

Subject: Revision of Local Development Scheme

Report to: Policy & Resources Committee 23 July 2019

Report by: Kim Balls, Senior Strategic Planner

### **SUBJECT MATTER**

**An update to the Local Development Scheme, which is the future programme and timetable for the preparation of Local Plan Documents**

### **RECOMMENDATIONS**

**That the Local Plan Working Party agrees the attached replacement Local Development Scheme to be recommended to the Policy and Resources Committee for adoption**

## **1 INTRODUCTION**

1.1 The Council needs to update its current 'Local Development Scheme' (LDS), which dates from January 2018. This public document shows the Council's intended programme of Local Plan document preparation.

1.2 Progressing the completion of the Local Plan is identified as a priority in the Corporate Plan. The Local Development Scheme is a statutory obligation and sets out the timetable and range of future documents, including those involved in completing (and eventually replacing) the Local Plan.

## **2. LOCAL PLAN DOCUMENTS FUTURE PROGRAMME**

2.1 The Borough Council is obliged to publish, and update from time-to-time, an LDS showing the planning documents it intends to prepare over the following three years.

2.2 The primary purpose of the LDS is to inform the public, developers and other stakeholders of the Council's intentions; Local Plan documents submitted for examination must have been previously identified in the LDS. The Council is also obliged to report performance against the LDS timetable in its (annual) Monitoring Reports.

2.3 The Council's current LDS was adopted in January 2018 but is now outdated due to slippage in the Local Plan Part 2 timetable, and a need to provide the formal basis for production and publication of the North Quay Supplementary Planning Document. The update also provides the opportunity to outline a revised timetable for the preparation of the Local Plan review to better complement the Local Plans of other Norfolk Local Planning Authorities.

2.4 A draft replacement LDS (text only) is attached to this report. The changes from the previous LDS are summarised in the following table:

**Table 1: Comparison of between currently adopted and proposed LDS**

Plan documents proposed in 2018 Local Development Scheme	Reason for change	Plan documents proposed in 2019 Local Development Scheme
<b>Local Plan Part 2: Detailed Policies and Site Allocation</b> (Development Plan Document)	Revision of forward timetable to reflect slippage	<b>Local Plan Part 2: Detailed Policies and Site Allocations</b> (Development Plan Document)
<b>Next Local Plan</b> (for period 2021-2036)	Timetable adjusted to reflect delay to (current) Local Plan Part 2 and alignment with the Local Plans of other Norfolk LPAs	<b>Next Local Plan</b> (for period 2021-2041)
<b>Hall Quay</b> (Supplementary Planning Document)	Minor revision to clarify milestones dates for post consultation feedback and adoption	<b>Hall Quay</b> (Supplementary Planning Document)
<b>The Conge</b> (Supplementary Planning Document)	Revision of forward timetable to reflect slippage.	<b>The Conge</b> (Supplementary Planning Document)
<b>King Street Area</b> (Supplementary Planning Document)	No longer being pursued due to current limited potential to bring forward the intended leisure development in this location.	n/a
n/a	A need for a Supplementary Planning Document for this area was identified in the Core Strategy (Policy CS17) with respect to regenerating North Quay as one of the major waterfront areas.	<b>North Quay</b> (Supplementary Planning Document)

2.5 The Local Plan Part 2 (Detailed Policies and Site Allocations document) is the most

substantial and pressing element of the Council's development plan-making work. Substantial progress has been made and a 'draft' plan was subject to public consultation between August and September 2018. However, work has fallen behind the timetable previously envisaged due to:

- Additional work arising from successive changes in government requirements, initiatives and consultations e.g.
  - national revisions to the way in which the Council calculates its 'local housing need', requiring identification and assessment of further potential housing allocations to meet this need;
  - major update to the Council's adopted Monitoring & Mitigation Strategy and publication of additional planning guidance to ensure planning applications meet the requirements of the Habitats Regulations Assessment (HRA) in light of recent European Court rulings;
  - several updates to the National Planning Policy Framework (most recently, in February 2019)
- Significant major project work (e.g. Beacon Park Masterplan and Town Centre Masterplan) requiring team resources.

2.6 The outline timetable shown in the draft LDS (attached) is the shortest time in which there is a reasonable prospect of completing the Local Plan and other documents, given the range of uncertainties, competing priorities and the loss of the Strategic Planning Manager through retirement in April 2019 (his replacement team will commence in post on 12<sup>th</sup> August 2019).

2.7 Other risks include yet further changes to the national planning regime affecting document production (a further revision to the national housing need methodology is expected sometime in 2019, for example). In addition, it should be noted that once the Local Plan Part 2 has been submitted for examination, the timetable is then largely in the hands of the Inspector.

### **3. FINANCIAL IMPLICATIONS**

3.1 The Council has already committed to producing the Local Plan Part 2: Detailed Policies and Site Allocations and the various Supplementary Planning Documents and budgeted accordingly. Staffing resources are available (subject to other competing demands) for completion of the documents within the current establishment, and general costs within the existing Strategic Planning budget.

### **4. RISK IMPLICATIONS**

4.1 There are various risks to the proposed timetable of preparation, as set out in paragraphs 2.6 and 2.7 above.

### **5. CONCLUSIONS**

5.1 There is a need for the Council to agree a new Local Development Scheme, setting out the Local Plan and other documents it intends to prepare and the timescales for these. These have both changed since the previous Scheme was adopted in 2018, and a

proposed replacement is attached.

## **6. RECOMENDATIONS**

**That the Local Plan Working Party agrees the attached replacement Local Development Scheme to be recommended to the Policy and Resources Committee for adoption on behalf of the Council.**

## **7. BACKGROUND PAPERS**

- Planning and Compulsory Purchase Act 2004 (as amended)
- Great Yarmouth Borough Council
  - Local Development Scheme, January 2018
  - Local Plan Annual Monitoring Report (2017-18)
  - Corporate Plan

## **8. ATTACHMENT**

Draft (replacement) Local Development Scheme 2019-2022

*Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated?*

<b>Area for consideration</b>	<b>Comment</b>
Monitoring Officer Consultation:	Consultation via Executive Leadership Team
Section 151 Officer Consultation:	Consultation via Executive Leadership Team
Existing Council Policies:	Compliant with the Corporate Plan and Local Plan Core Strategy (adopted December 2015)
Financial Implications:	See Section 3 above
Legal Implications (including human rights):	The Council is obliged by law to keep its plans up to date, and to publish and revise from time to time a Local Development Scheme
Risk Implications:	Risks to anticipated timetable – see paragraph 4 above.
Equality Issues/EQIA assessment:	n/a
Crime & Disorder:	n/a
Every Child Matters:	n/a

## EXECUTIVE SUMMARY

Great Yarmouth Borough Council intends to undertake preparation of the following plan documents during the period 2019 to 2022:

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### DEVELOPMENT PLAN DOCUMENTS

The Local Plan (2013-2030) Part 2: Detailed Policies and Site Allocations Developments Plan Document; and (once that is complete)

A replacement Local Plan (2021-2041) Development Plan Document

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### SUPPLEMENTARY PLANNING DOCUMENTS

**Hall Quay Supplementary Planning Document**

**The Conge Development Brief**

**North Quay Supplementary Planning Document**



## INTRODUCTION:

This Local Development Scheme sets out Great Yarmouth Borough Council intended programme of formal planning document preparation over the period 2019 to 2022. The Council's plans cover the whole of the Borough excepting those parts lying within the Broads 'national park'<sup>1</sup>.

Consultation will be an integral part of the preparation of each document identified, and this will be carried out in accordance with the Council's adopted Statement of Community Involvement<sup>2</sup>.

It should be appreciated that the formal documents which this Scheme covers are only part of the forward planning work undertaken by the Council. Other work includes cooperation with other public organisations (including joint non-statutory plans and research); project work to foster developments or environmental improvements; and advice and support to communities preparing neighbourhood plans;

The Council will keep under review progress against the intentions indicated in this document, and report this in its planning Monitoring Report (currently published annually).

The Council may produce a new Local Development Scheme during the period if required to reflect any changes in either the documents to be produced, or the anticipated timetable for their production. These could be affected by, for example, changes in the planning system, resource constraints, or opportunities to aid delivery of the Local Plan Core Strategy by preparing additional Development Plan Documents or Supplementary Planning Documents for particular sites or areas.

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<sup>1</sup> The Broads Authority is the local planning authority for the designated Broads area and prepares its own plans.

<sup>2</sup> <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1224&p=0>



## CURRENT PLAN DOCUMENTS

### DEVELOPMENT PLAN DOCUMENTS

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- Great Yarmouth Local Plan Core Strategy (adopted Dec 2015)
- Minerals and Waste Local Plans (produced by Norfolk County Council)

Note that in addition to the development plan documents listed above, some 'saved' policies from the former Borough Wide Local Plan (adopted 2001) remain part of the development plan for the time being.

### SUPPLEMENTARY PLANNING DOCUMENTS

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There are currently no extant supplementary planning documents for the Borough plan area.

### PLANNING SUPPORTING DOCUMENTS

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- Statement of Community Involvement (adopted March 2019)
- Annual Monitoring Report (2017/18)
- Local Development Order for Beacon Park (in force April 2012)
- Local Development Order for South Denes (in force May 2012)

## PROPOSED PLAN DOCUMENTS

The following sets out the formal plan documents the Council intends will undergo preparation during 2019-2022.

- **Local Plan Part 2: Detailed Policies and Site Allocations (Development Plan Document)**
- **(New) Local Plan 2021–2041 (Development Plan Document)**
- **Hall Quay Supplementary Planning Document**
- **North Quay Supplementary Planning Document**

Details of these are set out in the following pages.

The Council may potentially also pursue a new Local Development Order for the planned extension of the Beacon Park Enterprise Zone.



## LOCAL PLAN PART 2: DETAILED POLICIES AND SITE ALLOCATIONS

### (DEVELOPMENT PLAN DOCUMENT)

**Description:** This document will provide detailed planning policies for particular sites or topics, including allocations of land for housing or other development, for use in determining planning applications.

**Background:** The Local Plan Core Strategy (adopted in 2015) represents Part 1 of the current Local Plan (2013 to 2030), and sets out the overall scale, distribution and type of development for the Borough.

This Local Plan Part 2 document will provide more detailed policies for use in managing and judging development proposals, to help give effect to the Local Plan Core Strategy through the planning application process.

This document will also take the opportunity to update the local plan to incorporate the new standard methodology for calculating housing need.

**Type of Document:** Development Plan Document

**Coverage:** Whole Plan Area

**Timetable:**

Key Stage	Target Date
Early informal consultation and development of evidence	Prior to Aug 2016
Call for Sites and Suggestions Consultation (Reg. 18)	Aug - Sep 2016
Draft Plan Consultation (Reg.18)	Aug – Sept 2018
Focused Changes Consultation (Reg.18)	Aug – Sept 2019
Publication of Proposed Plan for representations (Reg.19)	Dec 2019 – Jan 2020
Submission of Proposed Plan for Examination	Mar 2020
Examination	Mar 2020 – Oct 2020
Proposed Modifications consultation	Aug-Sep 2020
Adoption	Dec 2020





## **(NEW) LOCAL PLAN 2021–2041**

### **(DEVELOPMENT PLAN DOCUMENT)**

**Description:** This plan will replace the current (2013-2030) Local Plan. At present it is intended the new Local Plan will be a single document, rather than the separate Core Strategy and Site Allocations and Development Management Policies documents as at present.

**Background:** Work will need to commence the review and replacement of the current Local Plan in earnest immediately following adoption of the Part 2: Detailed Policies and Site Allocations document, but evidence gathering will commence in early 2020.

While this work will commence during the 2019-2022 period covered by this Local Development Scheme, the new Local Plan is unlikely to be completed until after 2022, and the dates shown beyond that are highly tentative. (The timetable will be reviewed and updated in future Local Development Schemes.)

The period covered by the new plan is provisionally anticipated to be 2021 to 2041, to complement the Local Plans of other Norfolk Local Planning Authorities, but this will need to be kept under review according to emerging circumstances.

**Type of Document:** Development Plan Document

**Coverage:** Whole Plan Area

**Timetable:**

Key Stage	Tentative Target Date
Early development of evidence and informal consultation	Early 2020 – Summer 2021
Call for Sites and Suggestions Consultation (Reg. 18)	Autumn 2021
Draft Plan Consultation	Spring 2022
Publication of Proposed Plan for comment	Winter 2022/3
Submission of Proposed Plan for Examination	Spring 2023
Examination	Spring – Autumn 2023
Adoption	Late 2023



## HALL QUAY PLANNING BRIEF

### (SUPPLEMENTARY PLANNING DOCUMENT)

**Description:** This document will help to guide the renewal of Hall Quay, creating an exciting new sense of place that has new cafes, restaurants and hotels as the main focus to help widen the Great Yarmouth town centre's visitor economy.

**Background:** The Local Plan Core Strategy (Part 1) sets out the overarching policies that aim to specifically strengthen and encourage a diversity of uses in the main town centres. The planning brief will provide greater certainty and detail to support the delivery of Hall Quay as a new leisure-led quarter for the town centre.

The Local Plan Detailed Policies and Site Allocations (Part 2) will provide further detailed policies for managing and judging development proposals in Hall Quay, implementing the aspirations of the planning brief.

**Type of Document:** Supplementary Planning Document

**Coverage:** The Hall Quay area

**Timetable:**

Key Stage	Target Date
Early informal consultation and development of evidence	Sept 2017 – Jan 2018
Draft Planning Brief consultation	Feb – March 2019
Revision of Document following consultation	Apr – Jun 2019
Adoption	July 2019



## THE CONGE DEVELOPMENT BRIEF

### (SUPPLEMENTARY PLANNING DOCUMENT)

**Description:** This document will help guide the future land assembly and the redevelopment of the Conge to provide a major residential-led mixed use scheme adjacent to Great Yarmouth town centre.

**Background:** The Core Strategy (Local Plan Part 1) sets out policies which seek to promote the Conge as a major mixed-use scheme as part of the overall regeneration of the Great Yarmouth waterfront sites. The development brief will provide greater certainty and detail to support transformational development in the town centre.

It is anticipated that the completed Development Brief SPD will provide greater detail to a Conge allocation policy in the Local Plan Part 2 (Detailed Policies and Site Allocations) to aid with development plan weight and managing, judging proposals in The Conge in line with the completed brief.

**Type of Document:** Supplementary Planning Document

**Coverage:** The Conge area

**Timetable:**

Key Stage	Target Date
Early informal consultation and development of evidence	Sept 2017 – Jan 2018
Draft Development Brief consultation	September 2019
Revision of Document following consultation	October – December 2019
Adoption	January 2020



## NORTH QUAY PLANNING BRIEF

### (SUPPLEMENTARY PLANNING DOCUMENT)

**Description:** This document will help guide transformational regeneration of the North Quay area of Great Yarmouth, creating a new, centrally located neighbourhood with strong connections to the town centre and waterfront.

**Background:** The Local Plan Core Strategy (Part 1) sets out broad policies to regenerate the waterfront facing areas in the centre of Great Yarmouth (including North Quay) for a mixture of new dwellings, employment, retail and leisure floorspace. However, the regeneration potential of North Quay remains affected by complex constraints which significantly affect its viability.

In the process of preparing this planning brief, a suite of studies will be undertaken to better understand the nature of the constraints (such as flood risk, ground conditions etc) and will inform broad options for how the area could be potential re-developed for the uses envisaged in the Local Plan Core Strategy.

**Type of Document:** Supplementary Planning Document

**Coverage:** The North Quay area

**Timetable:**

Key Stage	Target Date
Development of evidence/gathering reports	May – September 2019
Draft Development Brief consultation	October – November 2019
Revision of Document following consultation	December 2019 – Jan 2020
Adoption	February 2020

