lowestoft	0
S3(05/2004) Major retail and leisure development	4
S4(05/2004) Lowestoft town centre: main shopping streets	8
S5(05/2004) Lowestoft town centre: Core Shopping Area	0
S6(05/2004) Conversions of buildings within the Office Areas	2
S7(05/2004) Conversions of buildings within the Lowestoft central area	1
S8(05/2004) Protection of retail use in the Market Town centres	4
S9(05/2004) Changes of use within Market Town centres	3
S10(05/2004) Land between the Thoroughfare and Saxon's Way, Halesworth	0
S11(05/2004) Changes of use within the Kirkley District Shopping Centre	1
S12(05/2004) Change of use outside Kirkley District Shopping Centre	0
S13(05/2004) Changes of use within Oulton Broad District Shopping Centre	1
S14(05/2004) Ground floor changes of use in local shopping centres	1
S15(05/2004) Village and neighbourhood shops	4
S16(05/2004) Farm shops	0
S17(05/2004) Garden centres	0
<b>Tourism</b>	
TM1(05/2004) Tourism allocation of North Denes area	1
TM2(05/2004) Tourism allocation of Lowestoft harbour	0
TM3(05/2004) Tourism allocation of western end of Lake Lothing	0
TM4(05/2004) Conversions and extensions to guest houses in Lowestoft	1
TM5(05/2004) Replacement moorings, Southwold harbour	6
TM6(05/2004) Extensions to landing stages or pontoons, Southwold harbour	3
TM7(05/2004) Replacement huts and additional buildings, Southwold harbour	1
TM8(05/2004) Extensions to huts and other buildings, Southwold harbour	1
TM9(05/2004) Existing tourism areas	2
TM10(05/2004) Caravans and camping	0
TM11(05/2004) Permanent holiday accommodation	6
<b>Providing for Sustainable Transport</b>	

<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
T1(05/2004) Safeguard land for the South Lowestoft Relief Road	0
T2(05/2004) Safeguard land for Phase 5 of the Northern Spine Road	0
T3(05/2004) Improvements to Lowestoft town centre	0
T4(05/2004) Improvements in Beccles	0
T5(05/2004) Transport Assessment	0
T6(05/2004) Cycle routes	1
T7(05/2004) Land allocated for transport interchange facilities	0
T8(05/2004) Green Travel Plan	0
T9(05/2004) Car parking in the central area of Lowestoft	0
T10(05/2004) Land safeguarded for Hungate car park extension, Beccles	0
T11(05/2004) Roadside Facilities	0
<b>Protecting and Improving Our Environment</b>	
ENV1(05/2004) National need for development in AONB and Heritage Coast	114
ENV2(05/2004) National need for development beside AONB, Kessingland	0
ENV3(05/2004) Protection of Special Landscape Area	7
ENV4(05/2004) Protection of Broads landscape	2
ENV5(05/2004) Strategic Gaps and Open Breaks	3
ENV6(05/2004) Historic Parks and Gardens	2
ENV7(05/2004) Common land and village greens	1
ENV8(05/2004) Conservation of nationally/ internationally designated wildlife areas and species	5
ENV9(05/2004) Conservation of locally designated wildlife areas	4
ENV10(05/2004) Protection of high quality agricultural land	1
ENV11(05/2004) Protection of trees with Tree Preservation Order	8
ENV12(05/2004) Coastal defence schemes	1
ENV13(05/2004) Control of development along coastal zone	3
ENV14(05/2004) Network of Greenways	6
ENV15(05/2004) Development in Conservation Areas	177
ENV16(05/2004) Demolition in a Conservation Area	7
ENV17(05/2004) Replacement windows in Conservation Areas	10
ENV18(05/2004) Alterations and additions to a Listed Building	89
ENV19(05/2004) Protection of character and setting of Listed Buildings	53
ENV20(05/2004) Demolition of Listed Buildings	1
ENV21(05/2004) Conversion of a Listed Building	7
ENV22(05/2004) Shopfronts in Conservation Areas	9
ENV23(05/2004) Design and appearance of advertisement in Conservation Areas	19
ENV24(05/2004) Design and appearance of signs and shopfronts	54
ENV25(05/2004) Protection of Scheduled Ancient Monuments	2
ENV26(05/2004) Sites of Regional and Local Archaeological importance	27
ENV27(05/2004) Combustion-based renewable energy developments	0
<b>Community Facilities</b>	
CF1(05/2004) New Primary School	0
CF2(05/2004) Community Centres	8
CF3(05/2004) Allocation of land for new community centre	0
CF4(05/2004) Allotments	0
CF5(05/2004) Electricity overhead lines	0

<b>WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY</b>	<b>FREQUENCY OF USE 2005/06</b>
CF6(05/2004) Telecommunication installations	0
CF7(05/2004) Satellite dishes	1
<b>Recreation and Open Space</b>	
OS1(05/2004) Protection of existing open spaces	4
OS2(05/2004) Provision of public open space	19
OS3(05/2004) Control of large scale recreation facilities	3
OS4(05/2004) Development of equestrian facilities	12

### Appendix 3. Unimplemented Policies

(Refer to key on page 61 for an explanation of the codes and shading in this table)

<b>Unimplemented 'Saved' Plan Policies 01/04/04 to 31/03/05</b>	<b>CODE</b>
CF1 School Sites	SS/U
CF2 Childcare Facilities	
CF3 Community Care Homes	
CF6 Allotments	
CF7 Electricity Overhead Lines	
CF8 Telecommunications Facilities	
E8 Hazardous Development	
ENV11 Common Land and Village Greens	
ENV12 Renewable Energy: Wind Power	
ENV14 Coastal Protection	
H2 More Homes and a Better Environment	SS/A
H13 Conversion of Existing Properties to Houses in Multiple Occupation (HMOs)	
H14 Areas where Conversion to HMOs or Self-Contained Flates would be Resisted	
H22 Temporary or Emergency Stopping Places for Travelling Showpeople and Gypsies	
H23 Gypsy Site Development Criteria	
OS3 Upgrading of Existing Open Space	SS/A
OS5 Open Space Standard	ILP
OS8 Small Scale Recreation Facilities in the Countryside	
SHO4 Retailing on Industrial Estates	
SHO7 Garden Centres	
SHO8 Farm Shops	
TM1 Tourism in Corton	ILP
TM2 Tourism in Gunton	ILP
TM3 Tourism in North Denes/Sparrows Nest Area	ILP
TM4 Tourism in the Central Area of Lowestoft	ILP
TM6 Tourism Uses - Western End of Lake Lothing	ILP
TM7 Tourism in the Pakefield/Kessingland Coastal Strip	ILP
TM11 Small Scale Caravan/Camping Sites	
TM12 Existing Permanent Holiday Accommodation	
TM13 Static Caravan, Chalet and Cabin Sites	
TR1 Major Road Schemes - Safeguard of Routes	SS/A
TR3 Lorry Parks	
TR7 Commuted Car Parking	ILP
TR8 Public Transport	LTP
TR9 Interchange Facilities	ILP
TR10 Cycleway Routes	SS/U
V2 Housing Allocations	SS/A
BEC1 Pedestrianisation/Pedestrian Priority Areas	SS/A
BEC2 Extensions to Car Parks	SS/A
BEC3 Environmental Enhancement, Old Market	
BEC4 Beccles Maltings	SS/A
BEC5 Community Facilities, Common Lane	
BEC6 Extension to Cemetery, London Road	SS/A

BUN1 Environmental Improvements	
BUN2 Bus Station Feasibility Study	<b>SS/A</b>
HAL1 Environmental Improvements	
HAL2 Retail Development, rear of Thoroughfare	
HAL3 Community Centre, off Thoroughfare	
K2 Setting of the Area of Outstanding Natural Beauty	
LOW1 Open Break - Gunton	
LOW2 Open Break - Carlton Colville	
LOW3 Traditional Buildings Associated with the Fishing Industry	
LOW5 Primary Retail 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	<b>SS/A</b>
LOW12 Lothingland Hospital	<b>SS/A</b>
S3 Southwold Harbour Caravan and Campsite	
S4 Southwold Harbour	

<b>Unimplemented Interim Plan Policies 01/04/04 to 31/03/05</b>	<b>CODE</b>
CF1(05/2004) New Primary School	
CF3(05/2004) Allocation of land for new community centre	<b>SS/A</b>
CF4(05/2004) Allotments	
CF5(05/2004) Electricity overhead lines	
CF6(05/2004) Telecommunication installations	
DC12(05/2004) Hazardous Substances	
ENV2(05/2004) National need for development beside AONB, Kessingland	
ENV27(05/2004) Combustion-based renewable energy developments	
H2(05/2004) Woods Meadow housing allocation	
H11(05/2004) Conversion of accommodation to self-contained flats (existing saturation levels)	
H16(05/2004) Provision of affordable housing in the countryside	
H19(05/2004) Stopping places for travellers and travelling showpeople	
H20(05/2004) Travellers sites	
R1(05/2004) Mixed use development	
R2(05/2004) Mixed use allocations	
R3(05/2004) Lake Lothing Area Action Plan	<b>URC</b>
TM2(05/2004) Tourism allocation of Lowestoft harbour	
TM3(05/2004) Tourism allocation of western end of Lake Lothing	
TM10(05/2004) Caravans and camping	
T1(05/2004) Safeguard land for the South Lowestoft Relief Road	<b>SS/A</b>
T2(05/2004) Safeguard land for Phase 5 of the Northern Spine Road	
T3(05/2004) Improvements to Lowestoft town centre	<b>SS/A</b>
T4(05/2004) Improvements in Beccles	
T5(05/2004) Transport Assessment	
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	
S1(05/2004) Allocation of South Quay site for mixed use development	<b>SS/A</b>
S2(05/2004) Allocation of land at Clifton Road/ Economy Road, Lowestoft	
S5(05/2004) Lowestoft town centre: Core Shopping Area	
S10(05/2004) Land between the Thoroughfare and Saxon's Way, Halesworth	<b>SS/A</b>
S12(05/2004) Change of use outside Kirkley District Shopping Centre	
S16(05/2004) Farm shops	
S17(05/2004) Garden centres	

<b>KEY TO CODES:</b>	
	<b>Site Specific policies:</b>
<b>SS/A</b>	Application(s) approved for partial or complete redevelopment of site
<b>SS/U</b>	Status of development unknown
	<b>Other policies:</b>
<b>URC</b>	Can be updated to reflect formation of URC
<b>ILP</b>	Updated through Waveney Interim Local Plan
<b>LTP</b>	Overtaken by Suffolk Local Transport Plan

#### **Appendix 4 – Background information for housing trajectory**

Site Ref	Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Brownfield?	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/06 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)										FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions
							06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
H1.1	Popes Garage, Bridge Road, Oulton Broad	0.44	B	Y	18	18											0. Development completed March 2006
H1.11	St. Margarets Court, Wangford Road, Reydon	0	B	Y	24	0	24										1. PP for 24 dwellings granted 11/05/05. Development completed June 2006, will be in 06/07 figures.
TM3	West end of Lake Lothing, Lowestoft (Housing/Tourism)	4.33	B	Y	113	0		56	14	14	14	15					2. PP for 56 dwellings granted 22/06/06 on part of allocated area (assume completion 2007/8). Rest of area - in URC area so assume completion in short-medium term, by 2012. (entered as equal spread 2008/9 to 2011/12)
H1.6	Excelsior House, Norwich Road, Halesworth	0.13	B	Y	6	0	6										5. PP for 15 flats granted 09/06/06 - awaiting S106 agreement. Previous application on site refused due to over-development and design.
H1.8	Bedingfield Crescent, Halesworth	0.56	B	Y	12	0		12									5. PP for 38 dwellings granted 02/06/06 - awaiting S106 agreement
H1.3	Depot adjacent to 89 Ellough Road, Beccles	1.91	B	Y	57	0		29	28								5. PP for 62 dwellings granted 02/09/05 - awaiting S106 agreement. Previous application refused, on grounds of not enough affordable housing, TPO and overlooking.
T8.2	Former Railway Land, George Westwood Way, Beccles	0.17	B	Y	10	0		10									5. PP for 7 dwellings granted 17/05/06 - awaiting S106 agreement



Site Ref	Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Brownfield?	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/06 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)									FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions	
							06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15		15/16
H1.10	Hillfield, Winston Road, Reydon	0.7	B	Y	26	0		26								6. Application received 18/08/06 - under consideration. Previous application on site refused 18/05/06 (highway safety and over-development)	
H1.7	Ridgeons, Quay Street, Halesworth	0.84	B	Y	32	0		16	16							6. Application received 03/03/06 - under consideration	
R2.3	Rear of Fair Close, Beccles (Housing/Commercial)	0.89	B	Y	33	0				33						6. Application received 27/06/05 (mainly retail just 4 flats over shop units) - under consideration	
R2.1	Former Oswalds Marina, Lowestoft (Housing/Tourism)	0.6	B	Y	50	0		25	25							6. Application received for scheme including boatyard and 93 dwellings - under consideration. In URC area, assume completion in short term, equal split 2007/9.	
H1.13/ H6.1	Woods Meadow, Sands Lane, Oulton – Phase 1	2	A / B	Y	60	0		15	15	15	15					6. Application received 11/01/01 for mixed use development comprising 750 dwellings, school, community hall, neighbourhood shopping centre, play areas and country park - under consideration. Assume completion of phase 1 in short term (by 2011). Equal split across years from 2007/11.	
H1.13/ H6.1	Woods Meadow, Sands Lane, Oulton – Phase 2	10.5	B / A (part)	N	315	0		79	79	79	78					6. As above. Assume completion of phase 2 in short-medium term (by 2011). Equal split across years from 2006/11.	
H1.13/ H6.1	Woods Meadow, Sands Lane, Oulton – Phase 3	14.1	B / A (part)	N	425	0						85	85	85	85	85	6. As above. Assume completion of phase 3 in medium term (by 2016). Equal split across years from 2011/16.

Site	Site	Site Area	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Brownfield?	Estimated Total Units to be Built	Completions as at 31/3/06	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)										FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions
Ref	Name/ Address	(hectares)			(No. of units)	(No. of units)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
H1.2	Land to the west of Ullswater, Bloodmoor, Carlton Colville	2.8	B / A (part)	N	80	?				40	40						8. Assume completion in medium term (2010/11)
H1.4	Rear of 30-40 Banham Road, Beccles	0.13	B	Y	6	0		6									8. Application (during 06/07) withdrawn. Small site and as there has been some interest, assume completion during 2007/8.
R2.4	Three Willows and Charlish Garage, Bungay	0.54	B	Y	15	0						15					8. No applications. Assume completions in medium/long term, 2011/12
R2.2	Land to the south of Horn Hill, Lowestoft	3.17	B	Y	30	0				30							8. No applications involving residential development. In URC area, assume short-medium term completion, 2009/10.
H1.5	Telephone Exchange, Lower Olland Street, Bungay	0.26	B	Y	8	0						8					8. No applications received, assume medium/long term completions, 2011/12.
H1.9 / H6.10	Dairy Farm, Halesworth	1.2	B / A (part)	Y	58	0					29	29					8. No applications received, assume medium/long term completions, 2010/12.
	Extant planning permissions	-	A / B / N		649	-	130	130	130	130	129						683 extant planning permissions at 30/03/2006. Assume 95% of these will be completed within next 5 years, equal split 2006/11. 5% non-implementation rate.
	Dwellings under construction		A / B / N		360	-	180	180									360 dwellings under construction/ Assume all will be completed within next 2 years, equal split 2006/8.
-	Windfall	-	N		1000	-	100	100	100	100	100	100	100	100	100	100	Assume 100 per year
	<b>Annual Total</b>	44.83			3369	0	440	684	407	441	405	252	185	185	185	185	
	<b>Cumulative Total</b>						440	1124	1531	1972	2377	2629	2814	2999	3184	3369	



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

Telephone: 01502 523029  
Email: [planningpolicy@waveney.gov.uk](mailto:planningpolicy@waveney.gov.uk)  
Website: [www.waveney.gov.uk](http://www.waveney.gov.uk)

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