

Waveney Local Development Framework

Annual Monitoring Report 2004/05

December 2005



Waveney District Council
Serving the Community

Waveney Local Development Framework

Annual Monitoring Report 2004/05

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Executive Summary

Waveney District Council's Local Development Scheme (LDS) was approved by the Council on 9th December 2004. Following submission to the Secretary of State, it was published with revisions on 29th April 2004. The LDS sets out a programme and timetable for the production of Local Development Framework documents, under the new planning legislation.

This Annual Monitoring Report (AMR) is the first 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 1st April 2004 to 31st March 2005. 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 2004/5 or which were not implemented as intended, in order to inform future policy review and improvement.

Progress of Local Development Scheme

We have made good progress against the timetable set out in the LDS during 2005. All scheduled milestones have so far been met, including examination of the Statement of Community Involvement, and pre-production work for the Site Specific and Proposals Maps and Development Control Policies.

We have not made as much progress as we had originally intended with the preparation of the Core Strategy for the following reasons:

- understanding and absorbing the full implications of the sustainability appraisal process, especially as guidance was still emerging during the course of the year;
- the desire to link the preparation of the Core Strategy with the review of the Community Strategy;
- staff vacancies and difficulties in recruiting replacements;
- the need to align preparation of the Core Strategy with the masterplanning process for the Urban Regeneration Company area.

We are also working closely with Great Yarmouth Borough Council to ensure that publication of documents occurs simultaneously. As a result of the reasons outlined above, we will be promoting an amended timetable for the preparation of the Core Strategy in a revised Local Development Scheme. This will also include a timetable for the Area Action Plan for the Urban Regeneration Company area around Lake Lothing in Central Lowestoft. Great Yarmouth Borough Council will be acting similarly.

Performance on Core Indicators during 2004/5

Employment:

There was a net increase of employment floorspace of just over 8,500m² during 2004/5, mainly for General Industry (B2) uses. 80% of new employment development was on previously developed land. Some employment land was lost to other uses, leading to a net loss in the Storage or Distribution Centres Use Class (B8). A small



loss of employment land (0.23 ha) was recorded in the Lake Lothing area, but this entailed no loss of floorspace.

Housing:

330 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 385 dwellings per year. This shows good performance in housing provision. Projected figures show that future average growth rates are expected to be around 334 dwellings per year, giving a total increase of 444 above the Suffolk Structure Plan target by 2016. Housing completions on previously developed land continued an increasing trend, accounting for 42% of completions during 2004/5. Other indicators showed room for improvement: all completions were at relatively low density (less than 30 dwellings per hectare), and affordable housing completions were also low at 29.

Transport:

Data for transport and local services indicators is limited this year, as these areas are not fully monitored currently (see recommendations for improvement, below).

Local services:

Available figures for developments >1000m² show that all such development gained was for retail use, and located outside town centres.

Environment:

No planning applications were granted against the advice of the Environment Agency on the grounds of flood risk or water quality.

Waveney contains areas of international, national and local importance for wildlife and nature conservation. No designated sites were lost during 2004/5, but a new Local Nature Reserve was declared at Gunton Woods.

The District began generating renewable energy in January 2005, with the installation of the country's largest onshore wind turbine at Ness Point, Lowestoft. The turbine has a generating capacity of 2.75MW, enough to supply over 1500 homes.

Gypsies and travellers:

A total of 36 gypsy and traveller caravans were recorded in the District in January 2005, with 30 of these on the authorised Council site at Kessingland, Lowestoft. Local policies relating to gypsy and traveller sites were not implemented during 2004/5, as no relevant applications were received. These policies need to be retained for the time being. During 2006 we will work closely with Suffolk County Council to address future monitoring requirements and consider the review of existing policies in the preparation of the relevant development plan documents. A joint Housing Needs Assessment that will look at the needs of gypsies in Waveney and Great Yarmouth has commenced.

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, a number of indicators are not currently monitored and so could not be reported this year, as detailed in table 2.1. Where necessary, systems need to be put in place to collect data for these indicators, which include:

- parking standards for non-residential development;
- new residential development within 30 minutes of key services;
- open spaces managed to green flag standard;
- change in priority habitats and species.

We can make arrangements for monitoring some of these indicators in-house, and others will be developed in partnership with Suffolk County Council. In addition, while regional indicators currently monitor completed office, retail and leisure development over 1000m², this should be extended to cover developments of all sizes for future AMRs.

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 2004/5 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.

Feedback from internal discussion indicated that the operational aspects of 2 policies from the Interim Local Plan (2004) may require review:

- Policy TM11, regarding static holiday accommodation
- Policy H17, regarding extensions to dwellings in the countryside.

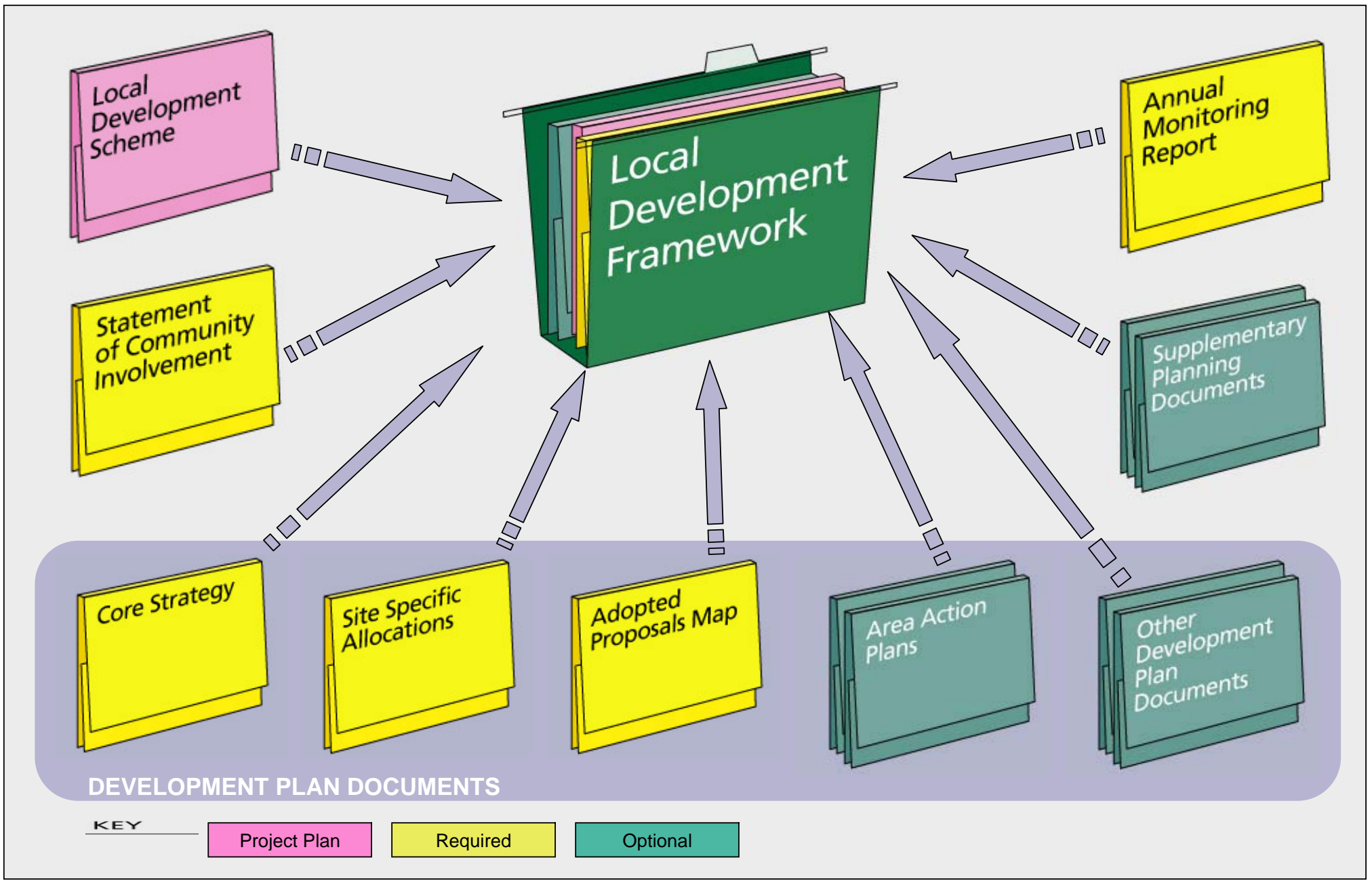
An assessment of planning appeal decisions during 2004/5 highlighted that the detail of 2 additional policies required further analysis:

- Interim Plan policy E4, regarding employment uses in residential areas
- Local Plan policy ENV28, on Illuminated Advertisements.

Key actions

The key actions arising from this report are summarised below:

1. Revise the LDS timetable to reflect delays in production of the Core Strategy.
2. Publish the new timetable, together with details of the new Lake Lothing Area Action Plan, in a revised LDS during 2006.
3. Extend existing monitoring frameworks to cover the AMR indicators for which data was not available (or only partially 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 points raised through their operation or 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 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 letter was received, dated 19th April 2005, to the effect 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 have been made and a revised Scheme was published on 29th April 2005.

The role of Annual Monitoring Reports

1.4 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).

1.5 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.

1.6 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 first Annual Monitoring Report

1.7 This first Annual Monitoring Report covers the period from 1st April 2004 to 31st March 2005. This report is being completed early on in the production of the Waveney Local Development Framework, at a time when some documents and policies are in preparation, but none have been adopted. This means the content of the report differs slightly from what will be required in future years. The Government recognises that this first monitoring report will not be as comprehensive as future documents, because the new legislation was only introduced in September 2004. 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, 2005. *pers. comm.* 3rd August and 2nd September).

1.8 Following an introduction to the main characteristics of the Waveney area, and the monitoring methods used, 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

1.9 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, *pers. comm.*, 2nd September). These indicators, listed in Appendix 1, were developed to provide a consistent data source to inform regional planning bodies' AMRs, and help to build up a regional picture of spatial planning performance.



1.10 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 first AMR, 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 first AMR, the main findings of baseline data collection for the Core Strategy Issues and Options Report have been summarised. This contextual information can be found in the following section (Key Characteristics of the Waveney District). A selection of key contextual indicators will be incorporated into the monitoring framework in future years.
- 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. No sustainability appraisals have been completed to date, but any resulting indicators will be incorporated into the monitoring framework in future years.

1.11 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.

1.12 The primary role of the Regional Annual Monitoring Report (RAMR) 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).

1.13 A draft revision to the East of England Plan was submitted to Government in November 2004, and subject to public consultation until 16 March 2005. It is currently undergoing Examination in Public (EiP) until 3 March 2006. Previous AMRs 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 provide will assist the testing of policies at the EiP.

1.14 Waveney District Council's return for the RAMR provides data for several core indicators in the areas of housing, employment, transport and local services.

1.15 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

1.16 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:

1.17 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.

1.18 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:

1.19 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.

1.20 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:

1.21 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:

1.22 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.

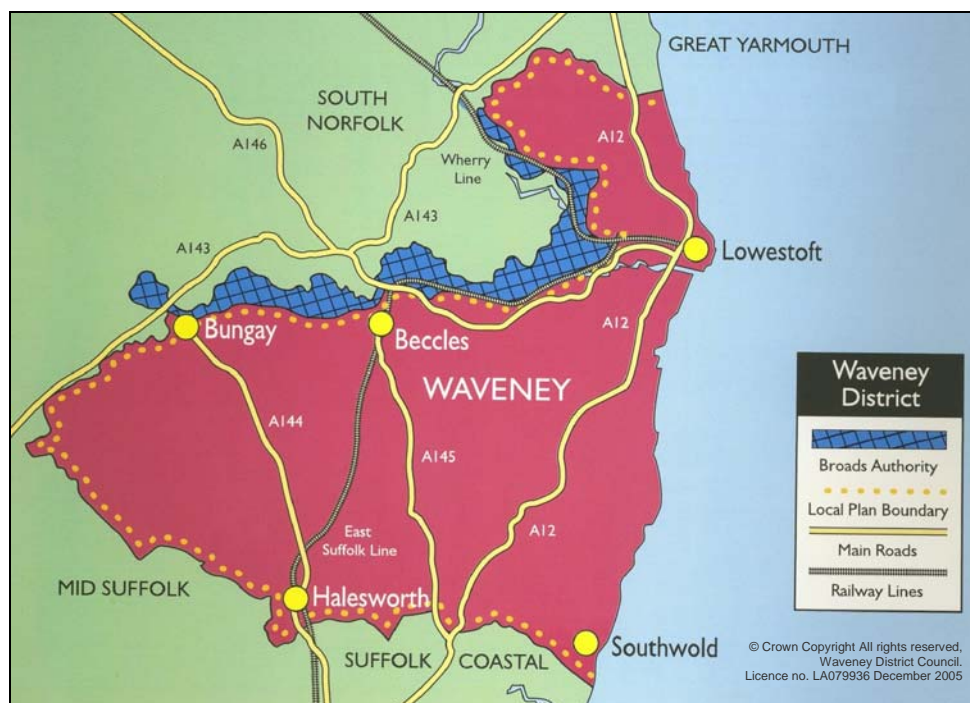
Crime:

1.23 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:

1.24 There is a significant level of housing need in Waveney. In 2004/5 440 people presented themselves as homeless. The average house price in Waveney increased by 81% from 2001 to 2004 (£73k to £132k). This is the greatest shift amongst Suffolk Districts and is comparable with Great Yarmouth at 78%. With gross average earnings in the District for 2004 at £290 per week (£15,063 per annum) the average house price is almost 6 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 Local Development Scheme timetable, as originally published in December 2004. The timetable shows that the Statement of Community Involvement was scheduled to be completed during 2005, culminating in its adoption in December. Work on producing the Core Strategy was set to continue throughout the year. Pre-production work for a further 2 documents - the Site Specific and Proposals Maps and the Development Control Policies - was scheduled to begin in July.

2.2 Our progress during 2005 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 2005:

June:	End of production stage and submission
July to Nov:	Examination stage
July:	Pre-examination meeting
Sept:	Examination
December	Adoption

Summary of progress against milestones:

The production of the Statement of Community Involvement (SCI) has progressed to schedule, with all milestones met on time so far in 2005. At the time of writing, the SCI was scheduled for adoption during December 2005, pending receipt of the Inspector's report. Formal adoption by resolution of the Council may now fall in January 2006.

2.4 Core Strategy

Scheduled milestones 2005:

None:	Continue with production stage
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Summary of progress against milestones:

We have not made as much progress as we had originally intended with the preparation of the Core Strategy for the following reasons:

- Understanding and absorbing the full implications of the sustainability appraisal process, especially as guidance was still emerging during the course of the year.
- The desire to link the preparation of the Core Strategy with the review of the Community Strategy.
- Staff vacancies and difficulties in recruiting replacements.
- The need to align preparation of the Core Strategy with the masterplanning process for the Urban Regeneration Company area.

We are also working closely with Great Yarmouth Borough Council to ensure that publication of documents occurs simultaneously. As a result of the reasons outlined above, we will be promoting an amended timetable for the preparation of the Core Strategy in a revised Local Development Scheme, to be published in 2006.



2.5 Site Specific and Proposals Maps and Development Control Policies

Scheduled milestones 2005:

July: Commencement of pre-production stage

Summary of progress against milestones:

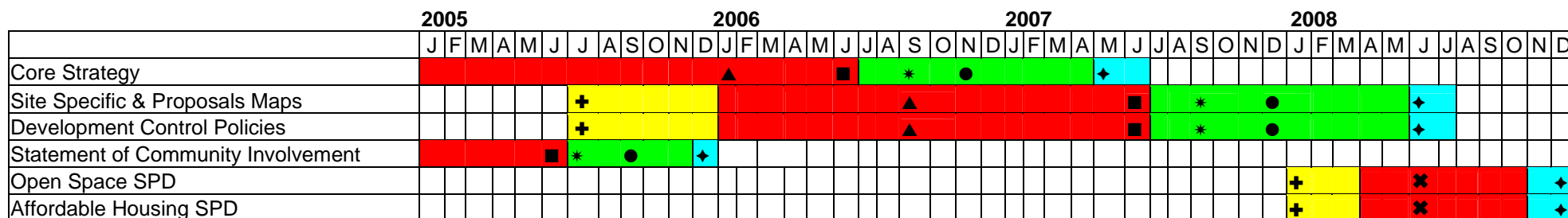
Pre-production for both documents began on schedule this summer, with the commencement of studies for Open Space, Employment Land, and Retail, the latter two being joint studies with Great Yarmouth Borough Council. These studies are part of the evidence gathering process that will inform the Site Specific and Development Control policy documents. The delays to the production of the Core Strategy affect the timetable for these and other documents in the LDS. Milestones scheduled for 2006, including the commencement of the production stage, will consequently have to be moved back. This will be addressed in an amended LDS timetable, to be published in 2006.

Table 2.1. Summary of LDS Milestones passed to date

Milestone	Date	Met?
Submission of Statement of Community Involvement	June 2005	Yes
Pre-examination meeting for Statement of Community Involvement	July 2005	Yes
Commence pre-production stage of Site Specific and Proposals Maps	July 2005	Yes
Commence pre-production stage of Development Control Policies	July 2005	Yes
Examination of Statement of Community Involvement	September 2005	Yes



Figure 2.1. Original Local Development Scheme Timetable (published December 2004)



KEY

Pre-Production
 Production
 Examination
 Adoption

Commencement +
 Public participation on preferred options ▲
 Public participation on draft SPD ✕
 Submission stage ■
 Pre-examination meeting *
 Examination ●
 Adoption ◆



Revisions to Local Development Scheme

Lake Lothing Area Action Plan

2.6 In March 2005 approval was given for an 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.

2.7 A requirement of designation is that a masterplan is prepared. This masterplan consists of three elements:

1. strategic overview;
2. spatial masterplan;
3. implementation plan.

2.8 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.

2.9 The proposed timetable for the new Area Action Plan will be set out in a revised Local Development Scheme, to be published in 2006. It is likely to be produced in parallel with, or just behind, the Core Strategy. External consultants have been appointed to produce the masterplan, and they expect to reach preferred options stage by May 2006.

Other timetable revisions

2.10 Other changes to the Site Specific and Core Development Control Policies will be necessary, as previously outlined. This is because these 2 documents need to conform with the Core Strategy, and are consequently prepared on a staggered timetable.

2.11 An updated timetable for the production of documents will be published in a revised LDS in 2006.



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, 2005. *pers. comm.* 3rd August and 2nd September). A full list is provided in Appendix 1. The use of core indicators provides a consistent data source to inform regional planning bodies' AMRs, and helps to build up a regional picture of spatial planning performance.

3.2 Results are given for the baseline monitoring period from 1st April 2004 to 31st March 2005, 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:

B1 a	Offices (other than Financial and Professional Services)
B1 b&c	Research and Development and Light Industry
B2	General Industrial
B8	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 During 2004/5, 16,702 m² of floorspace was gained for employment uses in Waveney in total, with the majority developed for General Industry (Use Class B2).

3.5 However, existing floorspace in some employment classes was lost to other (non-employment) uses. Storage or Distribution Centres (B8) recorded the biggest losses, leading to a net loss of this type of development of 2823 m² during 2004/5. The Research and Development and Light Industry Class (B1 b&c) also recorded a net loss during the monitoring year. No office space (B1a) was lost to other uses, while general industry recorded a large net gain. Taking these losses into account, there was a net increase in the amount of floorspace developed for employment uses in the District of just over 8,500m².



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

2004/5	Business (B1-B8) Floorspace Change (sq m)		
Use Class	Development Gained	Development Lost to Other Use Classes	Net Loss / Gain
B1 a	348	0	348
B1 b&c	649	911	-262
B2	12941	1645	11296
B8	2764	5587	-2823
Total	16702	8143	8559

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

3.6 An area of 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). No employment floorspace was gained or lost in the Lake Lothing area during 2004/5.

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

3.7 In total, 80% of employment development was gained on previously developed land (PDL) during 2004/5, as shown in table 3.2 and figure 3.1. This included all of the general industrial (B2) development. In contrast, no office space (B1a) was on PDL, although this accounted for a relatively small amount of development gained in the year.

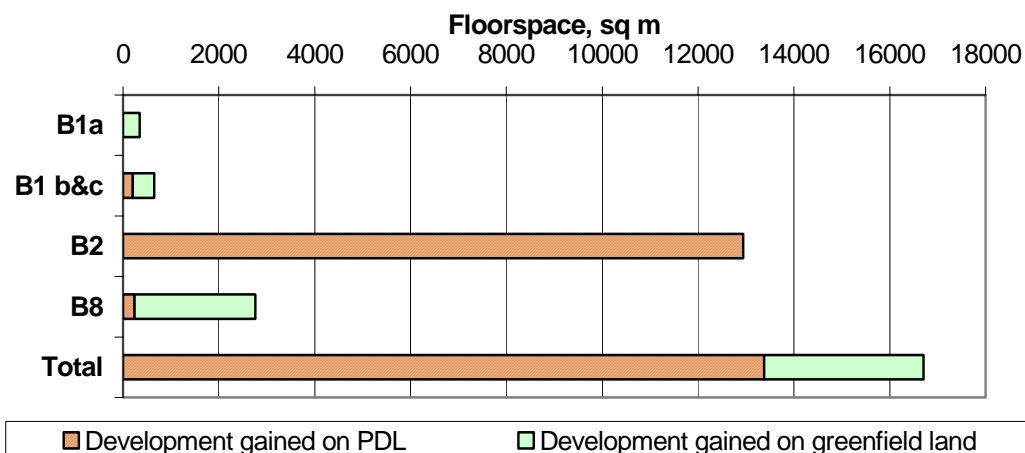
3.8 These figures show that the majority of employment floorspace development in Waveney has been concentrated on PDL, which in turn helps to regenerate Waveney's towns, and keep jobs within built up areas. Only one fifth of development has taken place on greenfield sites.

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

2004/5	Business (B1-B8) Floorspace Change (sq m)	
Use Class	Development Gained on PDL	% Development Gained on PDL
B1a	0	0.0%
B1 b&c	200	30.8%
B2	12941	100.0%
B8	238	8.6%
Total	13379	80.1%



Figure 3.1. Employment floorspace gained on previously developed and greenfield land, Waveney District Council, 2004/5



1d. Employment land available by type.

3.9 As at 31st March 2005 the total hectareage of existing industrial areas within Waveney, as identified on proposals maps, was approximately 282 hectares. Approximately 70 hectares of land in these areas has unimplemented planning permission for industrial use.

3.10 Existing industrial areas 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. Policy E1 of the Interim Plan proposes to extend some of these existing industrial areas by approximately 8 hectares.

3.11 Outside of the existing industrial areas an additional 38 hectares of land has unimplemented planning permission for industrial use.

Table 3.3. Employment land supply at 31st March 2005, 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)
Total - in existing industrial areas	282.07	60.63	8.3	68.93	282,109
Total - outside existing industrial areas	Unknown	37.98	-	37.98	32,851
District total	-	98.61	8.3	106.91	314,960



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

3.12 Some employment land was lost to other (non-employment uses). In the District as a whole during 2004/5, the largest losses of employment land were in the Storage or Distribution category (Use Class B8). Although some land was gained for this use, larger areas of development were lost, and this was the only employment class to show a net loss of land during the year. As with floorspace, the largest gains of employment land were in General Industry (B2). A smaller amount of land was gained in research, development and light industrial use, while there was no change in the amount of land used for offices (B1a).

3.13 In total, 4.96 hectares of employment land were gained, but an area equivalent to two-thirds of this (3.38 hectares) was lost to other uses. There was therefore a net gain of just 1.58 hectares of employment land in Waveney during the 2004/5 monitoring year.

3.14 In the Lake Lothing area, only 0.23 hectares of general industrial (B2) land was lost to other uses during 2004/5. No buildings were present on this land, so this did not result in a loss of employment floorspace.

Table 3.4. Losses of employment land by type, Waveney District Council

2004/5	Business (B1-B8) Uses Land Change (hectares)		
Use Class	Development Gained	Development Lost to Other Uses	Net Loss / Gain of Employment Land
B1 a	0.00	0.00	0.00
B1 b&c	0.30	0.17	0.13
B2	3.50	1.27	2.23
B8	1.16	1.94	-0.78
Total	4.96	3.38	1.58

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

3.15 Losses of employment land to residential use were very small in Waveney during 2004/5. In total, only 0.05 hectares of land previously used for general industry, storage or distribution was lost to residential uses. No business land in Use Class B1 (a, b, or c) was lost to residential uses.

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

2004/5	Business (B1-B8) Uses Land Change (hectares)	
Use Class	Total Employment Land Lost to Other Uses	Employment Land Lost to Residential Uses
B1 a	0.00	0.00
B1 b&c	0.17	0.00
B2	1.27	0.02
B8	1.94	0.03
Total	3.38	0.05



Housing Delivery

Housing stock change trajectory

3.16 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.

3.17 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 2005, 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

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

3.18 The housing stock of Waveney increased by 330 dwellings in the 2004/5 monitoring year. This brings the total increase in housing provision to 3,465 since 1996, and 1,702 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.

3.19 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.

3.20 Table 3.8 shows the projected number of additional dwellings expected to be built in Waveney between 2005 and 2016. Existing commitments, windfall developments and remaining housing allocations set out in the Interim Local Plan sum to give a total of 3,679 additional proposed dwellings. This would lead to a total over provision of 444 more houses than required in the Structure Plan. The annual average rate of provision is 334 per annum, and this is shown on the housing trajectory in figure 3.2.

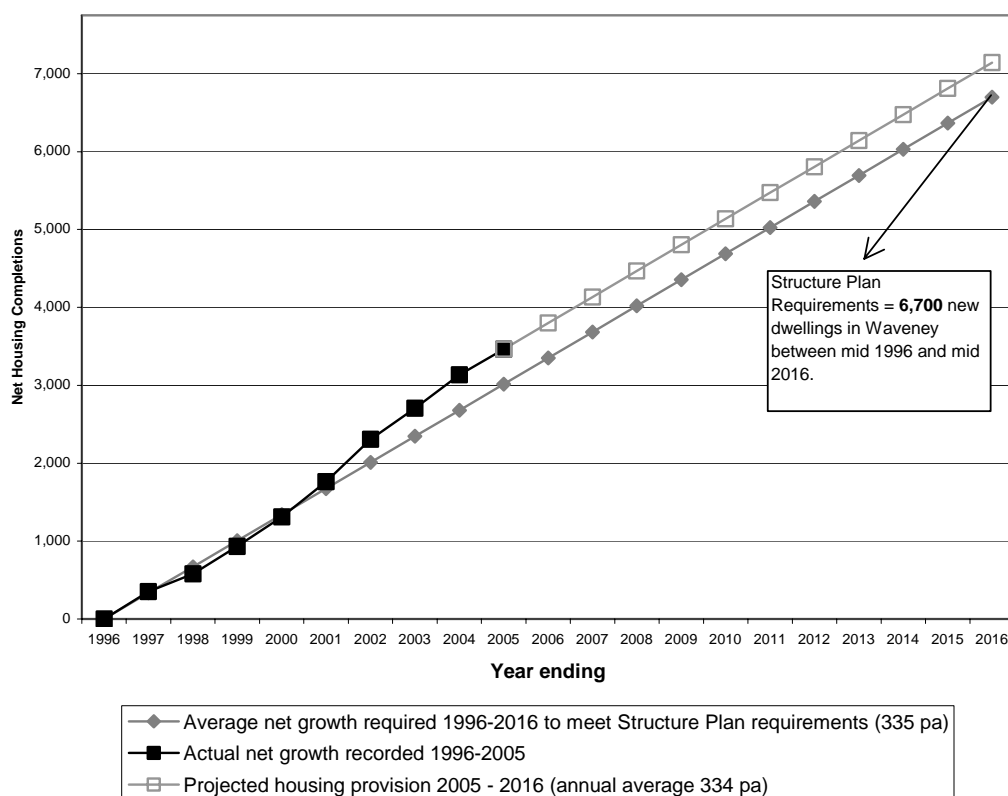
3.21 The housing trajectory (figure 3.2) illustrates our past performance in increasing housing stock in the District compared to the Suffolk Structure Plan target, and shows average projected growth to 2016. This shows that the total provision of additional dwellings in Waveney was on or slightly below target between 1996 and 2001. For the last 4 years there has been an over-provision of new housing compared to the average target. The rate of increase has fallen in 2004/5, 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 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 31st March 2005, Waveney District Council

Type of development	Net additional dwellings
Structure Plan requirement 1996-2016	6700
Dwellings completed 1996-2005	3465
Dwellings with planning permission	437
Less non-implementations (5%)	-22
Dwellings under construction	791
Windfall allowance (100 pa)	1100
Local Plan allocations	1373
Total	7144
Estimated over provision	444



Figure 3.2. Housing Trajectory



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

3.22 The increase in housing stock during 2004/5 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 2005 was 385 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 294 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 1996-2005		Suffolk Structure Plan requirements		
Total housing stock change 1996-2005	Annual rate 1996-2005	Overall requirement 1996-2016	Annual rate identified 1996-2016	Annual rate now required 2005-2016
3465	385	6700	335	294



Other housing indicators

2b. Percentage of new and converted dwellings on previously developed land.

3.23 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.

3.24 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

2004/5	Housing stock change	Housing completions only*
Gross dwellings completed	432	402
...of which PDL	199	170
% PDL 2004/5	46.1%	42.3%

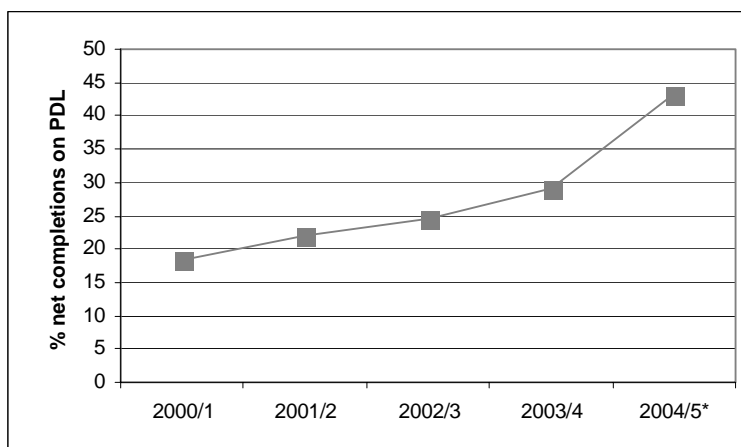
* This figure doesn't include changes of use that don't require planning permission, as measured through Council Tax, and is consistent with PDL figures previously published for Best Value Performance Indicators.

3.25 Table 3.9 shows that 42% of dwellings completed in Waveney during 2004/5 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).

3.26 Development on PDL in Waveney has increased each year since 2001/2, as illustrated below in figure 3.3. This indicates that development in the District is increasingly being concentrated on brownfield land within existing settlement boundaries, rather than on new, greenfield land.



Figure 3.3. Percentage of dwellings completed on previously developed land 2001/2 to 2004/5, Waveney District Council



* 2004/5 figure is based on gross completions, while previous years are net.
Source: Regional Monitoring

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.

3.27 All new dwellings completed in Waveney during 2004/5 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.

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

2004/5	Percentage of new dwellings completed (gross) *
<30 Dwellings per hectare	100%
0 to 50 Dwellings per hectare	0
>50 Dwellings per hectare	0

* Whole sites of 10 or more dwellings

2d. Affordable housing completions.

3.28 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

3.29 In 2004/5, 29 affordable houses were completed in Waveney. All of these were funded through registered social landlord and/or local authorities. 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

2004/5	Number of dwellings
Gross affordable completions 2004/5	29
Net affordable completions 2004/5	29

Transport

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

3.30 Table 3.12 shows whether completed commercial developments over 1000m² have met the national car parking standards set out in Planning Policy Guidance 13: Transport (PPG13, 1994). Figures are given for Lowestoft only, as the only urban centre in Waveney with a population over 25,000, to match the regional monitoring requirements. Monitoring of parking for all non-residential developments in Waveney will be implemented in the coming months, to allow fuller reporting on this indicator in the future.

Table 3.12. Completed non-residential development over 1000m² 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
1	1786	0	0

3.31 Only 1 commercial development larger than 1000m² was completed in Lowestoft during 2004/5. This was a food store with a total floorspace of 1786 m². For food retail developments over 1000m², PPG13 allows a maximum of 1 space per 14 m² of gross floorspace. The Suffolk Advisory Parking Standards, as set out in the Waveney Interim Local Plan (2004) recommends the same ratio for developments of the same size and type. Therefore the 131 car parking spaces provided for this development were slightly higher than the maximum standards recommended, in this case 128 spaces.

Local Services

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

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



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

3.33 Table 3.13 shows the total amount of retail, office and leisure development completed in Waveney during the monitoring period 2004/5, while table 3.14 shows how much of this was in town centres. Figures are only given for developments over 1000m², to match regional monitoring requirements.

3.34 No developments over 1000m² were completed in Waveney during 2004/5 in the Offices, Financial and Professional Services, or Assembly and Leisure Use Classes. A total of 2670m² of shops were gained, and all of the development was in out of centre sites.

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

2004/5	Completions of 1,000+ sq m		
Use Class	Gained	Lost	Net sq m
A1	2670	0	2670
A2	0	0	0
B1 a	0	0	0
D2	0	0	0

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

2004/5	Completions of 1,000+ sq m		
Use Class	Total Gained	Town Centre Gained	% Gained in Town Centre
A1	2670	0	0%
A2	0	0	N/A
B1 a	0	0	N/A
D2	0	0	N/A

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.

3.35 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.

3.36 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.

3.37 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.

3.38 During 2004/5, no applications were granted in Waveney against the advice of the Environment Agency on flood risk grounds. The Environment Agency did not recommend refusal of any applications in the District 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

2004/5	Flood defence	Water quality
Applications granted against Environment Agency advice	0	0

Biodiversity

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

3.39 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 2004/5.

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.

3.40 During 2004/5 there was no change in areas designated for their international or national ecological importance in Waveney. The number and area of Ramsar sites, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, and County Wildlife Sites all remained unchanged from last year's figures. There was however a new Local Nature Reserve declared during the year, at Gunton Woods in Lowestoft (2.5 hectares).

Table 3.16. Change in areas designated for their intrinsic environmental value, Waveney District Council

2004/5	Number	Area, hectares	Comments
Ramsar	1	191	No change during 2004/5
SPA	2	716.5	No change during 2004/5
SAC	2	573	No change during 2004/5
SSSI	10	1013	No change during 2004/5
CWS	113	1620	No change during 2004/5
LNR	3	41	1 new site added this year

Renewable Energy

7. Renewable energy capacity installed, by type.

3.41 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.

Table 3.17. Renewable energy capacity installed in Waveney, 2004/5

Type of renewable energy	Generating capacity, MW
Onshore wind	2.75



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.

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).

3.42 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.

3.43 A count of gypsy and traveller caravans in the District in January 2005 recorded 30 caravans on the authorised site, and a further 6 in unauthorised encampments (source: ODPM, see table 3.18).

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

January 2005	Number of caravans
Authorised site: Council	30
Authorised sites: Private	0
Unauthorised encampments: land owned by gypsies	2
Unauthorised encampments: land not owned by gypsies	4
Total	36

Source: ODPM

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.

3.44 No applications for new gypsy and traveller sites, or expansion of existing sites, have been received during the 2004/5 monitoring period. There are no other unimplemented permissions for sites outstanding at the end of the period.

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

3.45 The housing needs of gypsies and travellers in Waveney will be assessed as part of a joint Housing Needs Assessment, currently in progress with Great Yarmouth Borough. Work on the Housing Needs Assessment has now commenced, and the best way of identifying the needs of gypsies and travellers is being explored. During 2006 we will work closely with Suffolk County Council to address monitoring requirements for future AMRs.



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

3.46 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

3.47 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

3.48 None of these policies were implemented in the 2004/5 monitoring year, simply because 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.

3.49 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.

3.50 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 Development Control Policies document.

Other Relevant Local Indicators

3.51 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 2004/5

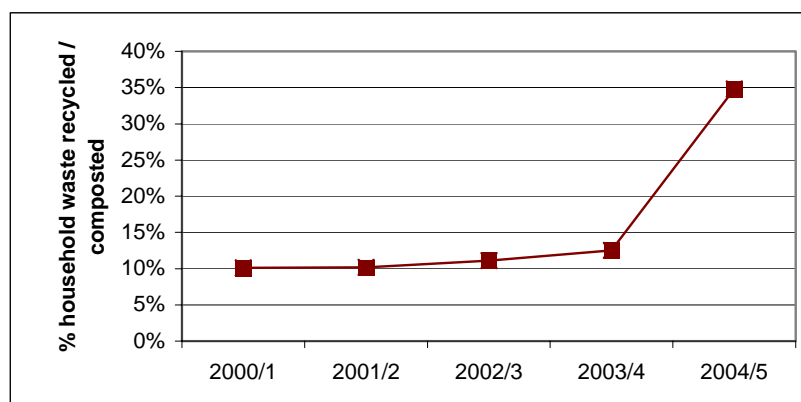
Indicator	Waveney District	Average of all Suffolk Districts
a) Percentage of household waste recycled or composted	34.8%	35.6%
b) Average property price to income ratio	7.5	8.5
c) Percentage unemployment measured through claimant count	3.6% *	1.8% *
d) Percentage of rural households within 13 minutes' walk of an hourly bus service	41.2%	37.2%

* Quarterly figure for January 2005

9a. Percentage of household waste recycled or composted.

3.52 The percentage of household waste recycled or composted in Waveney was 34.8% during 2004/5, around average for Suffolk. This is a significant improvement on previous years performance, as shown in figure 3.4 and is the result of introducing 3-bin kerbside recycling collections throughout the District.

Figure 3.4. Percentage of household waste recycled or composted 2001/2 to 2004/5, Waveney District Council



9b. Average property price to income ratio.

3.53 The average property price to income ratio appears to have stabilised during the past year, following annual increases in each of the previous 2 years. The median full time income increased in line with house prices in the District during 2004/5. It is below the average ratio for Suffolk, suggesting that housing is more affordable than in other parts of the District, despite rises in recent years.



9c. Percentage unemployment measured through claimant count.

3.54 The unemployment figure for Waveney of 3.6% in January 2005 was twice as high as the average rate for Suffolk, and remains higher than regional and national averages.

9d. Percentage of rural population within 13 minutes walk of an hourly bus route.

3.55 The percentage of the rural population within 13 minutes of an hourly bus route was above average for Suffolk at 41.2%. Coverage has increased significantly during 2004/5, as a result of improvements to bus services passing through rural Waveney.

Future development of the monitoring framework

3.56 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

	Indicator	Proposals for future monitoring
1	Percentage of completed non-residential development complying with car-parking standards as set out in the local development framework	A system for monitoring whether all non-residential developments in Waveney meet Suffolk Advisory Parking Standards was implemented during 2004. Data should be available for next year.
2	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.
3	Percentage of eligible open spaces managed to green space standard	Complete ongoing Open Space Assessment, and then identify any eligible open spaces that are managed to sufficient standard.
4	Change in priority habitats and species (by type) of biodiversity importance	Work with Suffolk County Council BAP Officer (when recruited) to assess change in key Biodiversity Action Plan habitats and species.

3.57 In addition, while regional indicators currently monitor completed office, retail and leisure development over 1000m², this should be extended to cover developments of all sizes for future AMRs. We will also work closely with Suffolk County Council during 2006 to address monitoring requirements for gypsy and traveller indicators.



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 1st April 2004 to 31st March 2005.

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 80 ‘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 2004/5 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, low cost housing in rural areas, transport interchange facilities, open space standards, and boat moorings. Two further 'saved' policies, relating to traffic management and public transport, have 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 Development Control and Planning Policy officers and managers were invited to provide feedback on any policies in the Waveney Local Plan and Interim Local Plan that they felt were proving difficult to implement as intended, or that could be improved. The following policies were highlighted as a result of this exercise:

Interim Plan (2004) policy TM11 - Permanent holiday accommodation:

Assess criteria for considering proposals for static holiday accommodation in the countryside.

Interim Plan (2004) policy H17 – Extensions to dwellings:

Assess use of policy in applications that would result in substantial (i.e. greater than 35%) increase in the size of a dwelling in the countryside.

Assessment of planning appeal decisions

4.11 In the monitoring year 2004/5, 37 decisions were received from the Planning Inspectorate for planning appeals located in Waveney. Of these, 11 were allowed on appeal (1 partially) 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. Inspectors had shown confusion over the use of the following two policies:



Interim Plan (2004) policy E4 - Safeguarding employment uses in residential areas

Assess use of policy in applications that would result in loss of employment land in residential areas.

Adopted Plan (1996) policy ENV28 - Illuminated Advertisements

Assess use of policy in applications in industrial areas, and consider rewording to make all applicable locations explicit.

4.12 The issues detailed above can be seen as a guide to future policy direction. The policy review process is continuing as new Local Development Plan documents are produced.



5. Summary and Conclusions

Progress of Local Development Scheme:

5.1 Waveney District Council has made good progress against the timetable set out in the LDS so far, and all scheduled milestones have been met to date during 2004/5. However, production of the Core Strategy has taken longer than anticipated, and as a result the milestones set out for 2006 will need to be adjusted. In addition, a new Area Action Plan for the Lake Lothing area is being produced for the Urban Regeneration Company in the area and needs to be added to the LDS.

5.2 A revised LDS will be published during 2006, setting out a new timetable for the Core Strategy and all later documents, and including the Lake Lothing Area Action Plan.

Monitoring of core indicators:

5.3 Monitoring data for 2004/5 was presented for the majority of core indicators. Indicators showed a net increase of employment floorspace in the District, mainly for General Industry (B2) uses. Some employment land was lost to other uses, leading to a net loss of land for Storage or Distribution Centres (B8). No employment floorspace was lost in the Lake Lothing Area Action Plan area.

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 growth rates will drop in future, but still give a total housing stock increase above target by 2016. Housing density and affordable housing completions were relatively low. Use of previously developed land was high, particularly for new employment development (80%).

5.5 No applications were granted contrary to Environment Agency advice on flood risk or water quality grounds. No designated ecological sites were lost during 2004/5, but a new Local Nature Reserve was declared. Suffolk's first commercial wind turbine was installed at Ness Point, Lowestoft during 2004/5, with a capacity to generate 2.75MW of renewable energy.

5.6 A total of 36 gypsy and traveller caravans were recorded in the District in January 2005, with the vast majority of these on the authorised Council site at Kessingland, Lowestoft. Local policies relating to gypsy and traveller sites were not implemented during 2004/5, as no relevant applications were received. A joint Housing Needs Assessment that will look at the needs of gypsies in Waveney and Great Yarmouth has commenced.

5.7 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.



5.8 A number of indicators could not be reported this year, as these areas are not currently monitored. These indicators include:

- parking standards for non-residential development'
- new residential development within 30 minutes of key services;
- open spaces managed to green flag standard; and
- change in priority habitats and species.

Systems need to be put in place to collect data for these indicators in the future, either in-house or with Suffolk County Council.

5.9 In addition, monitoring of completed office, retail and leisure development should be extended from the current regional requirement (over 1000m² only) to cover developments of all sizes for future AMRs, and the monitoring requirements for gypsy and traveller indicators will be addressed.

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 2004/5. 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.

5.11 Assessment of planning appeal decisions and feedback from council officers identified a small number of implemented policies that were either not implemented as intended, were difficult to implement, or that could potentially be reviewed so as to aid clarity. The following policies were highlighted for review in future policy development:

- Interim Plan policy TM11, regarding static holiday accommodation
- Interim Plan policy H17, regarding extensions to dwellings in the countryside.
- Interim Plan policy E4, regarding employment uses in residential areas
- Local Plan policy ENV28, on Illuminated Advertisements.

Key actions:

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

1. Revise the LDS timetable to reflect delays in production of the Core Strategy.
2. Publish the new timetable, together with details of the new Lake Lothing Area Action Plan, in a revised LDS during 2006.
3. Extend existing monitoring frameworks to cover the AMR indicators for which data was not available (or only partially 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 points raised through their operation or 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

Waveney District Council, (2002), *Waveney Urban Capacity Study*, August 2002



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 current Suffolk Advisory Parking Standards (cars and cycles) are included in Appendix 3.

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
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

- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. General assessment of the use and performance of existing development plan policies on gypsy and travellers issues.

9. Other Relevant Local Indicators

- g. Percentage of household waste recycled or composted.
- h. Average property price to income ratio.
- i. Percentage unemployment, measured through claimant count.
- j. Percentage of rural population within 13 minutes walk of an hourly bus route.



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
Environment	
ENV1 Areas of Outstanding Natural Beauty and Heritage Coast	82
ENV2 Special Landscape Area	5
ENV3 Development adjoining the Broads Area	0
ENV4 Strategic Gaps	3
ENV5 Sites of Special Scientific Interest	0
ENV6 County Wildlife Sites and Local Nature Reserves	2
ENV7 Protection of Natural Features	28
ENV8 Greenways	2
ENV9 Tree and Hedgerow Protection	7
ENV10 Tree Preservation Orders	1
ENV11 Common Land and Village Greens	0
ENV12 Renewable Energy: Wind Power	0
ENV13 Coastal Erosion and Flooding	0
ENV14 Coastal Protection	0
ENV15 Coastal Erosion Risk Zone	2
ENV16 Coastal or River Flood Risk	11
ENV17 Ground Water Protection	3
ENV18 Risk of Flooding due to Surface Water Run-Off	9
ENV19 Foul Drainage	4
ENV20 Conservation Areas	113
ENV21 Demolition of Unlisted Buildings in Conservation Areas	4
ENV22 Alterations to Listed Buildings	54
ENV23 Setting of Listed Buildings	42
ENV24 Conversion of Listed Buildings	12
ENV25 Demolition of Listed Buildings	0
ENV26 Shopfront/Fascia Design in Conservation Areas	6
ENV27 Illuminated Advertisements in Conservation Areas and on Listed Buildings	7
ENV28 Illuminated Advertisements	14
ENV29 Advertisement Signs & Shop Fronts	26
ENV30 Historic Parks and Gardens	0
ENV31 Ancient Monuments and other sites of National Archaeological Importance	1
ENV32 Sites of Regional and Local Archaeological Importance	7



ENV33 Design of New Developments	134
ENV34 Crime Prevention	2
Housing	
H1 Housing Land Supply	1
H2 More Homes and a Better Environment	0
H3 Types of Housing Required	2
H4 Affordable Housing	1
H5 Adaptable/Accessible Housing	2
H6 Housing Allocations	3
H7 Urban Consolidation/Infilling	41
H8 Residential Design Guidelines	55
H9 Redevelopment of Larger Properties and Private Gardens	24
H10 Backland Development	23
H11 Infill/Consolidation Sites	18
H12 Conversion of Existing Properties to Self Contained Flats	10
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	1
H15 Conversion of Accommodation above Shops	2
H16 Sheltered Housing Schemes, Nursing Homes and Residential Care Homes	1
H17 Extensions to Residential Care Homes and Nursing Homes	1
H18 Extensions to Dwellings	605
H19 Mobile Homes	5
H20 Replacement Dwellings in the Countryside	8
H21 Extensions to Dwellings in the Countryside	9
H22 Temporary or Emergency Stopping Places for Travelling Showpeople and Gypsies	0
H23 Gypsy Site Development Criteria	0
Industry and Employment	
E1 Industrial Land Allocations	1
E2 Existing Industrial Areas and Adjacent Sites	36
E3 Existing and New Businesses	13
E4 Rural Diversification	3
E5 Industrial Development in the Open Countryside	1
E6 Re-Use of Existing Buildings in the Countryside	7
E7 Working from Home	10
E8 Hazardous Development	0
E9 Design and Layout of Industrial Development	5
Communications	
TR1 Major Road Schemes - Safeguard of Routes	0
TR2 Traffic Calming/Speed Restrictions/Heavy Goods Vehicles	0
TR3 Lorry Parks	0
TR4 Roadside Facilities	2
TR5 Highway Access	33
TR6 Car Parking Standards	12
TR7 Commuted Car Parking	0
TR8 Public Transport	0
TR9 Interchange Facilities	0



TR10 Cycleway Routes	3
TR11 Provision for Cyclists	1
TR12 Cycle Parking Facilities	4
TR13 Pedestrian Environment	3
TR14 Retention of Existing Footpaths	0
TR15 Accessibility & Needs of Disabled People	6
Shopping & Town Centres	
SHO1 Improvements to Shopping Areas	0
SHO2 Town Centres	0
SHO3 Shopping Developments	0
SHO4 Retailing on Industrial Estates	0
SHO5 Local Neighbourhood Shops	0
SHO6 Village Shops	0
SHO7 Garden Centres	0
SHO8 Farm Shops	0
Recreation and Open Space	
OS1 Existing Public Open Space Protection	5
OS2 Sites of Recreation/Amenity Value	1
OS3 Upgrading of Existing Open Space	0
OS4 Proposed Public Open Space	1
OS5 Open Space Standard	0
OS6 Recreation Facilities	5
OS7 Access to the Countryside	0
OS8 Small Scale Recreation Facilities in the Countryside	0
OS9 Large Scale Recreation Facilities in the Countryside	0
Tourism	
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	0
TM6 Tourism Uses - Western End of Lake Lothing	0
TM7 Tourism in the Pakefield/Kessingland Coastal Strip	0
TM8 Extension to Holiday Development - Kessingland	0
TM9 Conversion to Guest House Use in Lowestoft	0
TM10 Tourism Facilities in the Rural Areas	10
TM11 Small Scale Caravan/Camping Sites	0
TM12 Existing Permanent Holiday Accommodation	0
TM13 Static Caravan, Chalet and Cabin Sites	2
TM14 Redevelopment of Existing Holiday Accommodation	0
TM15 Caravan/Chalet Occupancy	1
Community Facilities	
CF1 School Sites	0
CF2 Childcare Facilities	2
CF3 Community Care Homes	0
CF4 New Community Facilities	7
CF5 New Community Facilities resulting from Development Proposals	0



CF6 Allotments	0
CF7 Electricity Overhead Lines	0
CF8 Telecommunications Facilities	0
CF9 Satellite Dishes	1
Villages & Rural Areas	
V1 Limits to Development	10
V2 Housing Allocations	0
V3 Infill Developments	17
V4 Low Cost Housing in Rural Areas	0
V5 Agricultural Workers' Dwellings	13
V6 Conversion of Rural Buildings	21
V7 Horse Related Development	2
V8 Commercial Development in the Open Countryside	2
V9 Agricultural Land	1
V10 Agricultural Development	3
V11 Intensive Livestock Units	0
Lowestoft	
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	1
LOW6 Predominately Office Area	2
LOW7 Secondary Shopping Areas	0
LOW8 London Road South Shopping Core	3
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
Beccles	
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
Bungay	
BUN1 Environmental Improvements	0
BUN2 Bus Station Feasibility Study	0
Halesworth	
HAL1 Environmental Improvements	0
HAL2 Retail Development, rear of Thoroughfare	0
HAL3 Community Centre, off Thoroughfare	0
Southwold	
S1 Limits to Development	0
S2 Visitor Related Accommodation	1
S3 Southwold Harbour Caravan and Campsite	0



S4 Southwold Harbour	0
S5 Area for New Moorings	0
S6 Replacement Moorings	11
S7 Huts at Southwold Harbour	2
S8 The Common	0
Kessingland	
K1 Limits to Development	0
K2 Setting of the Area of Outstanding Natural Beauty	0



WAVENEY INTERIM LOCAL PLAN (MAY 2004) POLICY	FREQUENCY OF USE
Local Plan Vision and Land Use Strategy	
LP1(05/2004) Physical limits	14
Regeneration and Renaissance	
R1(05/2004) Mixed use development	0
R2(05/2004) Mixed use allocations	1
R3(05/2004) Lake Lothing area Action Plan	0
Development Control	
DC1(05/2004) Neighbour amenity	338
DC2(05/2004) Design	578
DC3(05/2004) Community safety	6
DC4(05/2004) Access for all	16
DC5(05/2004) Efficient use of resources	3
DC6(05/2004) Conversion and re-use of buildings	12
DC7(05/2004) Landscaping scheme with new developments	25
DC8(05/2004) Protection of existing natural and semi-natural features on development sites	20
DC9(05/2004) Protection and creation of new habitats identified in Biodiversity Action Plans	10
DC10(05/2004) Pollution control	4
DC11(05/2004) Contaminated land	0
DC12(05/2004) Hazardous Substances	0
DC13(05/2004) Water supply and drainage provision to new developments	4
DC14(05/2004) Surface water drainage	9
DC15(05/2004) Pollution of groundwater	1
DC16(05/2004) Flood risk	19
DC17(05/2004) Planning Obligations	0
DC18(05/2004) Access to new development	30
DC19(05/2004) Accessibility to new development by non-car modes	4
DC20(05/2004) Parking Standards	18
Providing Homes for All	
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	4
H4(05/2004) Types of housing	3
H5(05/2004) Development of affordable housing	3
H6(05/2004) Housing within towns and larger villages	34
H7(05/2004) Redevelopment of larger properties and gardens	32
H8(05/2004) Backland development	26
H9(05/2004) Flats above shops	3
H10(05/2004) Conversion of properties to residential use	12
H11(05/2004) Conversion of accommodation to self-contained flats (existing saturation levels)	4
H12(05/2004) Nursing and residential care homes	2
H13(05/2004) Infill development in the countryside	15
H14(05/2004) New housing in the countryside	23
H15(05/2004) Replacement dwellings in the countryside	10
H16(05/2004) Provision of affordable housing in the countryside	1



H17(05/2004) Extensions to dwellings	672
H18(05/2004) Mobile homes	4
H19(05/2004) Stopping places for travellers and travelling showpeople	0
H20(05/2004) Travellers sites	0
Industry and Employment	
E1(05/2004) Industrial Land Allocations	4
E2(05/2004) Existing Industrial Areas	34
E3(05/2004) Existing and new businesses outside Existing Industrial Areas	11
E4(05/2004) Safeguarding employment uses in residential areas	1
E5(05/2004) Working from home	4
E6(05/2004) Farm diversification	7
E7(05/2004) Re-use of existing buildings in the countryside	38
E8(05/2004) Agricultural development	6
E9(05/2004) Intensive livestock production units	1
Shopping	
S1(05/2004) Allocation of South Quay site for mixed use development	3
S2(05/2004) Allocation of land at Clifton Road/ Economy Road, Lowestoft	0
S3(05/2004) Major retail and leisure development	2
S4(05/2004) Lowestoft town centre: main shopping streets	6
S5(05/2004) Lowestoft town centre: Core Shopping Area	1
S6(05/2004) Conversions of buildings within the Office Areas	5
S7(05/2004) Conversions of buildings within the Lowestoft central area	0
S8(05/2004) Protection of retail use in the Market Town centres	2
S9(05/2004) Changes of use within Market Town centres	4
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	3
S12(05/2004) Change of use outside Kirkley District Shopping Centre	0
S13(05/2004) Changes of use within Oulton Broad District Shopping Centre	2
S14(05/2004) Ground floor changes of use in local shopping centres	0
S15(05/2004) Village and neighbourhood shops	9
S16(05/2004) Farm shops	1
S17(05/2004) Garden centres	1
Tourism	
TM1(05/2004) Tourism allocation of North Denes area	0
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	0
TM5(05/2004) Replacement moorings, Southwold harbour	11
TM6(05/2004) Extensions to landing stages or pontoons, Southwold harbour	2
TM7(05/2004) Replacement huts and additional buildings, Southwold harbour	1
TM8(05/2004) Extensions to huts and other buildings, Southwold harbour	2
TM9(05/2004) Existing tourism areas	1
TM10(05/2004) Caravans and camping	0
TM11(05/2004) Permanent holiday accommodation	9
Providing for Sustainable Transport	
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	1
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	0
T7(05/2004) Land allocated for transport interchange facilities	0
T8(05/2004) Green Travel Plan	4
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	1
Protecting and Improving Our Environment	
ENV1(05/2004) National need for development in AONB and Heritage Coast	80
ENV2(05/2004) National need for development beside AONB, Kessingland	0
ENV3(05/2004) Protection of Special Landscape Area	6
ENV4(05/2004) Protection of Broads landscape	0
ENV5(05/2004) Strategic Gaps and Open Breaks	3
ENV6(05/2004) Historic Parks and Gardens	0
ENV7(05/2004) Common land and village greens	0
ENV8(05/2004) Conservation of nationally/ internationally designated wildlife areas and species	5
ENV9(05/2004) Conservation of locally designated wildlife areas	1
ENV10(05/2004) Protection of high quality agricultural land	4
ENV11(05/2004) Protection of trees with Tree Preservation Order	2
ENV12(05/2004) Coastal defence schemes	2
ENV13(05/2004) Control of development along coastal zone	1
ENV14(05/2004) Network of Greenways	1
ENV15(05/2004) Development in Conservation Areas	116
ENV16(05/2004) Demolition in a Conservation Area	9
ENV17(05/2004) Replacement windows in Conservation Areas	22
ENV18(05/2004) Alterations and additions to a Listed Building	62
ENV19(05/2004) Protection of character and setting of Listed Buildings	53
ENV20(05/2004) Demolition of Listed Buildings	5
ENV21(05/2004) Conversion of a Listed Building	11
ENV22(05/2004) Shopfronts in Conservation Areas	4
ENV23(05/2004) Design and appearance of advertisement in Conservation Areas	15
ENV24(05/2004) Design and appearance of signs and shopfronts	35
ENV25(05/2004) Protection of Scheduled Ancient Monuments	2
ENV26(05/2004) Sites of Regional and Local Archaeological importance	12
ENV27(05/2004) Combustion-based renewable energy developments	0
Community Facilities	
CF1(05/2004) New Primary School	0
CF2(05/2004) Community Centres	0
CF3(05/2004) Allocation of land for new community centre	0
CF4(05/2004) Allotments	0
CF5(05/2004) Electricity overhead lines	0
CF6(05/2004) Telecommunication installations	1
CF7(05/2004) Satellite dishes	1
Recreation and Open Space	
OS1(05/2004) Protection of existing open spaces	8
OS2(05/2004) Provision of public open space	9
OS3(05/2004) Control of large scale recreation facilities	4
OS4(05/2004) Development of equestrian facilities	4



Appendix 3. Unimplemented Policies

(Refer to key on page 54 for an explanation of the codes and shading in this table)

Unimplemented 'Saved' Plan Policies 01/04/04 to 31/03/05	CODE
CF1 School Sites	SS/U
CF3 Community Care Homes	
CF5 New Community Facilities resulting from Development Proposals	
CF6 Allotments	
CF7 Electricity Overhead Lines	
CF8 Telecommunications Facilities	
E8 Hazardous Development	
ENV3 Development adjoining the Broads Area	
ENV5 Sites of Special Scientific Interest	
ENV11 Common Land and Village Greens	
ENV12 Renewable Energy: Wind Power	
ENV13 Coastal Erosion and Flooding	
ENV14 Coastal Protection	
ENV25 Demolition of Listed Buildings	
ENV30 Historic Parks and Gardens	
H2 More Homes and a Better Environment	SS/A
H13 Conversion of Existing Properties to Houses in Multiple Occupation (HMOs)	
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
OS7 Access to the Countryside	
OS8 Small Scale Recreation Facilities in the Countryside	
OS9 Large Scale Recreation Facilities in the Countryside	
SHO1 Improvements to Shopping Areas	
SHO2 Town Centres	
SHO3 Shopping Developments	
SHO4 Retailing on Industrial Estates	
SHO5 Local Neighbourhood Shops	
SHO6 Village Shops	
SHO7 Garden Centres	
SHO8 Farm Shops	
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
TM5 Tourism in the South Beach Area of Lowestoft	ILP
TM6 Tourism Uses - Western End of Lake Lothing	ILP
TM7 Tourism in the Pakefield/Kessingland Coastal Strip	ILP
TM8 Extension to Holiday Development - Kessingland	
TM9 Conversion to Guest House Use in Lowestoft	
TM11 Small Scale Caravan/Camping Sites	
TM12 Existing Permanent Holiday Accommodation	



TM14 Redevelopment of Existing Holiday Accommodation	
TR1 Major Road Schemes - Safeguard of Routes	SS/A
TR2 Traffic Calming/Speed Restrictions/Heavy Goods Vehicles	LTP
TR3 Lorry Parks	
TR7 Commuted Car Parking	ILP
TR8 Public Transport	LTP
TR9 Interchange Facilities	ILP
TR14 Retention of Existing Footpaths	
V2 Housing Allocations	SS/A
V4 Low Cost Housing in Rural Areas	ILP
V11 Intensive Livestock Units	
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	SS/A
HAL1 Environmental Improvements	
HAL2 Retail Development, rear of Thoroughfare	
HAL3 Community Centre, off Thoroughfare	
K1 Limits to Development	
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	
LOW7 Secondary Shopping Areas	
LOW9 London Road South Conversions to Residential	
LOW10 Multi Storey Car Park, Clapham Road	
LOW11 Pedestrian Priority Areas	SS/A
LOW12 Lothingland Hospital	SS/A
S1 Limits to Development	
S3 Southwold Harbour Caravan and Campsite	
S4 Southwold Harbour	
S5 Area for New Moorings	ILP
S8 The Common	
Unimplemented Interim Plan Policies 01/04/04 to 31/03/05	CODE
CF1(05/2004) New Primary School	
CF2 (05/2004) Community Centres	
CF3 (05/2004) Allocation of land for new community centre	SS/A
CF4(05/2004) Allotments	
CF5(05/2004) Electricity overhead lines	
DC11 (05/2004) Contaminated land	
DC12(05/2004) Hazardous Substances	
DC17(05/2004) Planning Obligations	
ENV2 (05/2004) National need for development beside AONB, Kessingland	



ENV4 (05/2004) Protection of Broads landscape	
ENV6(05/2004) Historic Parks and Gardens	
ENV7(05/2004) Common land and village greens	
ENV27(05/2004) Combustion-based renewable energy developments	
H2(05/2004) Woods Meadow housing allocation	
H19(05/2004) Stopping places for travellers and travelling showpeople	
H20 (05/2004) Travellers sites	
R1(05/2004) Mixed use development	
R3(05/2004) Lake Lothing area Action Plan	URC
TM1(05/2004) Tourism allocation of North Denes area	
TM2(05/2004) Tourism allocation of Lowestoft harbour	
TM3(05/2004) Tourism allocation of western end of Lake Lothing	
TM4(05/2004) Conversions and extensions to guest houses in Lowestoft	
TM10(05/2004) Caravans and camping	
T1(05/2004) Safeguard land for the South Lowestoft Relief Road	
T3(05/2004) Improvements to Lowestoft town centre	SS/A
T4(05/2004) Improvements in Beccles	
T5(05/2004) Transport Assessment	
T6(05/2004) Cycle routes	SS/U
T7(05/2004) Land allocated for transport interchange facilities	
T9(05/2004) Car parking in the central area of Lowestoft	
T10(05/2004) Land safeguarded for Hungate car park extension, Beccles	
S2(05/2004) Allocation of land at Clifton Road/ Economy Road, Lowestoft	
S7(05/2004) Conversions of buildings within the Lowestoft central area	
S10(05/2004) Land between the Thoroughfare and Saxon's Way, Halesworth	
S12(05/2004) Change of use outside Kirkley District Shopping Centre	
S14(05/2004) Ground floor changes of use in local shopping centres	

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

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