GREAT YARMOUTH
BOROUGH COUNCIL

Cabinet

Date: **Wednesday, 09 December 2015**
Time: **18:30**
Venue: **Supper Room**
Address: **Town Hall, Hall Plain, Great Yarmouth, NR30 2QF**

AGENDA

Open to Public and Press

1 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects
- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3	**MINUTES** To confirm the Minutes of the 11 November 2015.	3 - 6
4	**LOCAL PLAN - CORE STRATEGY ADOPTION** Report Attached.	7 - 280
5	**NORTHERN PARISH TOILET REVIEW** Report Attached	281 - 282
6	**ARTS, CULTURE AND HERITAGE INVESTMENT 2015-16** Report Attached	283 - 290
7	**COUNCIL TAX - TAX BASE** Report Attached.	291 - 294

8 APPOINTMENT OF MAYOR FOR THE MUNICIPAL YEAR 2016-17

Cabinet will be asked to recommend to Council that Councillor Malcolm Bird be appointed as Mayor of the Borough of Great Yarmouth for the Municipal Year 2016-17.

9 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

10 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

11 PROPOSAL FOR DEVELOPMENT OF A 31,000 SQUARE FOOT OFFICE ON SITE 4 BEACON PARK

SITE 4 BEACON PARK

Details

Cabinet

Minutes

Wednesday, 11 November 2015 at 18:30

PRESENT :

Councillor Plant (In the Chair); Councillors Carpenter, B Coleman, Hanton, Smith and Thirtle

Councillors Grey, T Wainwright, Walker and Williamson attended as observers.

Mrs S Oxtoby (Interim Chief Executive Officer), Ms K Sly (Section 151 Officer), Mrs J Beck (Director of Customer Services), Mr R Read (Director of Housing and Neighbourhoods), Mrs K Watts (Transformation Programme Manager), and Mr R Hodds (Cabinet Secretary).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

The minutes of the meeting held on the 7 October 2015 were confirmed.

4 REFERENCES FROM THE YARMOUTH AREA COMMITTEE

Cabinet was reminded that the above issues had been deferred pending advice from Norfolk County Council Officers.

The Cabinet Secretary now reported that with regard to the trading on the footway, Broad Row and George Street the County Council had stated that they had no objection to the trading line remaining as part of the Borough Councils licensing arrangement alongside the likes of Regent Road. However if there was a requirement to replace the white lining with something different then the Borough Council would need to find the funding. With regard to the speeding around the Alderman Swindell School, the Cabinet Secretary reported that the County Council had stated that 20mph would be an advisory limit to be funded from local community resources.

The Leader reported that arrangements were already in place to provide the necessary signage at the Alderman Swindell School.

RESOLVED :

(i). That the County Council's comments in respect of the trading on the footway at Broadway and George Street should remain as part of the Borough Councils licensing arrangement.

(ii). That Cabinet note that arrangements are already in place with regard to the provision of the necessary signage at the Alderman Swindell School.

5 PERFORMANCE REPORT QUARTER 2

Cabinet considered the Transformation Programme Managers report, which gave an update on the current performance for the second quarter of 2015/2016 (July-September 2015) for key projects and performance measures. The Cabinet Secretary advised members that this matter would be subject to the call-in procedure.

RESOLVED :-

That the following actions be endorsed :-

- All key projects to be monitored during the next quarter.
- The four key projects all have a current status of green and monitoring should continue during the next quarter with the aim of maintaining the green status.
- All corporate measures to be monitored during the next quarter.

6 NORFOLK AND SUFFOLK COASTAL MANAGEMENT TEAM

Cabinet considered the Director of Customer Services report which sought approval to establish a partnership between Great Yarmouth Borough Council, Suffolk Coastal District Council, Waveney District Council and North Norfolk District Council with regard to the provision of a shared service dealing with coastal issues. The Cabinet Secretary reminded Members that this matter would be subject to the call-in procedure.

RESOLVED :-

(i). That a Norfolk and Suffolk Coastal Management team be established in partnership between Great Yarmouth Borough Council, Suffolk Coastal District Council, Waveney District Council and North Norfolk District Council.

(ii). That a Councillor Partnership Board and Operational Officer Group be created to establish and deliver the Norfolk and Suffolk Coastal Management Partnership as set out in the Director of Customer Services report.

(iii). That the Partnership for delivery of the Norfolk and Suffolk Coastal Management team will operate under a Section 113 Agreement.

(iv). That the initial decision on the delivery of support services for the Partnership be delegated to the Chief Executive Officer, in consultation with the relevant Cabinet Members.

(v). That agreement of the terms of the relevant Partnership Agreement and Section 113 Agreement be delegated to the Monitoring Officer, in consultation with the

relevant Cabinet Members.

7 COMMISSIONING VOLUNTARY SECTOR SUPPORT

Cabinet considered the Director of Housing and Neighbourhoods report which, following an internal audit recommendation and in order to help deliver the objectives of the Corporate Plan, asked Cabinet to approve a commissioning process for future funding to Voluntary Organisations providing support services to the Borough's residents.

In discussing the report the Shadow Leader stated that there was a need to look at all grants given to organisations by the Borough Council and not just to those given to the Voluntary Sector. Councillor Grey in her capacity as the Audit and Risk Committee Chairman stated that the auditors had also indicated that all grants should be reviewed by the Council.

The Interim Chief Executive Officer asked Cabinet to consider moving from an annual grants model to to a 3 year commissioning model to help deliver the Councils corporate objectives and that Voluntary Community Sector Organisations be commissioned against a set of criteria. The Director of Housing and Neighbourhoods reported on the proposal to establish a Members Working Group comprising the relevant community portfolio holders who would look at the details of the criteria to be applied in respect of the Voluntary Community Sector grants. The Cabinet Secretary advised Members that this matter would be subject to the the call-in procedure.

RESOLVED :-

(i). That approval be given to moving from an annual grants model to a 3 year commissioning model to help deliver the Council's corporate objectives, and that the Voluntary Community Sector Organisations be commissioned against a set of criteria to be agreed by the Working Group as set out in (ii) below, the implementation date will be no earlier than September 2016.

(ii). That approval be given to establish a Members Working Group comprising the relevant community portfolio holders.

(iii). That the proposal that all other GYBC grants be reviewed by the Members Working Group and a report be considered at a future Cabinet meeting be endorsed.

8 LICENSING POLICY 2016

Cabinet was advised that under the Licensing Act 2013 Licensing Authorities are required to review their licensing policy every 5 years. The Borough Council's current policy will expire on the 6th January 2016. Cabinet were now asked therefore to approve the final draft licensing policy for publication.

RESOLVED :-

That Council be recommended to agree that the Licensing Policy, incorporating the amendments be approved, and that once approved the new policy will be published on the 1st December 2015 and will come in to effect on the 7th January 2016.

9 GAMBLING POLICY

Cabinet was advised that Section 349 of the Gambling Act 2005 requires Licensing authorities to publish a "Statement of the Principles" that they propose to apply in exercising their functions under the Act, applicable to a 3 year period. The Borough Councils existing Statement of Principles (Gambling Policy) expires on the 30th January 2016 and a new policy must be published by the 3rd January 2016.

Cabinet was advised that a draft policy has been subject to consultation over a six week period during September and October.

Members were now asked to approve the draft policy as the new gambling Statement of Principles.

RESOLVED :-

That Council be recommended to agree that the amended Gambling Policy be approved as the final Gambling Statement of Principle which will be published on the 3rd January 2016 and will come into effect on the 31st January 2016.

10 SPECIAL MEETING OF COUNCIL - MONDAY 21ST DECEMBER

The Cabinet Secretary reported that it was proposed to hold a special meeting of Council on Monday 21st December 2015 in order to consider the final report in connection with the Local Plan.

The meeting ended at: 19:40

Subject:	Local Plan: Core Strategy Adoption

Is this decision for:

Cabinet	Yes	**Is it a Key Decision?**	Yes
Single Member	No	**Is it a Key Decision?**	No
		Portfolio Holder:	Cllr. R Hanton
or a Key Decision for an Officer			No

Date for Decision:	Executive Management Team: 22 October 2015 Local Plan Working Party: 2 November 2015 Cabinet: 9 December 2015 Council: 21 December 2015
For publication/ Not for publication?	**If not for publication, why is the information exempt?** For publication
Report by:	Group Manager - Growth

Matter for decision

Introduction

The Core Strategy is the first document of the new Local Plan which sets out the overarching development strategy and core planning policies for the Borough to 2030. It also allocates two key strategic sites, one in the heart of Great Yarmouth along the riverside and one at land south of Bradwell. The Local Plan Core Strategy has been published for several rounds of consultation with the public and statutory consultees which have informed the content of the plan.

The Council submitted the Local Plan Core Strategy to the Secretary of State in April 2014 for an Examination in Public. Planning Inspector Mr Malcolm Rivett BA (Hons) MSc MRTPI was appointed by the Secretary of State to examine the Local Plan Core Strategy and hearing sessions where held from 25 to 27 November 2014. A number of changes, called the Main Modifications, were recommended by the Inspector following the hearing sessions and were published for public consultation from 11 May to 23 June 2015.

On 30 November 2015, the Council received the Planning Inspectors Final Report on the Local Plan Core Strategy.

Main Modifications

A number of changes to the Local Plan Core Strategy were recommended by the Inspector following the hearing sessions. These changes are known as Main Modifications and are considered by the Planning Inspector to be necessary to make the plan 'sound' or legally compliant. The Planning Inspector was granted authority to recommend Main Modifications under Section 20 (7C) of the 2004 Planning and Compulsory Purchase Act (as amended) by Council on 22 July 2015.

A summary of the most significant Main Modifications are:

- Plan period extended to 2013-2030 from 2015-2029.
- Increase in housing target to 420 dwellings per annum from 380.
- Split housing target with a target of 300 dwellings per annum to 2019/20 and 504 dwellings per annum from 2020/21 to 2029/30.
- Decrease in the retail floorspace need to 2,152 – 4,305 sqm of food shopping and 8,865 sqm of non-food shopping from 3,323 – 6,464 sqm food shopping and 27,672 non-food shopping.

The Main Modifications have been subject to Sustainability Appraisal and a Habitat Regulations Assessment and were published for a six week period of consultation from 11 May to 23 June 2015. The consultation generated 72 comments from 23 consultees, 4 of which had no comments to make. The consultation comments were sent to the Inspector for his consideration in preparing his report on the Core Strategy.

Inspector's Report

Following the examination, the Planning Inspector issues an 'Inspector's Report' which must state, in simple terms, either:

i. That the Core Strategy is 'unsound' and that it is impossible for changes to be made to make it 'sound', and/or that certain legal procedural requirements have not been met (such as the Duty to Cooperate) – under this scenario the Council is not permitted to adopt the Core Strategy;

ii. That the Core Strategy is 'sound', provided that certain changes (Main Modifications) as recommended by the Planning Inspector are made to the Core Strategy before it is adopted.

The Council received the Inspector's 'Fact-Checking' Report on the Local Plan Core Strategy on 12 November 2015. This report was checked for its factual accuracy and returned to the Planning Inspectorate on 24 November 2015. On 30 November 2015 the Council received the Planning Inspector's Final Report which concluded that the Local Plan Core Strategy is 'sound' providing that the Main Modifications which the Inspector considered necessary to make the Core Strategy sound and legally compliant are made.

The full Inspector's Report is attached at Appendix 1. This includes the full list of Main Modifications which he requires to be incorporated within the Local Plan Core Strategy before adoption.

Adoption

By receiving the Planning Inspector's Final Report the examination process has been completed and the final stage of the plan making process is adoption. On adopting a Local Plan, the local planning authority has to make publicly available a copy of the Core Strategy, an adoption statement and Sustainability Appraisal in line with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

As all the recommendations within the Planning Inspector's Final Report are 'binding' on the Council, the options available are to either adopt the Local Plan Core Strategy in accordance with the Inspector's recommendations, or, to reject the recommendations and not adopt the Local Plan Core Strategy. This would effectively mean starting the process again. There is no option available to accept some of the Inspectors recommendations and not others.

Recommendation

That:

i. The Council notes (Appendix 1) the conclusions of the Planning Inspector's Final Report and accepts all the recommendations (Appendix 1A).

ii. The Council adopts the Local Plan Core Strategy (Appendix 2) which incorporates all the 'Main Modifications' as recommended by the Planning Inspector and all the 'additional (minor) modifications' (listed in Appendix 3) and, delegates to officers prior to the publication of the Local Plan Core Strategy, the correction of any further spelling or grammatical errors together with any improvements from a presentational perspective.

Existing relevant Council policies

Great Yarmouth Borough-Wide Local Plan (2001). The Core Strategy will replace a number of the planning policies in the 2001 Local Plan.

Budget details

The Council has budgeted for the costs of preparing the Local Plan Core Strategy including the examination.

Consultations

A series of public and statutory body consultations on the emerging Local Plan Core Strategy and Sustainability Appraisal as set out in the Regulation 22 Consultation Statement (Parts 1 – 3) and Core Strategy Duty to Co-operate Statement.

Financial Implications

If the Local Plan Core Strategy is not endorsed for adoption another Local Plan will have to be prepared and examined with the associated evidence based refreshed.

Legal Implications

The Planning and Compulsory Purchase Act 2004 requires that local planning authorities produce a local development plan for their area.

Executive Board or Director Consultation

Executive Management Team: 22 October 2015
Local Plan Working Party: 2 November 2015

Possible options and recommendations

Recommendation
That:

i. The Council notes (Appendix 1), the conclusions of the Planning Inspector's Final Report and accepts all the recommendations (Appendix 1A).
ii. The Council adopts the Local Plan Core Strategy (Appendix 2) which incorporates all the 'Main Modifications' as recommended by the Planning Inspector and all the 'additional (minor) modifications' (listed in Appendix 3) and, further delegates to officers prior to the publication of the Local Plan Core Strategy, the correction of any further grammatical errors together with any improvements from a presentational perspective.

Background Papers

Notes:

(1) Non confidential reports to Executive must be publicly available for five days beforehand.

(2) Non confidential reports dealing with key decisions to be taken by a single Executive Member or Officer must be publicly available for five days before the decision is taken. Whether or not such a report is confidential, a copy must be given as soon as practicable to the relevant Overview and Scrutiny Chairman.

For Member Services Department Use

Report No.
Date circulated to Members of Council
Expiry of call in
Called in

Subject
Decision
Reasons
Options Considered and Rejected
Conflict of Interest

Does this report raise any legal, financial, sustainability, equality, Crime and Disorder or Human Rights issues and, if so, have they been considered?	Issues	No
	Legal	Yes - Considered
	Financial	Yes - Considered
	Risk	No
	Sustainability	Yes - Considered
	Equality	Yes - Considered
	Crime and Disorder	No
	Human Rights	No
	Every Child Matters	No

The Planning Inspectorate

Report to Great Yarmouth Borough Council

by Malcolm Rivett BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 30th November 2015

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO GREAT YARMOUTH

LOCAL PLAN: CORE STRATEGY

Document submitted for examination on 28 March 2014

Examination hearings held between 25 and 27 November 2014

File Ref: PINS/U2615/429/4

Abbreviations Used in this Report

AA	Appropriate Assessment
CS	Core Strategy
DCLG	Department for Communities and Local Government
DPSAD	Development Policies and Site Allocations Document
DtC	Duty to Co-operate
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
PPG	Planning Policy Guidance
RCS	Retail Capacity Study
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment

Non-Technical Summary

This report concludes that the Great Yarmouth Local Plan: Core Strategy provides an appropriate basis for the planning of the Borough providing a number of modifications are made to the plan. The Borough Council has specifically requested me to recommend any modifications necessary to enable the plan to be adopted.

All of the modifications to address this were proposed by the Council and I have recommended their inclusion, subject to minor alteration, after considering the representations from other parties on these issues.

The main modifications can be summarised as follows:

- Adjustment of the plan period to 2013 – 2030;
- Increasing the housing target figure to 7140 dwellings over the plan period;
- Reducing the amount of new retail floorspace which will be allocated;
- Various other amendments in the interests of clarity and to ensure that the plan accords with national planning policy, including recent Written Ministerial Statements and changes to the Department for Communities and Local Government's *Planning Practice Guidance*.

Introduction

1. This report contains my assessment of the Great Yarmouth Local Plan: Core Strategy in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the plan is sound and whether it is compliant with the legal requirements. *The National Planning Policy Framework* (paragraph 182) makes clear that to be sound a local plan should be positively prepared; justified; effective and consistent with national policy.

2. The starting point for the Examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my Examination is the Publication (Regulation 19) Local Plan: Core Strategy (September 2013).

3. My report deals with the main modifications that are needed to make the plan sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I recommend any modifications needed to rectify matters that make the plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.

4. Other than where specifically detailed below the main modifications that are necessary for soundness and/or legal compliance all relate to matters that were discussed at the Examination hearings. Following these discussions, the Council prepared a schedule of proposed main modifications and carried out sustainability appraisal and this schedule has been subject to public consultation. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications. None of these amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these amendments in the report.

5. Some concerns have been raised about consultation on the plan prior to its submission for Examination, including that the Council did not respond to comments made, although it is notable that there is not a requirement on the Council to do so. Whilst some technical difficulties occurred with the submission of comments online, which no doubt caused frustration to those involved, it is apparent that the problems were resolved and there is nothing to indicate that it prevented people from commenting on the plan. Overall, there is no convincing evidence that consultation was not undertaken in accordance with the Council's *Statement of Community Involvement*. Moreover, whilst the number of representors is relatively low, there is no reason to believe that this means that local people were not empowered to make their views known.

Assessment of Duty to Co-operate

6. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the plan's preparation.

7. The Council prepared the plan in collaboration with a wide range of organisations in relation to matters of strategic and cross-boundary importance as detailed in the *Duty to Co-operate Statement*. These matters include meeting housing needs and housing delivery, employment needs, retail and leisure needs, transport, water and waste water, social infrastructure, flood risk, coastal change management and the natural environment. The bodies with whom the Council has actively engaged include Norfolk and Suffolk County Councils, neighbouring district councils and the Broads Authority and a range of other organisations including the Environment Agency and the National Health Service Commissioning Board.

8. The ongoing co-operation between Great Yarmouth Council and its neighbours Waveney District Council and the Broads Authority is formalised in Memoranda of Understanding. The memoranda indicate how the authorities will continue to work together on strategic issues and detail the governance arrangements. There is also a history of joint working with neighbouring authorities and other organisations in the preparation of evidence relevant to the plan.

9. In the light of the above, and in the absence of any outstanding and substantive argument to the contrary, I am satisfied that in preparing the plan the Council has undertaken ongoing, constructive and active engagement with other bodies as appropriate on matters of strategic and cross-boundary significance. It has therefore complied with the Duty to Co-operate.

Assessment of Soundness

Main Issues

10. Taking account of all the representations, written evidence and the discussions that took place at the Examination hearings I have identified eight main issues upon which the soundness of the plan depends.

Issue 1 – Is the plan soundly based in taking the form of a Core Strategy to be supported by a yet to be prepared Development Policies and Site Allocations document and with a time frame of 2014 – 2029?

11. The Framework (paragraph 153) promotes the production by a local planning authority of a single local plan document, with additional development plan documents being produced only "where clearly justified". In contrast, the plan, preparation of which commenced before the publication of the Framework, takes the form of a Core Strategy to be supported by a separate Development Policies and Site Allocations document (DPSAD). The August 2014 *Local Development Scheme* anticipates the DPSAD being adopted in December 2016.

12. Having regard to the Framework, and the representations made on the plan, it is clear that it is highly desirable for there to be adopted policies in place in

Great Yarmouth for strategic planning matters, site allocations and development management as soon as possible. It is also clear that adoption of the Core Strategy followed by preparation and Examination of the Development Policies and Site Allocations document to the broad timescale set out in the *Local Development Scheme* is likely to result in this "full plan" coverage for Great Yarmouth much more quickly than if the current Core Strategy were to be aborted and work were to then commence on the production of a single local plan document for the Borough. Consequently, in these circumstances and at the present time, the principle of the plan taking the form of a Core Strategy is soundly based.

13. The plan has a time frame of 2014 – 2029 which means that, assuming adoption in late 2015, it would have a post-adoption life of less than 15 years. Paragraph 157 of the Framework indicates that plans should preferably have a 15 year time horizon. Since submitting the plan for Examination the Council has proposed a revised plan period of 2013 – 2030, the start date to align with the *Strategic Housing Market Assessment* (SHMA) and the end date to ensure that the plan has in the order of (if not precisely) a 15 year post-adoption lifespan.

14. Given the importance of the delivery of new housing it makes sense to align the start date of the plan period with the SHMA, thus ensuring that its assessment of housing need is fully taken into account in the plan and that it provides for addressing any under delivery of housing in 2013 and 2014. In the light of the Framework's guidance concerning a plan's time horizon the revised 2030 end date also makes sense. However, since it is not an absolute requirement of national policy that plans should have a post-adoption life of at least 15 years, it is not necessary for the plan's time frame to be extended to 2031 or further against the wishes of the Council. Consequently **MM1** which alters the plan's timeframe to 2013-2030 (requiring a number of individual modifications throughout the plan) is necessary to soundness.

Issue 2 – Does the plan set out strategies for the overall distribution of development and housing which are positively prepared, justified, effective and consistent with national policy?

Overall Distribution of Development

15. In support of policy CS1, which seeks to secure a sustainable future for the Borough, policy CS2 seeks to achieve sustainable growth by distributing new development in accordance with a hierarchy of settlements based on the 2012 *Sustainable Settlements Study's* objective assessment of the 30 or so individual settlements in the Borough. The policy aligns with the Framework's core planning principle of actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling and focussing significant development in locations which are or can be made sustainable.

16. Part (a) of the policy details the approximate percentage of development which will take place in each of the Borough's settlements. However, the Council intends that these percentages relate only to housing development and that other forms of development will be distributed in accordance with the details of other policies of the plan, within the context of the overarching sustainable growth objective of policy CS2. Consequently, to make this clear,

and therefore ensure the effectiveness of the plan, **MM3** is necessary.

17. The modification includes the rider that the percentages may be refined in response to additional work on the impact of visitor pressure on Natura 2000 sites. Whilst this may influence the sites included in the Development Policies and Site Allocations document it is appropriate for it to be stated in the Core Strategy. However, given the requirements of policy CS11, it is not necessary to specifically state in policy CS2 that development will not be taken forward until Natura 2000 site mitigation measures have been secured. The detail of the distribution of housing development, as indicated in the policy, is considered below and Issue 7 considers the soundness of the key sites policies identified in part (b) of the policy.

Objectively Assessed Need for Housing

18. The supporting text to policy CS3 contends that the objectively assessed need for new housing in the Borough during the plan period is 420 dwellings per year. The Council's *Strategic Housing Market Appraisal* (SHMA), of 2007 and updated in 2013, concludes that, having regard to a range of factors including commuting flows the Borough's housing market aligns with the borough boundary. I have seen or heard nothing to suggest that this is not a soundly-based assumption.

19. In seeking to determine the objectively assessed need for housing within the Borough the SHMA considers as its starting point the, at the time, three most recent sets of nationally produced population/household projections – the 2008-based population/household projections, the 2010-based population projections and the 2011-based interim population/household projections. In line with Department for Communities and Local Government's (DCLG) *Planning Practice Guidance* the SHMA considers the case for adjustments to the assumptions underlying the projections to reflect local circumstances. It concludes that, as the, then, most up to date figures, the fertility and mortality rates of the 2010-based projections are most appropriately used, but that as a starting point the 2008-based migration flows are likely to be more representative of long term trends and future flows than the, lower, 2010-based figures.

20. However, the 2008-based projections record an inflow of 400 people per year into the Borough from outside the UK, reflecting significant immigration of Eastern European economic migrants in the early 2000s. At the hearings the likelihood of this situation recurring in the future was discussed and the Council contended that it is unlikely as many of these migrants do not work in the Borough but were attracted to live there by the availability, at that time, of low cost housing much of which had been converted from holiday accommodation. There is nothing to suggest that this combination of factors is likely to be repeated and, thus, the Council's downward adjustment by 35% of the 2010-based international migration flows (to the regional average) is reasonable.

21. The 2011 Census revealed that household formation rates in the Borough had not been as high as previously expected and modelled in the 2008-based projections. In contrast the 2011-based projections reflect the reality of the situation as evidenced by the Census. The Council considers that the lower

than anticipated household formation rates reflect a combination of both social changes which are likely to continue and difficult economic conditions restricting new household formation which are forecast to ease. Consequently it has assumed that the household formation rate for the plan period will be an average of the rates in the 2008-based and 2011-based projections. I have seen no evidence to suggest that this is inappropriate. On this basis the need for new housing in the Borough for the plan period is forecast to be an average of 420 dwellings per year, as detailed in the supporting text to policy CS3.

22. The 2013 SHMA identifies that, calculated in accordance with the *Planning Practice Guidance* (PPG), there is an annual requirement for an additional 438 affordable dwellings in the Borough across the plan period. In the context of this, the case for adjusting the projection-based figures to account for market signals, in line with the PPG, was discussed at the Hearings. However, nobody contended that, in the specific circumstances of Great Yarmouth, increasing the supply of housing land above that required by the population/household projections (adjusted as explained above) would be likely to increase the amount of affordable housing delivered, increase the affordability of housing more generally or reduce overcrowding in the Borough. Nor has any representation to this effect been made as part of the Examination overall. Whilst it is unlikely that the identified requirements for affordable housing will be met in full, direct provision by registered social landlords will no doubt contribute towards meeting these particular needs. Moreover, the Council has pointed out that, whilst it may not fully meet their needs, many of those identified as being in need of affordable housing currently live in private rented sector accommodation and are likely to continue to do so.

23. Since the hearings the DCLG 2012-based household projections have been published. These indicate that for the 2013-2030 plan period the number of households in the Borough will increase by 350 per year. However, bearing in mind that these forecasts are based on observed trends during a period of economic recession, I concur with the Council that they do not justify revisiting the calculation of the need for housing detailed above.

24. I have seen/heard only one representation which contends that the Council's position on the overall need for new housing is incorrect, and that is not supported by any detailed evidence. In the light of this and my findings on the Council's justification for the figure set out above I conclude that an average of 420 dwellings per year is a soundly based figure for the objectively-assessed need for housing in Great Yarmouth.

Housing Target and Trajectory

25. Whilst the plan appropriately indicates that the objectively-assessed need for housing in the Borough is 420 dwellings per year policy CS3, as originally drafted, seeks to provide at least 5700 net additional dwellings to 2029, a rate of about 380 per year. The supporting text of policy CS3 refers to flood risk, the need to protect the Broads and an open coast, amongst other factors, as constraints which limit the ability for the full objectively-assessed need for housing to be provided for within the Borough. However, during the Examination the Council updated its *Strategic Housing Land Availability Assessment* (SHLAA). Taking account of individual and cumulative constraints

this identifies that there is sufficient suitable land to deliver 7315 new dwellings in the period to 2030, enough to meet the objectively assessed need of 420 dwellings per year with a buffer of around 4-5%.

26. It is the case that in the last 13 years an average of only 276 dwellings per year have been delivered and the highest annual figure in this period was 376 dwellings. However, seeking not to provide for the objectively-assessed need for housing in an area simply because that level of housing has not been delivered in the past would be contrary to the aim of national policy that housing needs should be met.

27. The Council has also argued that if the housing target were to be set at the objectively-assessed need figure of 420 dwellings per year it would give very little scope for the Borough's communities to influence decisions as to where new housing is located. However, as detailed above, even a 420 per year target would give a buffer of around 4-5% within which local communities could influence site selection through the preparation of the Development Policies and Site Allocations document. Moreover, constraining the supply of housing to 380 dwellings per year would seek to give communities a choice which in reality would not exist. While such a target might appear to allow the Council and the Borough's communities to choose between potential housing sites A and B, in reality it is likely that both sites would be required to meet the identified need for new dwellings.

28. Consequently, I conclude that there is not a sound basis for constraining the housing target to a figure below the objectively-assessed need and therefore **MM4**, which increases to 7140 (an average of 420 per year) the total number of dwellings which policy CS3 indicates provision will be made for, is necessary to the soundness of the plan.

29. Whilst it is appropriate to provide for the objectively assessed need for housing in the Borough across the plan period, the rate at which the dwellings will be delivered will almost certainly vary year on year. In the light of completion figures for the years 2009/10 – 2013/14, which average 232 a year (and have declined year on year), it is appropriate to consider if it is realistic that an average of 420 dwellings per year could be delivered in the early years of the plan period. Whilst the Council should do all it can to increase the supply of new housing quickly it is clearly in nobody's interest for the plan to be written on the basis that significantly more housing will be delivered in the early years than the evidence indicates is realistic. National policy does not prohibit a phased approach to the delivery of housing across a plan period and the requirement of paragraph 47 of the Framework for authorities to illustrate the expected rate of housing delivery for the plan period suggests that a constant rate is not necessarily expected.

30. Those present at the relevant hearing session (the Council and the representative of the main national housing developer operating in the area) were agreed that within the next five years delivery of in the order of 2000 dwellings in Great Yarmouth would be very challenging but not unrealistic.

31. Having further reviewed developers' indicated intentions on individual sites with planning permission and those identified in the SHLAA, the Council contends that whilst significantly more than 2000 dwellings are likely to be

delivered in the five years from 2016/17, delivery in 2015/16 is likely to be more reflective of the low level of completions seen in recent years. In the light of this, it would appear to be realistic, yet still challenging, for around 1800 dwellings to be completed in the five years from 2015/16 to 2019/20. Consequently, and having regard to the desirability of addressing the undersupply of housing in the years of the plan period which have already passed, an ambitious but realistic trajectory for meeting the objectively-assessed need for housing is for new dwellings to be delivered at an average rate of 300 per year in the first seven years of the plan period and 504 per year (on average) in the remaining 10 years.

32. Whilst response to the consultation on the main modifications suggests that such a trajectory is inappropriate, having regard to the SHLAA, it presents no persuasive evidence that it is realistic that significantly more than 300 dwellings per year could be completed on average in the first seven years of the plan. Moreover, nothing in the plan would prevent more than 300 dwellings per year coming forward in the early part of the plan period. Furthermore, whilst it cannot be guaranteed that an average of 504 dwellings per annum will be delivered in the last 10 years of the plan period, I consider this to be more likely than an average of 420 being delivered in the first 7 years. Indeed, if more than 300 dwellings per year are in reality delivered in the early part of the plan period it would reduce the annual requirement in the later years.

33. In the context of recent delivery averaging 232 a year, I am satisfied that 300 new dwellings per year for the next five years (as part of a 420 dwelling per year target across the plan period) would be a significant increase in delivery. The part of **MM4** which sets out this trajectory (in policy CS3 and elsewhere) is therefore necessary for the plan to be positively prepared, justified and effective.

Five Year Supply of Deliverable Housing Land

34. Based on the target of an average of 300 dwellings per year for the first seven years of the plan period (2013/14 – 2019/20) the Council submitted at the hearings an analysis (Doc H11) which indicates that around 5.75 years supply of deliverable land for housing can be demonstrated (a supply of 2,272 dpa against a requirement of 1,978 dpa) for 2014/15 – 2018/19. This calculation includes addressing in its entirety within the five years delivery below the 300 dwelling target in the first year of the plan period and then the application of a 20% "buffer". The supply consists of around 37% extant permissions, 7% windfall sites and 56% on the Key Sites allocated in the Core Strategy and on sites which are anticipated to come forward through the DPSAD and the Council's *Interim Housing Land Supply Policy.* In terms of the forecast supply of housing, the updated trajectory on which this analysis is based (included in MM4) has not been challenged and on this basis I consider there is a good prospect of a five year supply of deliverable housing land being maintained throughout the plan period.

35. In the light of the anticipated December 2016 adoption date of the DPSAD housing sites allocated by it are envisaged to start delivering dwellings only in 2018/19. In the meantime housing schemes, on sites other than the Core Strategy's Key Sites and windfall sites within existing development limits, will

be assessed against the Council's *Interim Housing Land Supply Policy*, adopted in July 2014. This policy is not formally the subject of the Core Strategy Examination and it does not form part of the Development Plan for the Borough, nor is there any convincing evidence to indicate that it should do, particularly as consultation on its inclusion in the plan would merely further delay its adoption. However, it will be a material consideration in the determination of planning applications, and there is no reason to believe that it will not be successful in ensuring that permission is granted for sufficient schemes for the Borough's housing requirements to be delivered.

36. The Council anticipates that over the life of the plan 'windfalls' will account for around 20% of all new housing – an average of approximately 87 per year. The *Estimating a Windfall Allowance Paper – May 2014 Update* identifies a consistently high number of 'windfall' scheme dwellings completed in the Borough since 2000/01, averaging 166 dwellings per year or 61% of all new housing. Moreover, in the period since 2006/07 and excluding dwellings on garden land, an average of 179 windfall dwellings per year have been completed. In the context of a continually high level of 'windfall' development for the past 15 years, and given that there no convincing evidence to indicate that this pattern of development will not continue, I conclude that there is compelling evidence that windfalls will provide a reliable source of housing for at least an average of 87 dwellings per year.

Distribution of Housing Development

37. Part (b) of policy CS2 sets out the approximate percentage split of new housing development across the borough: around 35% in Great Yarmouth and Gorleston-on-Sea, some 30% in the Key Service Centres of Bradwell and Caister-on-Sea, approximately 30% in six Primary Villages and around 5% in Secondary and Tertiary Villages. The majority of new housing is proposed to take place in the Borough's four main settlements, where access to services is greatest, although I concur with the Council and some representors that providing for some growth in the main villages would be likely to support the provision and retention of services in them, maintaining/enhancing their sustainability.

38. I note the argument that the plan should aim to deliver a higher proportion of housing in the main towns and key service centres. However, the SHLAA (recently updated, based on an on-going "call for sites" and not seriously challenged) indicates that it is not feasible to deliver significantly more than 65% of all housing development (based on the average target of 420 dwelling per year) in the Borough's four main settlements. In the light of this I conclude that the proposed distribution of housing is a soundly-based way of delivering the objectively-assessed need for housing in the Borough.

39. I have some sympathy with the argument that the policy should state that there should be "at least x%" of dwellings delivered in the main towns and key service centres and "no more than x%" of dwellings delivered in the villages. However, having regard to the appropriately flexible use of the word "approximately" in the policy, the resulting wording (ie "no more than approximately x%") would, in practice, make little sense. And, given the limited headroom between the number of new dwellings needed and the total number of dwellings which could be accommodated on available/suitable sites,

setting fixed, as opposed to "approximate", distribution figures could run the risk of the identified need for housing not being delivered. I therefore concur with the Council that the proposed revisions to the "triggers" in the plan's monitoring framework (**MM20**) are the most appropriate way of seeking to ensure that the need for new housing is addressed but in a manner which does not result in an excessive number of new dwellings being constructed in areas poorly located in relation to day to day services and facilities.

40. Given that circumstances can change over time the last paragraph of policy CS2 appropriately refers to the possible need for flexible application of the proposed distribution of development. However, notwithstanding the proposed revisions to the monitoring framework, it is in the interests of sustainability to ensure that there remains a strong focus on development taking place in the Borough's main settlements. It is thus necessary to reword this paragraph to make clear that such flexibility will be applied within the context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres. The wording I have recommended **(MM3)** is slightly altered from that originally proposed reflecting comments from representors. I am satisfied that the wording of this modification would not inappropriately promote development in the main towns and key service centres, nor indeed in the secondary/tertiary villages and countryside, at the expense of the primary villages.

41. Decisions on individual sites will be key to determining the distribution between the six Primary Villages of the approximately 30% of all housing proposed to take place in these settlements, and these are decisions most appropriately undertaken in preparing the forthcoming Development Policies and Site Allocations document. Moreover, whilst I have noted the concerns raised, there is no convincing evidence that Winterton-on-Sea is not appropriately identified as a Primary Village. However, the evidence of available sites for residential development does not support the statement in para 3.1.14 of the plan that new housing in Caister-on-Sea will be primarily on previously-developed land and **MM2** is thus necessary for the plan to be justified.

42. The SHLAA identifies as suitable and achievable for housing two sites at/close to Caister-on-Sea (OMA2 and WC01) which, having regard to the number of dwellings which could be delivered on them and the intended provision of supporting services, a developer contends should be identified together in the Core Strategy as a key site.

43. Together the sites stretch in a ribbon, some 200m or so wide and almost 2km long, around the north-west side of the existing built up area of Caister-on-Sea, partly to the west and partly to the east of the Caister By-Pass. Given this, it is likely that housing on each of the two sites would have a much closer relationship with the existing built-up area of Caister than with the other site. Moreover, there is little evidence of the two sites being planned together as a cohesive whole and it is notable that the community consultation leaflet for development of the WC01 site makes no reference to the OMA2 site. Whilst it is envisaged that development of OMA2 would provide community facilities in addition to housing, such facilities would be required primarily to support the needs of the new housing rather than to meet currently unmet needs in Caister-on-Sea. Moreover, even considered together and taking account of

their potential to deliver more housing beyond the plan period, there is little to suggest that these sites would have the urban regeneration potential of the proposed Great Yarmouth Waterfront Key Site or the combined scale of housing and new employment development envisaged at the proposed South Bradwell Key Site.

44. The SHLAA identifies that WC01 would be likely to deliver 325 dwellings during the plan period and OMA2 in the order of 130 - 180 dwellings, depending on the extent to which a strategic gap separating Caister-on-Sea and Ormesby St Margaret is considered to be necessary. Bearing in mind that the buffer between the housing target and the total potential suitable/deliverable supply of housing is only 327 dwellings, if neither site were to be developed then the Borough's plan period housing target could not be met, assuming of course that no additional, currently unidentified, suitable/deliverable sites for housing come forward. However, WC01 and OMA2 are not unique in this respect and, if neither of numerous combinations of two SHLAA sites (including sites within the Main Towns and Key Service Centres) do not come forward, the housing target would also be unlikely to be met. It is therefore appropriate that the case for allocating for housing either or both WC01 and OMA2, is considered, alongside all the other SHLAA sites, as part of the preparation and adoption of the DPSAD, or alternatively against the *Interim Housing Policy* if permission is sought for either or both of the sites prior to the adoption of the DPSAD.

45. Consequently, notwithstanding the lack of certainty that thus remains at this stage, the Core Strategy is not unsound in not identifying WCO1 and OMA2 as a Key Site.

Affordable Housing and meeting the housing needs of older people, those with special needs and gypsies and travellers

46. In order to contribute towards the Framework's aim of identified affordable housing needs being met Policy CS4 sets out requirements for the provision of affordable housing within residential developments. The proposed requirements are shown by the *Affordable Housing Viability Assessment* to be realistic and deliverable and there is no persuasive evidence to the contrary. In the light of post plan submission changes to the PPG, MM5, as consulted upon, altered the five or more dwelling scheme threshold trigger for affordable housing requirements in housing sub market areas 1 and 2 to schemes of 11 dwellings or more. However, in view of the subsequent further change to the PPG, deleting threshold figures, and bearing in mind the need for affordable housing in Great Yarmouth and the evidence that the lower thresholds are locally viable, I recommend that the original five dwelling threshold is retained in the plan. I am satisfied that no party will be prejudiced by my decision not to recommend modification of the plan completely in accordance with MM5 as consulted upon. Nonetheless, modified **MM5** which revises part (d) of policy CS4, to appropriately clarify that rural exception sites should be within or adjacent to an existing settlement, is necessary for the plan to be justified.

47. In line with paragraph 50 of the Framework criteria (d), (e) and (f) of policy CS3 seek to ensure that new housing creates balanced communities and meets the requirements of older people and those with disabilities. The policy is appropriately flexible to allow for changing requirements over time and site specific circumstances.

48. Policy CS5 indicates that the Council will seek to identify 10 additional pitches for use by gypsies and travellers through the DPSAD and will safeguard the existing 25 pitches at Gapton Hall. Whilst the target of 10 new pitches is less than that identified for the Borough in the now revoked *Single Issue Review of the East of England Plan*, it is derived from more up to date evidence, including the absence of a waiting list for pitches at Gapton Hall, the rare incidence of unauthorised encampments and the lack of a planning application or even pre-application discussion in connection with a pitch for more than 20 years. In this context the aim to provide 10 additional pitches (as recommended by the SHMA) is a very cautious and positive approach and there is no evidence to suggest that it is not a realistic or soundly based figure. It is in line with the plan's approach to most housing for the settled community for sites for the pitches to be identified in the DPSAD.

49. However, given that it could unnecessarily restrict the identification of suitable sites, **MM6** is necessary, in the interests of a justified plan, deleting the requirement that pitches are identified in accordance with the policy CS2 settlement hierarchy. Instead the modification appropriately adds the requirement that sites have reasonable and safe access to key community facilities to the list of criteria with which new pitches should accord.

50. In conclusion, subject to **MM2 – MM6** and **MM20** the plan sets out strategies for the overall distribution of development and housing which are positively prepared, justified, effective and consistent with national policy.

Issue 3 – Does the plan set out a strategy for employment development which is positively prepared, justified, effective and consistent with national policy?

51. Policy CS6 provides for safeguarding existing local employment areas and encourages their redevelopment and intensification. It also references the allocation, through policy CS18, of 10-15 ha of new employment land at Beacon Park Extension, South Bradwell. Tables 11 and 12 of the supporting text of policy CS6 list the safeguarded local employment areas and set out a summary of the forecast demand for and availability of employment land. **MM7** updates these tables to account for the revised plan period and this modification is thus necessary to the soundness of the plan.

52. The basis for the plan's employment land requirement forecast is the *Employment Land Study* (2012) which demonstrates that take-up in the years 2001-2011 averaged 2.3 ha per year. Projecting this rate forward produces a plan period employment land requirement of 34.5ha, or 39.1ha for the extended plan period to 2030. This forecast is notably higher than that of the earlier (2009) DTZ Report, which predicted annual take-up of 1.11ha. However, there is nothing to suggest that a continuation of past trends is not a positive and effective basis on which to plan for employment land needs. The updated tables identify some 52ha of undeveloped land at existing local employment areas, albeit that some 27ha of this is constrained by poor land conditions. However, including the South Bradwell allocation there is an unconstrained supply of between 34 and 39ha, which is broadly sufficient to meet the overall forecast need. The supply includes sites suitable for the offshore renewable energy industry, including at South Denes and at Beacon Park Enterprise Zone and Beacon Park's proposed expansion and there is no

convincing evidence to indicate that the allocation of further sites for this industry is necessary. Use of River Yare frontage and port operational land is considered below (Issue 7).

53. Although policy CS6 seeks to safeguard existing local employment areas, its criterion (b) sets out the circumstances in which alternative uses of sites within these areas will be permitted. In addition to requiring a satisfactory relationship with neighbouring uses the criterion demands evidence of unsuccessful marketing for employment use and consideration of partial employment use of the site before non-employment uses will be permitted. This is a reasonable and proportionate approach to protecting land for employment purposes in order to promote economic growth and is not inconsistent with the Framework's statement (paragraph 22) that policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

54. However, if a non-employment use were to comply with the above requirements there is not a reasonable justification for it also to have to demonstrate that there is a sufficient range of suitable and available employment sites in the local area: if there is not a reasonable prospect of a specific site being used for employment purposes there is little point in it being protected for that use whether or not there is an adequate alternative supply of employment sites in the area. Consequently **MM7**, which deletes this particular requirement from policy CS6, is necessary to soundness.

55. Whilst it is the case that a use not traditionally considered to be an employment use (eg retail) could potentially generate more jobs than a B Class use there is nothing in national policy to indicate that the use of designated employment sites should be considered primarily on the basis of the job creation potential of the proposal. The employment benefits of a specific proposal contrary to policy CS6 would therefore be appropriately considered as part of an individual planning application and thus reference to this in the policy is not necessary to the soundness of the plan.

56. The Council acknowledges that site EL08 at Pasteur Road is constrained by poor ground conditions, although this in itself is not demonstration that there is no reasonable prospect of its use for employment purposes. Moreover, I conclude below (Issue 4) that the plan (as proposed to be modified) identifies sufficient land for retail purposes and it is also far from clear that the Pasteur Road site would accord with the Framework's guidance (paragraphs 23 and 24) that the primary focus for new retail development should be within, and then on the edge of, town centres. In view of this it is neither necessary nor appropriate for the plan to designate this site for retail purposes, notwithstanding the increase in choice it could potentially provide to consumers.

57. Planning permission has been granted for residential use of part of site EL17 at Hemsby Road, Martham and **MM7**'s revision of the size of this employment site listed in Table 11 is therefore necessary to the clarity and effectiveness of the plan. However, there is no convincing evidence to indicate that there is not a reasonable prospect of the remainder of the site being used for employment purposes and thus its designation for this use is soundly based.

58. In conclusion, subject to **MM7**, the plan sets out a strategy for employment development which is positively prepared, justified, effective and consistent with national policy.

Issue 4 – Does the plan set out strategies for town, district and local centres and tourism, leisure and culture which are positively prepared, justified, effective and consistent with national policy?

59. In line with the Framework, policy CS7 sets out a hierarchy of town, district and local centres in the borough and measures to improve the vitality and viability of the centres. The policy states that the Council will seek to allocate up to 6,464 sq m of new food shopping floorspace and up to 27,672 sq m of non-food shopping floorspace, in accordance with the retail hierarchy and sequential approach.

60. Following the submission of the plan a refreshed 2014 Retail Capacity Study (Doc G13) was published which identified the need for significantly smaller amounts of shopping floorspace: 2,152 – 4,305 sq m for food shopping and up to 8,742 sq m of non-food space during the plan period. The reduction is essentially explained by significant changes in the baseline assumptions and forecasts since the preparation of the previous Retail Capacity Study in 2011. In response to a representor's comments a further refresh of the Retail Capacity Study (27 July 2015) was prepared, utilising the most up to date expenditure per capita growth forecasts published by Experian, and comments were sought on this from all parties who had submitted representations concerning the issue of retail capacity.

61. The July 2015 Retail Capacity Study (RCS) has been criticised on a number of counts, most notably in relation to the assumptions about floorspace efficiencies; new, versus existing, comparison floorspace densities; the consideration of overtrading; inflow (tourism) spend and the likely implementation of an extant permission for a new supermarket.

62. Whilst noting the criticisms of the floorspace efficiencies assumption used in the RCS these are figures published by an appropriate, independent source. The alternative figures which have been submitted indicate that floorspace efficiencies have been much lower (indeed negative) across a number of individual retailers. However, there is not the evidence to suggest that these figures are a comprehensive analysis sufficient to render the RCS's assumption unsound. Similarly although the assumption that new comparison floorspace will achieve much higher sales densities than existing such floorspace has been challenged, no detailed evidence to support this nor an alternative, evidence-based, figure has been put forward.

63. It has been argued that, based on an assumed "benchmark" of existing turnover, Great Yarmouth Town Centre is "overtrading" and, thus, there is capacity for more retail floorspace in the Borough than indicated by the RCS. This argument depends entirely on the chosen level of the "benchmark" for which there is not a single right or wrong answer. Whilst the benchmark figure which has been suggested by a representor appears to be reasonable in theory, I concur with the Council that in practice current conditions in the town centre (above average vacancy levels, the loss of a number of key retailers and falling footfall and prime zone rents) give no "reality check" support to the

argument that the town centre is overtrading.

64. In terms of inbound tourists' spend it is not clear that the quoted 2014 figure for "the value of tourism to the Great Yarmouth economy" can be equated to the 2008 figure for "total visitor spend in Great Yarmouth". Moreover, even if the figures do represent the same spend, there is no evidence to support the contention that the proportion of tourist expenditure spent on shopping is unchanged from 2008. In the light of this there is no convincing evidence to indicate that the RCS's assumptions about inbound tourists' spend are unrealistic.

65. Finally, whilst it has been indicated that Sainsbury's does not intend to implement a permission for a new foodstore at Beacon Park, it is appropriate for the Council to treat this as a "commitment" whilst the permission remains extant, bearing in mind the potential for another operator to implement it.

66. Overall, and having regard to the other detailed criticisms of the documents and the suggestion that the Borough's strategy does not appropriately seek to capture expenditure currently "leaking" out of Great Yarmouth, I am satisfied that the refreshed Retail Capacity Studies of 2014 and 2015 present (at the time of their preparation) robust and credible forecasts of retail capacity in the Borough during the plan period. The revised retail capacity figures proposed for the plan by the Council (MM8) are based on the 2014 Refresh of the Retail Capacity Study. Whilst not identical, the capacity figures indicated by the subsequently produced 2015 Refresh are in the same "ball park" as the 2014 figures. Moreover, in terms of comparison shopping floorspace (the figure most significantly altered from the plan as originally submitted), the proposed 8,865sqm (net) floorspace would meet the slightly higher, more recent, 2015 based requirements until at least 2028, in any case. It would therefore make little sense to delay adoption of the plan by proposing, and consulting on, further changes to policy CS7 in order for it to precisely reflect the figures in the 2015 Retail Capacity Study Refresh.

67. The changes in forecast retail capacity requirement between the 2011 and 2014 capacity studies and again, more marginally, between the 2014 and 2015 studies indicates the need for careful, ongoing monitoring of this matter and review of the plan if shown to be necessary. Nonetheless, this is not good a reason to not include retail floorspace requirement figures in the plan given that the Framework (para 161) indicates that plans should do so, and given my conclusion that, reflecting the time of their production, the 2014 and 2015 retail capacity studies are robust and credible. However, expressing the floorspace requirement in policy CS7 separately for each of the 3-5 year phases of the overall plan period analysed in the RSC is not needed for

soundness and could undermine the necessary flexibility for developers to bring forward schemes to deliver the required floorspace during the overall plan period.

68. In the light of the above, **MM8**[1], which sets out the revised retail floorspace requirement figures, is thus necessary to the soundness of the plan. In reaching this conclusion I have borne in mind that the vitality and viability of the Borough's centres would be unlikely to be maintained or improved by a significant oversupply of retail floorspace. **MM8** also updates policy CS7 to reflect the intention to produce a Supplementary Planning Document, rather than an Area Action Plan, for the Great Yarmouth Waterfront area (see also Issue 7).

69. Policy CS8 sets out a positively-prepared strategy to ensure that the Borough's tourism, leisure and culture sector remains strong and thus benefits the wider economy. However for clarity, and thus effectiveness, **MM9** is necessary, to make clear that the expansion of existing visitor accommodation and attractions will be supported and, to be justified, to reference support for development of navigational links to the Broads.

70. In conclusion, subject to **MM8** and **MM9** the plan sets out strategies for town, district and local centres and tourism, leisure and culture which are positively prepared, justified, effective and consistent with national policy.

Issue 5 – Does the plan set out policies for distinctive places, heritage assets, the natural environment, natural resources and flooding which are positively prepared, justified, effective and consistent with national policy?

71. Policies CS9 – CS13 set out a positively-prepared strategy for promoting well-designed distinctive places, safeguarding heritage assets, protecting areas at risk of flooding or coastal change and for the utilisation of natural assets and the enhancement of the natural Environment.

72. In the interests of clarity, and thus effectiveness, and also to ensure that the policy is justified, **MM10** is necessary to remove the "where practical and appropriate" clause which inappropriately dilutes criterion (b) of policy CS9 although I am satisfied that the Council would not inappropriately seek to apply this criterion where it is not relevant to a particular development. It is also appropriate for the policy to require safe access and to ensure that new

[1] There is a slight discrepancy between the 8,742 sq m of non-food retail floorspace indicated in the 2014 RCS and the 8,865 sq m proposed by the Council in MM8. However, notwithstanding this and in the light of my overall conclusions on retail capacity, I am satisfied that the policy as proposed to be modified is sound.

development does not unduly impact on public safety. For the same reasons **MM11** is necessary, to include in policy CS10 the requirement for historic parks and gardens, and other assets of local historic value, to be conserved and enhanced.

73. In response to comments made by Natural England, the Broads Authority, the Norfolk Coast Partnership and the RSPB, and reflecting the recommendations of the Habitat Regulations Assessment, the Council has proposed a number of detailed modifications to policy CS11. These (**MM12**), which, in response to consultation comments, include a further minor addition to criterion (c) of the policy in the interests of clarity, are necessary to ensure consistency of the plan with national policy and the relevant environmental legislation and regulations.

74. Policy CS11 appropriately seeks to ensure that the Norfolk Coast Area of Outstanding Natural Beauty and the Broads, and their settings, are protected and enhanced. However, it is not necessary to soundness, for the policy to specifically state that landscape management plans and environmental assessments will be required. Moreover since criterion (g) of the policy concerns all biodiversity and geodiversity assets, it is not necessary or appropriate for it to set out the tests in the Habitat Regulations with respect to Natura 2000 sites. The plan does not prevent tourism (or any other type of) development adjacent to sensitive sites where no harm would be caused, although it is not necessary for this to be specifically stated. However, it would inappropriately dilute the aims of environmental protection to indicate that development harmful to the natural environment would be permitted in exceptional circumstances. Such considerations, having regard to the relevant environmental legislation and regulations, are most appropriately undertaken as part of the determination of specific planning applications.

75. In view of recent Written Ministerial Statements and changes to the PPG, in response to the *Housing Standards Review*, **MM13**, which removes the applicability of policy CS12 to residential development, is necessary to ensure consistency with national policy. This modification also deletes wind energy from the list of renewable/low carbon energy schemes supported by the policy. This is also necessary for accordance with a recent Written Ministerial Statement and changes to the PPG. The modified policy states that proposals for wind energy schemes will considered against national policy and that in preparing the Development Policies and Site Allocations document consideration will be given to the potential for identifying suitable areas for wind energy schemes. This particular modification has emerged following the completion of the SA of, and consultation on, the other main modifications. However, having regard to the legal advice sought by the Council and given that any policy relating to wind energy in the DPSAD would be subject to consultation and SA, it is appropriate to recommend this modification without it having been subject to consultation and SA.

76. To accord with paragraphs 100 and 103 of the Framework **MM14** is necessary to include in policy CS13 the requirement that new development does not increase the risk of flooding elsewhere. Opportunities for "roll back" on to "compensation" land not affected by coastal erosion and for developers to implement/maintain their own sea/flood defences are not prevented by the plan. Moreover, criterion (f) of the policy CS13 states that the Council will

proactively manage coastal change by designating Coastal Change Management Areas in the Development Policies and Site Allocations document, which may specifically identify opportunities for "roll back". Specific reference to these matters in the Core Strategy is thus not necessary to soundness.

77. In conclusion, subject to **MM10 - MM14,** the plan sets out policies for distinctive places, heritage assets, the natural environment, natural resources and flooding which are positively prepared, justified, effective and consistent with national policy.

Issue 6 – Does the plan set out policies for community assets, infrastructure and transport which are positively prepared, justified, effective and consistent with national policy?

78. Policies CS14, CS15 and CS16 set out a positively-prepared approach to securing the new infrastructure necessary to support the overall plan, providing and protecting community assets and green infrastructure and improving accessibility and transport. However, for policy CS14 to be effective and justified **MM15** is necessary to make clear that appropriate contributions will be sought towards Natura 2000 sites monitoring and mitigation measures and to state that development for which a planning obligation is necessary will not take place until the obligation has been secured. This modification, along with **MM19**, also ensure that the policy reflects the latest version of the Infrastructure Plan.

79. Policy CS16 indicates that proposals for a third road crossing of the River Yare will be supported and the proposed route alignment will be protected. Although it has been suggested that there may be a better alignment for the road, that included in the plan results from extensive studies of a range of options and has been formally adopted by the Highway Authority. Whilst there is not the immediate prospect of its construction there is no convincing evidence that the necessary funding will not be forthcoming during the plan period.

80. There is concern that the envisaged bascule bridge would need to be raised on so many occasions each day that there would be the potential for unacceptable disruption to both road and river traffic. It seems to me that assessment of the likely advantages and disadvantages of the new crossing to both river and road traffic is most appropriately undertaken at the time of the relevant funding and/or consent application having regard to contemporary forecasts of river and road traffic levels. Nonetheless, on the currently available information, it is necessary for the policy to be justified for it to require that the new crossing appropriately balances the needs of road and river traffic (**MM16**). In the interests of the plan's effectiveness this modification also introduces the requirement (slightly reworded from that consulted upon in the interests of clarity) that new development can be safely accommodated on the local road network.

81. Policy CS11, concerning nature conservation, would apply to the transport schemes supported by policy CS16, including the dualling of the A47. Consequently, since the plan needs to be read as a whole, it is not necessary to state in policy CS16 that these schemes should avoid harm to the landscape and ecology. CS16 (b)'s aim of directing new development towards the most

sustainable locations, reducing the need to travel and maximising the use of sustainable transport is entirely consistent with one of the core planning principles of the Framework. Nonetheless, the plan recognises that many trips will continue to be made by car and, thus, policy CS16 supports a number of road improvements. In the light of this it is not necessary to soundness for the plan to specifically state that some development will be dependent on car travel.

82. In conclusion, subject to **MM15**, **MM16** and **MM19**, the plan's policies for community assets, infrastructure and transport are positively prepared, justified, effective and consistent with national policy.

Issue 7 – Is the plan's strategy and policies in respect of Key Sites positively prepared, justified, effective and consistent with national policy?

83. Major development at Beacon Park, South Bradwell and, towards the end of the plan period, at Great Yarmouth's Waterfront are essential to meeting needs for housing and employment land and to regeneration of the Borough. Policies CS17 and CS18 therefore appropriately set out positively-prepared strategies for development at each of these key locations.

84. The policies map identifies the extent of the Great Yarmouth Waterfront area, proposed for housing, shopping and offices: areas on both sides of the River Yare to the north of Haven Bridge and on the west side of the river, to the south of the bridge on port operational land. As detailed above (Issue 3) there is no persuasive evidence to indicate that the land to the north of the bridge is likely to be required for the offshore renewable energy industry. However, in the light of all I have read and heard, there is a reasonable prospect that there will be demand for use by this industry of the quayside area of the port operational land to the south of the bridge. In view of the competing demands for use of this land, the Council has proposed **MM17** which identifies that the land will be safeguarded for offshore energy related businesses until 2025, unless it can be demonstrated that there is no need for this use. Given the importance of this industry to the Borough's economy and the envisaged longer-term timescale for alternative development of the Waterfront Area this approach is soundly based. To ensure the effectiveness of the plan **MM17** is therefore necessary.

85. Whilst it is intended that a Supplementary Planning Document will be prepared to guide the development of the Great Yarmouth Waterfront Area it is entirely appropriate for the Core Strategy to set out the number of dwellings and the amount of employment and retail/leisure floorspace which is envisaged will be provided for at this Key Site. That the 2011 Retail Capacity Study (RCS), and the 2014 and 2015 Refreshes of it, post-date the 2006 *Great Yarmouth Borough and Waveney District Retail and Leisure Study* does not fundamentally undermine the role of the latter document in influencing the proposed strategy for the Waterfront Area. Whilst the RCS refreshes indicate the need for much lower quantities of new retail floorspace than forecast by the 2011 RCS, the "at least 5,050 sq m" of retail and leisure floorspace anticipated to be delivered at Great Yarmouth's Waterfront during the plan period (set out in policy CS17) are well within the revised overall plan period retail requirements for the Borough of 2,152 – 4,305 sq m for food shopping

and up to 8,865 sq m for non-food shopping.

86. Moreover, I see no reason why providing for a significant proportion of the borough's overall plan period new retail requirements at the Waterfront Area conflicts with national policy or is in any other way not a soundly based strategy.

87. To accord with national policy in the light of the Housing Standards Review **MM17** also clarifies that the policy's energy/water efficiency requirements apply only to non-residential development and this modification also updates the policy to reflect the Council's intention to prepare a Supplementary Planning Document, rather than an Area Action Plan, to guide the development of the Waterfront area.

88. Also for consistency with national policy, following the Housing Standards review, **MM18** is necessary, deleting from policy CS18 requirements in respect of energy efficiency measures. In the interests of the viability of development, bearing in mind changing market conditions over time, the modification also specifies the provision of affordable housing in line with a viability assessment for each phase of the South Bradwell development. Such an approach appropriately balances the need to maximise affordable housing provision at South Bradwell whilst ensuring the development remains viable over time. The modification also revises the requirements in respect of telecommunication and broadband facilities to reflect that which can feasibly be influenced by developers.

89. Criterion (d) of policy CS18 requires proposals to develop a phasing strategy which facilitates the delivery of the total amount of proposed housing within the plan period. Whatever the details of the phasing strategy it is unlikely to be possible for the Council to require that every dwelling proposed for the South Bradwell site is actually completed during the plan period. Nonetheless, given the importance of meeting the need for new housing, the crucial role that the South Bradwell site is likely to play in achieving this in Great Yarmouth and the efforts made to ensure that the plan will not render development unviable, it is appropriate for the Core Strategy to set out an expectation that developers will do all they can to ensure that all the housing proposed for this key site is delivered before 2030. It is argued that a significant landscape buffer along the edge of the development is necessary although this is adequately addressed by the requirement of criterion (k) of the policy that proposals incorporate a strategic landscaping and tree/hedge planting scheme to soften the impact of the development on nearby dwellings, the adjacent open countryside and the Broads.

90. In conclusion subject to **MM17** and **MM18** the plan's strategy and policies in respect of Key Sites are positively prepared, justified, effective and consistent with national policy.

Issue 8 - Having regard to national standards, would the requirements of the policies of the plan put the viability of its implementation as a whole at serious risk?

91. The Council commissioned HDH Planning to assess the economic viability and deliverability of the plan's policies (Doc E9). The assessment considers the

local residential and non-residential property markets, land prices, realistic assumptions for development costs and the plan's specific requirements and appraises the viability of a range of residential and non-residential developments likely to come forward in the Borough. The assessment concludes that the plan's policies would not push otherwise viable developments to the limits of viability such that delivery of the plan would be put at risk. It also concludes that with the exception of the Great Yarmouth Waterfront Key Site the Core Strategy is generally deliverable. This conclusion supports the Council's decision that the plan should not rely to a significant extent for housing needs to be met on this particular site. The recommended modifications in relation to housing standards will only further improve the viability of development in the Borough.

92. In the light of this evidence, and in the absence of any significant challenge to it, I conclude that, having regard to national standards, the requirements of the policies of the plan would not put the viability of its implementation as a whole at serious risk.

Assessment of Legal Compliance

93. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

94. It is a requirement that the plan includes a schedule of the policies of the Great Yarmouth Borough-Wide Local Plan (2001) which are to be replaced by the Local Plan Core Strategy. The Council has updated this schedule (as **MM21**) in the light of the modifications to the Plan and changing national policy and other circumstances. I am satisfied that the Plan is sound in the light of those 2001 Local Plan policies which the Council now intends will be replaced and retained.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Great Yarmouth Borough Council Local Plan: Core Strategy is identified within the approved LDS (January 2014) which sets out an expected adoption date of September 2014. The plan's content is compliant with the LDS and whilst its timing is somewhat later than anticipated (partly for reasons beyond the Council's control) this does not indicate there to be a fundamental failing with the plan.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in March 2013, replacing an earlier version of January 2006, and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (February 2015) sets out why, subject to the recommended modifications, AA is not necessary.
National Policy	The plan complies with national policy except where indicated and modifications are recommended.

2004 Act (as amended) and 2012 Regulations.	The plan complies with the Act and the Regulations.

Overall Conclusion and Recommendation

95. The Plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

96. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Great Yarmouth Local Plan: Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Malcolm Rivett

INSPECTOR

This report is accompanied by the Appendix containing the Main Modifications.

Appendix 1A

Great Yarmouth Borough Core Strategy Main Modifications

The Modifications are expressed as ~~strikethrough~~ for deletions and underline for additions. The page and paragraphs in the first and second columns refer to the Regulation 19 Core Strategy (2013)

Ref	Page	Policy/ Paragraph	Proposed modification
MM1	9	Paragraph 1.3.1	Replace text as follows: 1.3.1 The Core Strategy's plan period will be from ~~2014-2029~~ 2013-2030.
	26	Paragraph 3.1.1	Replace text as follows: 3.1.1 By ~~2029~~ 2030, the Borough of Great Yarmouth will be a more attractive and aspirational place to live, work and play, with strong links to Lowestoft, the Broads, Norwich, rural Norfolk and the wider New Anglia (Norfolk and Suffolk) Local Enterprise Partnership area.
	41	Paragraph 4.3.2	Replace text as follows: 4.3.2 New houses have an important role to play in both the regeneration and growth of the borough. The number of new homes to be provided over the plan period to ~~2029~~ 2030 has been determined at the local level using a two stage process:...
MM2	27	Paragraph 3.1.14	Delete text as follows: 3.1.14 Caister-on-Sea will maintain its character as an historic coastal destination. The High Street will remain buoyant with a significant number of independent local stores offering residents and visitors much variety. New housing and employment opportunities will have been created ~~primarily on previously developed land. These new developments will have helped~~ to ensure the long term sustainability of village life and support both the existing and new community facilities.
	28	Paragraph 3.1.16	Delete text as follows: 3.1.16 The borough's primary villages will have been developed to provide a wider choice of employment and residential opportunities. The expansion of these existing communities will have been undertaken in such a way that the quality of life of existing and new residents is maintained and where possible enhanced. ~~The majority of this development will be provided for on previously developed sites.~~
MM3	36	Policy CS2	Replace, delete and insert text in CS2 as follows: Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new

Ref	Page	Policy/ Paragraph	Proposed modification
			jobs and service provision, creating resilient self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will: a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements: • Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth • Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea • Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea • Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy • In the countryside, development will be limited to conversions / replacement dwellings/buildings and schemes which help to meet rural needs b) To ensure compliance with Policy CS11 the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites. c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16 ~~b)~~ d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18) ~~c)~~ e) Encourage the reuse of previously-developed land and existing buildings ~~In order to adapt to changing circumstances~~ To ensure that the Council delivers its housing target the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report. To ensure that the Council delivers its housing target the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

Ref	Page	Policy/ Paragraph	Proposed modification
	37	Paragraph 4.2.3	Insert text as follows: 4.2.3 This policy sets out the principles for the location of new residential development in the borough, so that strategic issues such as infrastructure needs can be considered at an early stage… As such, a percentage of residential development (30%) will also need to be focused in the borough's key service centres.
	39	Paragraph 4.2.12	Insert new paragraph as follows: Protecting the natural environment 4.1.13 New housing growth has the potential to affect the natural environment and the Core Strategy includes policies to protect the natural environment, particularly Policy CS11. The Habitats Regulation Assessment identifies a number of potential impacts on Natura 2000 sites such as disturbance and trampling. Policy CS11 sets out the necessary measures to mitigate against such impacts and the Natura 2000 sites Monitoring and Mitigation Strategy will set out these requirements. Additional work is currently underway looking at recreational pressures on Natura 2000 sites across Norfolk. This work will further inform the proportions and distributions of new housing development set out in Policy CS2 which will be allocated in the Development Policies and Site Allocations document.
MM4	26	Paragraph 3.1.3	Delete 5700 and replace with 7,140 as below: 3.1.3 ~~5700~~ 7,140 new homes catering for the needs of residents will be provided in order to give choice of tenure and location and will be located to take advantage of good public transport accessibility and to help maintain and enhance the vitality and viability of settlements
	40	Policy CS3	Replace text in criterion a) as follows: a) ~~Make provision for at least 5700 net additional homes over the plan period at an average rate of about 380 per year to 2029~~. Make provision for at least 7,140 new homes over the plan period. This will be achieved by: … Replace text in criterion a) 2nd bullet as follows: • Allocating 2 strategic Key Sites at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of ~~300~~ 350 of which to be delivered within the plan period)… Replace text in criterion a) 3rd bullet as follows: • Allocating sufficient sites ~~to accommodate approximately 2280 additional new homes~~ through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant…

Ref	Page	Policy/ Paragraph	Proposed modification
			Replace text in criterion a) 5th bullet as follows: • Using a 'plan, monitor and manage' approach (~~based upon the Annual Monitoring Report and updates of the Strategic Housing Land Availability Assessment~~ which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 2) to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
	42	Paragraph 4.3.7 to 4.3.9	Replace text as follows: ~~4.3.7 Although these constraints reduce the availability of suitable land, not all affect the ability of the borough to meet the objectively assessed needs. For example the Strategic Housing Land Availability Assessment (SHLAA) has identified an adequate number of sites not in the flood risk zones. The constraints which affect the boroughs ability to meet the objectively assessed needs include encouraging sustainable patterns of movement, maintaining an open coast and protecting The Broads.~~ ~~4.3.8 In addition, past rates of house building in the borough provides a guide to how deliverable and realistic the objectively assessed need is. Past rates of house completions do not necessarily help in predicting future rates, but they do show the likely capacity of the house building industry to deliver and the capacity of the market to buy them. Over the past 12 years the annual housing completion rate has increased from a low of 151 in 2002/03 and peaked at 376 in 2009/10, then falling off in 2012/13 to 181. On average between 2001 and 2013, 276 dwellings have been completed per annum. If the average past completion rates are used over the 15 year plan period then 4,140 dwellings would be delivered. A 36% increase of the long term average delivery would be required to achieve the objectively assessed need.~~ ~~4.3.9 In light of the latest evidence for the borough's objectively assessed housing needs the previous preferred housing target of 300 per annum (4,500 in total) is considered to be too low. However, meeting the full objectively assessed need of 420 dwellings per annum (6,300 in total) is not realistic or achievable due to deliverability issues and the potential adverse impact on the setting and character of the boroughs settlements and the supporting infrastructure. Going forward it is considered appropriate that the housing target should be 380 dwellings per annum (5,700 in total) as this reflects the highest historic level of completions achieved in the borough of 376 per annum (at the peak of the housing market in 2009/10) as it supports the NPPF aims of being aspirational and encouraging growth.~~ 4.3.7 Although these constraints have reduced the availability of suitable land, the Strategic Housing Land Availability Assessment and Estimating a Windfall Allowance Paper indicate that there should still be enough available land to meet the full objectively assessed housing need of 7140 new homes over the plan period. However, the borough's ability to deliver the full objectively assessed housing need is about more than just the availability of land; there is a need to plan effectively for its delivery.

Ref	Page	Policy/ Paragraph	Proposed modification
			4.3.8 Over the past 12 years, the annual housing completion rate has increased from a low of 151 in 2002/03, and peaked at 376 in 2009/10, then falling off in 2012/13 to 181. On average between 2001 and 2013, 276 dwellings have been completed per annum. The housing trajectory set out in Appendix 3 shows that the anticipated delivery rates of both market and affordable housing over the next few years will continue to be relatively low as the housing market continues to recover to pre-recession rates. To reflect these short term deliverability issues the Core Strategy has adopted a split housing target of 300 dwellings per annum in years 2013-2020 (2100 dwellings) and a 504 dwellings per annum target in years 2021-2030 (5040 dwellings). This split housing target will ensure that the plan is effective in delivering the borough's objectively assessed housing need of 7140 new homes over the plan period. 4.3.9 The National Planning Policy Framework requires all local planning authorities to identify and update an annual supply of specific deliverable sites sufficient to provide five years worth of housing land against its target with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the housing market. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%. To ensure that the Council is able to maintain a five year housing land supply and to facilitate appropriate development in the short term, an Interim Housing Land Supply Policy has been produced. This Interim Policy will seek to enable appropriate sites outside of but adjacent to existing development limits to be brought forward ahead of development limits being reviewed and potentially amended in the Development Policies and Site Allocations Local Plan document.
	43	Paragraph 4.3.11	Replace text as follows: 4.3.11 The Council's SHLAA (2014) shows that there is theoretically enough land available to meet the housing target ~~-~~over the plan period as shown in Table 7.
	43	Table 7	Replace Table 7 as follows: Delete: ~~Based on the requirement of 380 dwellings per annum (380 x 15 years = 5700 dwellings)~~ ~~a. 2014-2029 requirement~~ ~~5700~~ ~~b. Unimplemented housing permissions/ under construction dwellings*~~ ~~920~~ ~~c. Potential supply from windfall sites~~ ~~1206~~ ~~d. Key Sites (strategic allocations) – total number of dwellings~~ ~~2000~~ ~~e. Key Sites (strategic allocations) – total number of dwellings to be delivered in the plan period~~ ~~1300~~ ~~f. Additional dwellings required to be allocated through the emerging Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans where relevant (a – (b + c + e))~~ ~~2274~~ ~~g. SHLAA (2012) – sites that are potentially deliverable/developable within the borough**~~ ~~5,544~~ ~~**h. Total potential supply** (b + c + e + g)~~ ~~8,929~~

Ref	Page	Policy/ Paragraph	Proposed modification
			~~i. Potential over supply to provide flexibility in final site selection (h – a)~~ ~~3,229~~ Replace: Housing Supply (2013-2030) 7140 dwellings over plan period monitored at a 300 dwellings per annum target in years 2013-2020 (2100 dwellings) and a 504 dwellings per annum target in years 2021-2030 (5040 dwellings) a. Existing completions and unimplemented housing permissions/ dwellings under construction* 1060 **b.** Potential supply from windfall sites 1486 **c.** Potential supply from Interim Housing Land Supply Policy 500 **d.** Key Sites (strategic allocations) – total number of dwellings 2000 **e.** Key Sites (strategic allocations) – total number of dwellings to be delivered in the plan period 1350 **f.** Additional dwellings intended to be allocated through the emerging Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans where relevant 2744 **g.** Total supply over the plan period (a + b + c + e + f) 7140 *Figure accurate at 1 April 2014
	129	Appendix 3	Delete Appendix 3 in its entirety and replace with the proposed housing trajectory set out in Appendix A of this schedule.
MM5	46	Policy CS4	Replace text in Criterion d) as follows: d) Support proposals for housing on small rural exception sites, where there is no conflict with other Local Plan policies and the following criteria is met: • The majority of the homes provided are affordable • The site is within or adjacent to ~~existing development limits~~ the existing settlement…
	48	Paragraph 4.4.9	Insert the following text as follows: 4.4.9 Affordable housing negotiations are performed on a site by site basis and often require considerable discussion. With regards to negotiating a lower affordable housing percentage, consideration will need to be given to varying the type, size and/or tenure, rather than the quantity of affordable housing in the first instance. Pre-application discussions between the applicant and the Council will enable affordable housing policy requirements to be addressed and provisional agreement reached prior to planning submission and help speed up the planning process.
MM6	50	Policy CS5	Delete the following text from criterion b) a) Seek to identify 10 additional permanent pitches for use by gypsies and

Ref	Page	Policy/ Paragraph	Proposed modification
			travellers within the borough ~~in accordance with the settlement hierarchy in Policy CS2~~ Add a new bullet point after the 1st bullet in criterion d) b) Ensure that in identifying land or determining planning applications, proposals for potential sites/pitches comply with national policy in the Planning **Policy** for Traveller Sites document or successor publications and seek to meet the following criteria: • The site has good safe access to the public highway system with adequate space for parking, turning and servicing on site • The site has reasonable and safe access to key community facilities such as schools, shops and healthcare….
MM7	54	Policy CS6	Delete the text from criterion b) first bullet point as follows: a) Safeguarding existing local employment areas identified in Table 11 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that: • ~~There is a sufficient range of suitable and available employment sites in the local area~~
	57	Table 11	Update Table 11: Safeguarded local employment areas as follows:

Ref	Safeguarded existing local employment area	Site area (hectares)
EL01	South Denes (including outer harbour and South Quay), Great Yarmouth	~~113.21~~ 117.
EL02	Gapton Hall Industrial Estate, Great Yarmouth	52.87
EL03	Harfreys Industrial Estate, Great Yarmouth	47.42
EL04	Beacon Park Business Park, Gorleston-on-Sea	23.63
EL05	Yarmouth Business Park, Thamesfield Way, Great Yarmouth	18.57
EL06	Eurocentre Industrial Estate, Great Yarmouth	11.50
EL07	Southtown Road, Great Yarmouth and Bollard Quay	~~8.64~~ 9.42
EL08 + EL18	Pasteur Road, Cobholm, Great Yarmouth	11.31
EL09	Charles Street, South Quay, Great Yarmouth	1.50
EL10	North Quay, Great Yarmouth	0.55
EL11	Railway Station (Land to East), Great Yarmouth	0.65
EL12	Riverside Road, Gorleston-on-Sea	1.53
EL13	Riverside Industrial Estate, Riverside Road, Gorleston-on-Sea	1.50
EL14	Baker Street, Gorleston-on-Sea	0.62
EL15	Gas House and Malthouse Quays, Gorleston-on-Sea	3.21
EL16	Longs Industrial Estate, Gorleston-on-Sea	1.74

Ref	Page	Policy/ Paragraph	Proposed modification
			EL17 Hemsby Road, Martham ~~2.37~~ 2.11 Total ~~300.82~~ 305.67
	58	Table 12	Update Table 12 as follows: **Table 12: Summary of demand and available employment land** **Site area (hectares)** a. Total anticipated demand for employment land over the plan period (15 years) ~~34.50~~ 39.1 b. Undeveloped land ~~52.74~~ 52.48 c. Unconstrained undeveloped land ~~24.85~~ 24.59 d. New allocation at Beacon Park Extension Key Site (Policy CS18) 10 - 15 e. Total unconstrained supply (c + d) ~~34.85 – 39.85~~ 34.59 - 39.59 f. Total supply (b + d) ~~62.74 – 67.74~~ 62.48 - 67.48 **g.** Potential over supply to provide flexibility over the plan period (f – a) ~~28.24 – 33.24~~ 23.38 - 28.38
MM8	62	Policy CS7	Replace text in criterion b) as follows: b) Seek to allocate in accordance with the retail hierarchy and the sequential approach between ~~3,232sqm (net) and 6,464sqm (net)~~ 2,152sqm (net) and 4,305sqm (net) of new 'food' shopping floorspace, and up to ~~27,672sqm~~ 8,865sqm (net) of new 'non-food' shopping floorspace, in identified opportunity sites in the borough, up to 2031 Replace text in criterion c) as follows: c) Promote the extension of the Great Yarmouth's centre to include The Conge and parts of North Quay as a mixed-use development scheme ~~as part of the Great Yarmouth Waterfront Area Action Plan~~ through Policy CS17 and the Great Yarmouth Waterfront Supplementary Planning Document
MM9	67 to 68	Policy CS8	Insert text in criterion a) as follows: a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism… Insert text in criterion e) as follows: e) Support the development of new high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing

Ref	Page	Policy/ Paragraph	Proposed modification
			attractions Delete text in criterion k) as follows: k) Encourage proposals for habitat-based tourism particularly where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the ~~Norfolk~~ Broads Replace text in criterion l) as follows: l) Protect rural locations from visitor pressure by ensuring that ~~new quality tourist, leisure and cultural facilities are of a scale and type to the settlements place in the hierarchy in accordance with Policy CS2~~ proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy in accordance with Policy CS2 Replace text in criterion m) as follows: m) Protect environmentally sensitive locations such as Winterton-Horsey Dunes Special Area of Conservation (SAC) from ~~visitor pressure~~ additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures Insert a new policy point after n) and re-number criterion o) o) Support the development of navigational links to the Broads and beyond where possible ~~o)~~ p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough
MM10	73	Policy CS9	Replace, delete and insert text in CS9 as follows: a) Respond to and draw inspiration from the surrounding areas distinctive natural ~~and built~~, built and historic characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity b) Consider incorporating key features such as landmark buildings, green infrastructure and public art that relate to the historical, ecological or geological interest of a site and to further enhance local character, ~~where practicable and appropriate~~ c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, creating safe, attractive, functional places with

Ref	Page	Policy/ Paragraph	Proposed modification
			active frontages that limit the opportunities for crime d) Provide ~~easy~~ safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people that maintain high levels of permeability and legibility e) Provide vehicular access and parking suitable for its use and location, reflecting the Councils adopted parking standards f) ~~Seek to protect biodiversity, landscape and townscape quality and the amenity of people living and working in or nearby a proposed development from factors such as noise, light and air pollution~~ Seek to protect the amenity of existing and future residents or people working in or nearby a proposed development from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety; g) Conserve and enhance biodiversity, landscape features and townscape quality ~~g)~~ h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs in accordance with Policy CS12 ~~integrated play space within housing developments~~ ~~h)~~ i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses and are flexible enough to respond to future needs, including capacity for high speed digital connectivity, the provision of integrated play space within housing developments, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided
M11	77	Policy CS10	Replace and insert text in criterion a) as follows: a) Conserving and enhancing the significance of the borough's heritage assets and their settings such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens and ~~other buildings~~ other assets of local historic value Replace text in criterion c) as follows: c) ~~Ensuring improved access to historic assets and improved understanding of the borough's history~~ Ensuring that access to historic assets is maintained and improved where possible
MM12	80	Policy CS11	Replace, delete and insert text in CS11 as follows: b) Working in partnership with relevant nature conservation organisations to ensure that protected species such as little terns are adequately protected from any adverse effects of new development. This includes

Ref	Page	Policy/ Paragraph	Proposed modification
			the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring the assessment of development proposals in the vicinity of the colonies c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulation Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors ~~c)~~ d) ~~Ensuring that nationally protected landscapes including the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the Norfolk and Suffolk Broads and their settings are protected and enhanced where possible~~ Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced ~~d)~~ e) Safeguarding and where possible enhancing the borough's wider landscape character in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessments ~~Landscape Character Assessment~~ ~~e)~~ f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to: • create coastal habitats including those along developed stretches • ~~buffer the wetland habitats associated with the Broads~~ enhance and protect the quality of the habitats, including buffering from adverse impacts ~~f)~~ g) ~~Ensuring that all new development takes measures to avoid or reduce negative impacts on existing biodiversity and geodiversity assets. Where negative effects are unavoidable, suitable measures will be required to mitigate any negative impacts. The Council will require that full compensatory provision is made where mitigation is not possible~~ Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made ~~g)~~ h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures ~~h)~~ i) Further developing public understanding of biodiversity and geodiversity and where appropriate enabling greater public access to any notable biodiversity and/or geodiversity assets ~~i)~~ j) Protecting and where possible enhancing the quality of the borough's

Ref	Page	Policy/ Paragraph	Proposed modification
			resources including inland and coastal water resources and high quality agricultural land in accordance with Policy CS12 ~~j)~~ k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost ~~k)~~ l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other ~~l)~~ m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance
MM13	85	Policy CS12	Replace, delete and insert text in CS12 as follows: The use and protection of natural resources is essential to the overall quality of life of the borough and to support wider social and economic sustainability objectives, this will be achieved by: a) Ensuring that all new non-residential developments maximise the level of energy efficiency achieved through passive design and construction techniques, with appropriate consideration given to the reduction of construction waste, siting, massing, orientation, internal design, use of materials, insulation and heat recovery b) Encouraging all new non-residential developments to incorporate an element of renewable, low carbon energy in the final scheme ~~c) Seeking a reduction in emissions of carbon dioxide (over the requirements set by Building Regulations) by 10% through enhanced energy efficiency measures or the installation of renewable or low carbon sources in all major developments of more than 10 dwellings or 1,000m2 of non-residential floorspace, unless this is not feasible or viable having regard to the type of development involved and its design~~ ~~d)~~ c) Supporting stand-alone renewable or low carbon energy schemes for biomass, marine, waste, and solar ~~and wind sources~~, where available and acceptable in terms of scale, massing and height taking account of the impact on amenity, biodiversity and landscape and architectural character. Proposals for wind energy schemes will considered against national planning policy. In preparing the Development Policies and Site Allocations Local Plan the potential for areas suitable for wind energy will be considered and the plan will identify any suitable areas. ~~e)~~ d) Supporting proposals that strengthen the development of the borough as a centre for renewable energy and green industries ~~f)~~ e) ~~Conserving water through the management of demand and local abstraction through the Broadland Rivers Catchment Abstraction~~

Ref	Page	Policy/ Paragraph	Proposed modification
			~~Management Strategy to reduce the borough's water importation~~ Working with water utility providers, the Environment Agency and other key partners to ensure that new developments (including their phasing) match the provision of water supply and waste water/sewerage treatment capacity without adverse effects on the integrity of designated nature conservation sites ~~g)~~ f) Encouraging all new non-residential developments to use water prudently and make greater use of existing and emerging water recycling and storage technologies as part of a wider Sustainable Drainage Scheme (SuDS) ~~h)~~ g) Recognising the need to protect the best and most versatile agricultural land as a valuable resource for future generations and minimising its loss to development in accordance with Policy CS6 ~~j)~~ h) Safeguarding mineral resources and ensuring that existing minerals operations are not prejudiced by consulting with the Mineral Planning Authority on relevant planning applications in those parts of the borough which have been identified as consultation areas through the Norfolk Minerals and Waste Development Framework ~~j)~~ i) Promoting the use of secondary and recycled aggregates in all new non-residential developments in accordance with the Norfolk County Council Minerals and Waste Development Framework 4.12.6 Although the Council is actively seeking to encourage renewable, low and zero carbon energy generating developments, these technologies need to be sited and designed in a way that doesn't have a damaging impact on the environment or communities. In terms of onshore renewable and low carbon energy generation proposals including larger scale stand alone schemes such ~~as wind farms and~~ photovoltaic solar arrays, positive consideration will only be given where it can be demonstrate that the scheme: • Does not have a significant visual, noise, odour or other impact on local residents and users • Does not adversely impact key land resources, areas of ecological, geological or geomorphological value, cultural/architectural heritage or biodiversity assets • Does not have a significant impact (either alone or cumulatively) on the character and value of any natural or urban landscape 4.12.7 Proposals for on shore wind energy schemes will be considered against national planning policy including the Ministerial Written Statement and the Planning Practice Guidance. The Development Management Policies and Site Allocations Local Plan will assess and identify any areas suitable for onshore wind energy schemes in accordance with this guidance.
MM14		Policy CS13	Replace, delete and insert text in CS13 as follows:

Ref	Page	Policy/ Paragraph	Proposed modification
			Policy CS13 – Protecting areas at risk of flooding or coastal ~~erosion~~ change The risk of flooding and coastal ~~erosion~~ change is expected to increase with climate change. This presents a challenge for property/ business owners and service providers in susceptible areas, and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal protection ~~this will be achieved by~~ and that development does not increase the risk of flooding elsewhere. This will be achieved by: a) Directing new development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that: • The requirements of the Sequential Test are met • Where applicable, the requirements of the Exception~~s~~ Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe • A satisfactory Flood Response Plan has been prepared b) Ensuring that new developments on sites adjacent to defences provide adequate access for repairs, maintenance and upgrades and that the development will not affect the integrity of the defence. New development needs to take into account the Environment Agency's flood defence proposals so that future flood defence options are not compromised c) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments d) Ensuring that new development takes in consideration the findings of the Surface Water Management Plan e) Minimising exposure of people and property to the risks of coastal ~~erosion~~ change by encouraging new development away from areas at risk of coastal ~~erosion~~ change as identified in the Kelling to Lowestoft Shoreline Management Plan (SMP) f) Proactively managing coastal change by designating Coastal Change Management Areas (CCMA) in the Development Policies and Site Allocations Local Plan Document g) Designing SuDS, flood protection and coastal erosion measures to enhance nature conservation and biodiversity interests, including where practical replacement habitats lost to coastal ~~erosion~~ change h) Seeking developer contributions towards flood alleviation and coastal ~~erosion~~ change schemes, where appropriate in accordance with Policy CS14
MM15	95	Policy CS14	Replace, delete and insert text in CS14 as follows:

Ref	Page	Policy/ Paragraph	Proposed modification
			Policy CS14 – ~~Securing essential new infrastructure~~ Securing appropriate contributions from new developments New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: a) ~~Produce an Infrastructure Plan to establish and deliver infrastructure needs~~ Ensure that the Council's Infrastructure Plan is appropriately updated as part of the plan making process b) Prepare a Supplementary Planning Document on Planning Obligations to set out the appropriate range and level of contributions, and matters for which they will be sought c) Assess all development proposals and encourage early engagement with service/utility providers to establish whether any infrastructure or infrastructure improvements are needed to mitigate the impacts of the proposed development d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures f) Make certain that ~~a~~ new development~~s~~ for which a planning obligation is necessary does ~~do~~ not take place until the planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure
	96	Paragraph 4.14.4	Insert text in paragraph as follows: 4.14.4 Coupled with conditions on planning consents, planning obligations form a significant tool for ensuring that infrastructure is provided and adequately sustained to support new development. They can ensure that development is delivered with adequate infrastructure in place and also that any negative impacts of development can be mitigated. This includes the monitoring and mitigation measures set out in the Natura 2000 Sites Monitoring and Mitigation Strategy which is being prepared to prevent any adverse effects on European wildlife sites. For further information see Policy CS11.
MM16	103	Policy CS16	Replace, delete and insert text in CS16 as follows: a) Supporting improvements that reduce congestion improve accessibility and improve road safety without an unacceptable impact on the local environment ~~and communities~~ in accordance with Policy CS11 and communities in accordance with Policy CS9. High priority schemes that will assist in achieving this include:

Ref	Page	Policy/ Paragraph	Proposed modification
			• Working with our partners to mitigate against congestion at pinch points and actively manage the road network • Supporting any future proposals to dual the A47 • Supporting the development of a new link road to the south of Bradwell via A12 through Beacon Park to the A143 Beccles Road in accordance with Policy CS18 • ~~Supporting proposals for a Third River Crossing over the River Yare and continuing to protect the route alignment~~ Supporting proposals for a third river crossing over the River Yare, which appropriately balances the needs of road and river traffic, and continuing to protect the route alignment • Working with our partners to reduce car dependency by improving both the quantity and quality of the public transport service on offer in the borough and the wider area including the promotion of a quality bus corridor from Great Yarmouth to Lowestoft • Upgrading Great Yarmouth Railway and Bus Stations to provide higher quality facilities that encourage greater use of public transport • Improve accessibility to employment, education, health, recreation, leisure and shopping facilities by enhancing linkages between existing 'green travel' routes to create a coherent network of footpaths, ~~cycleways~~cycle ways and bridleways • Supporting the port and its future development as a passenger and freight intermodal interchange, with facilities to achieve efficient staging, loading and unloading and to realise the potential of the port to function as a sustainable transport corridor b) Directing new development towards the most accessible sustainable locations in accordance with Policy CS2 reducing the need to travel and maximising the use of sustainable transport modes c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users. ~~c)~~ d) Seeking developer contributions towards transport infrastructure improvements including improvements to sustainable transport modes in accordance with Policy CS14 ~~d)~~ e) Minimising the impact of new development on the existing transport infrastructure by encouraging development proposals to: • Produce and implement Transport Assessments and Travel Plans, as appropriate • Improve accessibility to sustainable transport modes • Ensure that adequate access routes are available for emergency services, waste collection and delivery vehicles • Ensure necessary transport improvements are addressed prior to development, where possible

Ref	Page	Policy/ Paragraph	Proposed modification
			~~e)~~ f) Working with operators to ensure the continued need for and appropriate maintenance and upgrading (as appropriate) of the heliport, coach, bus, rail and heavy goods vehicle facilities g) Ensuring that development proposals contribute to the implementation of the Norfolk Local Transport Plan to deliver improved accessibility through integrated and sustainable transport modes
MM17	108 to 109	Policy CS17	Replace, delete and insert text in CS17 as follows: The Waterfront area in the heart of Great Yarmouth has the potential to become a vibrant urban quarter that utilises its rich heritage and prime urban riverside location to create a unique and high quality environment for housing, shopping and offices which is attractive to investors and visitors as well as new and existing residents. ~~To help realise this vision, the Council is preparing the Great Yarmouth Waterfront Area Action Plan (AAP) which seeks to:~~ Proposals for new development within the Waterfront Area should seek to: a) Transform Great Yarmouth's arrival experience by creating a network of attractive, vibrant and well-connected neighbourhoods to create a new gateway to the town b) Identify appropriate development sites within the Waterfront area for approximately: • 1,000 new dwellings of a mix of types (of which at least ~~300~~ 350 are anticipated to be delivered within the plan period) • 16,500m^2 of employment floorspace (of which at least 7,700m^2 is anticipated to be delivered within the plan period) • 14,200m^2 of retail and leisure floorspace, promoting the mixed-use regeneration of disused and other under-used sites (of which at least 5,050m^2 is anticipated to be delivered within the plan period) c) Ensure that the quayside area identified on the Policies Map as port operational land is safeguarded as employment land to serve offshore energy related businesses for the first part of the plan period (2013-2025) unless it can be demonstrated that there is no need for this use. If the land is developed for offshore energy related employment uses during this period then Policy CS17 will no longer apply and Policy CS6 will apply. ~~c)~~ d) Maximise the provision of on-site affordable housing by ~~requesting that applicants undertake a site specific viability assessment~~ submitting a site-specific viability assessment at the planning application stage ~~d)~~ e) Provide positive connections throughout the area and to neighbouring areas that are safe and convenient for pedestrians and cyclists, being served by high quality public transport services ~~e)~~ f) Improve links between the railway station and the market place in Great Yarmouth town centre and maximise public access to the Waterfront area through the use of walkways and open spaces, provided this does

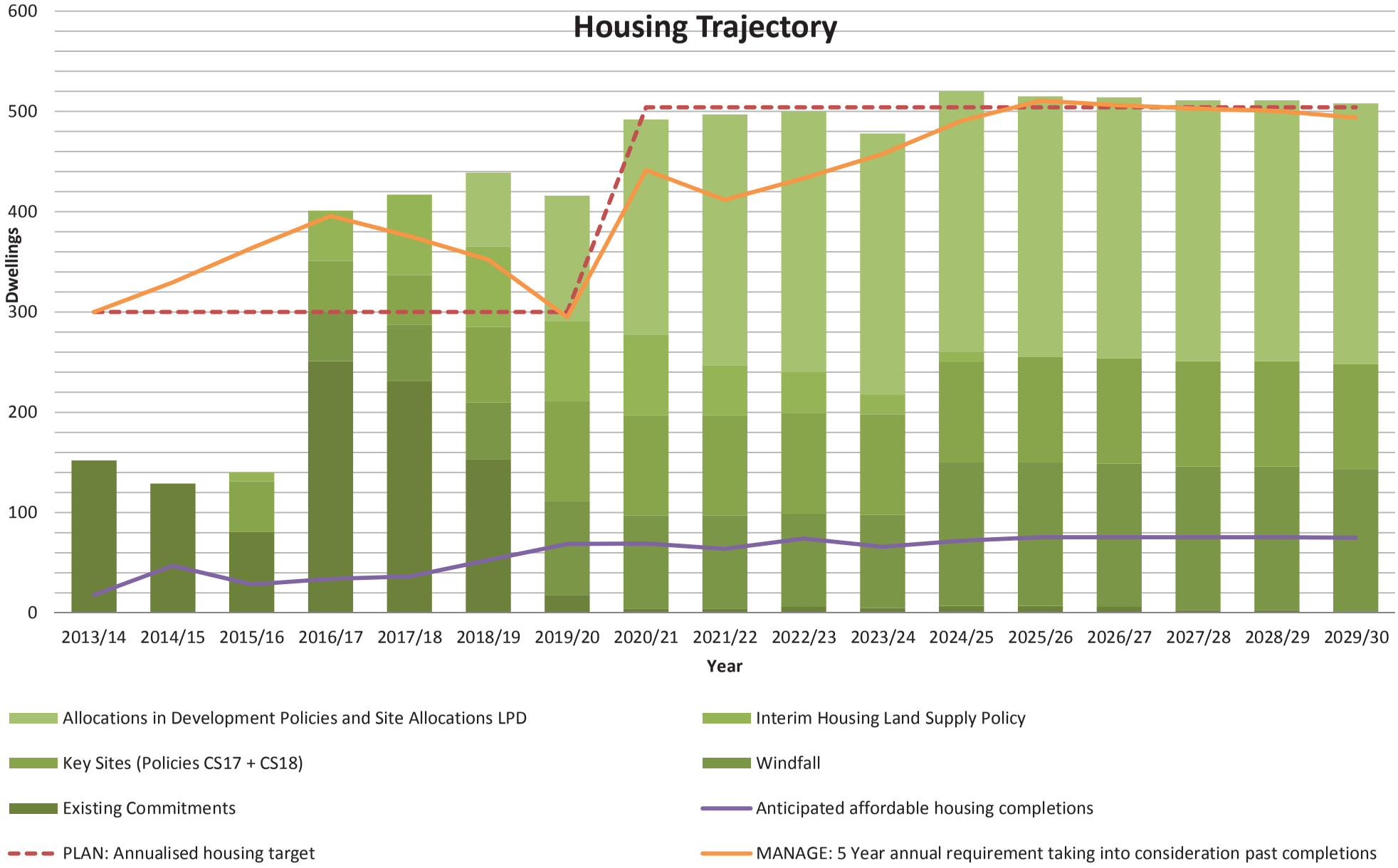
Ref	Page	Policy/ Paragraph	Proposed modification
			not conflict with port activity or safety requirements ~~f)~~ g) Capitalise on the area's prime riverside location by creating a strong urban form with distinctive high quality architecture of an appropriate scale, form and massing that compliments the surrounding historic environment ~~g)~~ h) Utilise the heritage assets of the area such as the historic townscape and important historic buildings, converting buildings to other uses where appropriate ~~h)~~ i) Promote high levels of sustainable construction and design in non-residential development, including: energy and water efficiency, reducing waste production and where possible the use of renewable energy in accordance with Policy CS12 ~~i)~~ j) Enrich the quality of the public realm ensuring that elements of the street scene contribute to the overall character and identity of each neighbourhood and that the choice of materials and quality of signage adds interest, aids identity and legibility ~~j)~~ k) Protect and enhance biodiversity and geodiversity across the waterfront area and ensure that appropriate mitigation measures for protected species, biodiversity and geodiversity are undertaken in accordance with Policy CS11 ~~k)~~ l) Ensure that the development is safe in terms of flood risk for its lifetime, in terms of design and location and does not increase the risk of flooding elsewhere in accordance with Policy CS13 ~~l)~~ m) Provide appropriate new community, education and health facilities to meet the day-to-day needs of new and existing residents and improve existing facilities in Great Yarmouth, where possible in accordance with Policy CS14 ~~Due to the strategic nature of this site, proposals relating to individual buildings and/or sites within Great Yarmouth's Waterfront Area before the Area Action Plan is adopted will need to demonstrate that they have appropriately responded to the objectives of this policy and those of the emerging Area Action Plan and that they will not prejudice the overall regeneration ambitions.~~ The Council will produce a Supplementary Planning Document setting out additional planning and design guidance for the Waterfront Area to ensure that objectives of this policy are fully realised. Proposals relating to the development of individual buildings and/or sites within the Waterfront Area submitted before the Supplementary Planning Document is adopted will need to demonstrate that they have appropriately responded to the points within Policy CS17 and that they will not prejudice the overall regeneration ambitions for the area.
MM18	114 to	Policy CS18	Replace text in criterion c) as follows:

Ref	Page	Policy/ Paragraph	Proposed modification
	115		a) Seek to maximise the provision of on-site affordable housing by undertaking a ~~site specific viability assessment~~ site viability assessment for each phase Replace text in criterion i) as follows: i) Seek to ensure that ~~residents and businesses have access to high quality telecommunications and high speed broadband facilities~~ new homes and business premises can accommodate high quality telecommunication and high speed broadband facilities when these become available Delete criterion m) and re-number criterion n) as follows: ~~m) Seek to reduce carbon dioxide emissions (over the requirements set by Building Regulations) by 10% through enhanced energy efficiency measures or the installation of renewable or low carbon sources unless this is not feasible, having regard to the type of development involved and its design, or viable in accordance with Policy CS12~~ ~~n)~~ m)Seek to minimise the risk of flooding by taking into account the findings of the Surface Water Management Plan and the use of Sustainable Drainage Systems (SuDS) in accordance with Policy CS11
MM19	135	Appendix 4: Infrastructure Requirements	Delete Appendix 4 in its entirety and replace with the proposed infrastructure requirements list set out in Appendix B of this schedule.
MM20	142 to 149	Appendix 5: Monitoring Framework	Delete Appendix 5 and replace with Appendix C of this schedule
MM21	151	Appendix 6: Great Yarmouth Borough-Wide Local Plan (2001) Policies to be replaced	Delete Appendix 6 and replace with Appendix D of this schedule

Appendix A – Modification MM4

Appendix 3: Housing Trajectory

The housing trajectory set out over the next two pages shows the anticipated delivery of both market and affordable housing. New affordable housing is provided as a percentage or 'quota' of the total amount of housing proposed on (otherwise) market housing sites. Given the degree of uncertainty regarding future funding mechanisms for the delivery of affordable housing it is difficult to anticipate with any accuracy the delivery of affordable housing provision over the full plan period. The housing trajectory therefore illustrates the affordable housing already in the development pipeline and indicates a minimum target level of affordable housing that the Council's planning policies are aiming to achieve.


Housing Trajectory
600
500
400
300
200
100
0
Dwellings
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
Year
Allocations in Development Policies and Site Allocations LPD
Interim Housing Land Supply Policy
Key Sites (Policies CS17 + CS18)
Windfall
Existing Commitments
Anticipated affordable housing completions
PLAN: Annualised housing target
MANAGE: 5 Year annual requirement taking into consideration past completions

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Existing Commitments	152	129	81	251	231	153	18	4	4	6	5	7	7	6	3	3	0
Windfall	0	0	0	50	56	57	93	93	93	93	93	143	143	143	143	143	143
Key Sites (Policies CS17 + CS18)	0	0	50	50	50	75	100	100	100	100	100	100	105	105	105	105	105
Interim Housing Land Supply Policy	0	0	9	50	80	80	80	80	50	41	20	10	0	0	0	0	0
Allocations in the emerging Development Policies and Site Allocations Local Plan Document	0	0	0	0	0	74	125	215	250	260	260	260	260	260	260	260	260
Total anticipated completions	**152**	**129**	**140**	**401**	**417**	**439**	**416**	**492**	**497**	**500**	**478**	**520**	**515**	**514**	**511**	**511**	**508**
Anticipated affordable housing completions	**18**	**47**	**28**	**34**	**36**	**53**	**69**	**69**	**64**	**74**	**66**	**72**	**75**	**75**	**75**	**75**	**75**
Overall annual target	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**504**	**504**	**504**	**504**	**504**	**504**	**504**	**504**	**504**	**504**
Manage: Annual requirement taking into consideration past/projected completions	**300**	**330**	**364**	**396**	**376**	**352**	**295**	**441**	**412**	**433**	**458**	**491**	**511**	**506**	**503**	**500**	**494**

Appendix B – Modification MM19

Appendix 4: Infrastructure Requirements

The list of infrastructure requirements to support the Core Strategy is set out in the Council's latest Infrastructure Plan. The Infrastructure Plan is a 'living' document that is able to respond to the frequently changing nature of the supply, demand and planning of infrastructure. Therefore the document will be regularly updated and monitored in order for it to be as accurate as possible and to be able to maintain its role and function. The Infrastructure Plan will be formally updated and published alongside the Annual Monitoring Report, which is currently published in December each year. It will also be periodically updated and published internally within the Council in order to support the emerging Local Plan.

The Infrastructure Plan has an estimated timescale is attached to each infrastructure requirement, depending on when it is likely to be delivered. Short term infrastructure is expected to be delivered within the first five years of the Core Strategy's adoption. Medium term infrastructure is expected within ten years of the adoption date, while long term requirements will be delivered over the 15 year lifetime of the Core Strategy. However, these timescales are always subject to change and are likely to be influenced by a number of external factors. Whether infrastructure is seen as population driven or development driven is likely to affect its expected delivery timescale.

In addition each infrastructure item is also classified as either 'critical' 'necessary' or 'desirable'. These definitions are outlined below:

Critical – This is the infrastructure that must happen before any physical development/growth can take place. Critical infrastructure is something that would block development and delay it from happening.

Necessary - This is the infrastructure which is needed in order to deliver growth in a timely and sustainable way. This means that failure to provide infrastructure in this category, while not actively blocking development, if development is not provided in the short term, this could cause further delay in the medium term.

Desirable – While this infrastructure is required in order for growth to be delivered sustainably it is unlikely to cause a delay to development in the short or medium term.

For the full list of infrastructure requirements please see the latest Infrastructure Plan.

Appendix C – Modification MM20

Appendix 5: Monitoring Framework

The Monitoring Framework set out over the next few pages has been developed as a way of measuring the overall positive (and negative) progress of individual Core Strategy policies in the wider context. To ensure a consistent approach to monitoring all indicators will be annually monitored through a new style Annual Monitoring Report. In the event that annual monitoring identifies delivery issues in relation to the development strategy, or where key policy targets are not being met, a review of the policy or Core Strategy as a whole may be triggered.

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
CS1	All	Due to the overarching nature of the policy, there is no specific target or indicators identified. The sum of all monitoring indicators from the Core Strategy as a whole will determine the successfulness of this policy.			
CS2	SO3 SO4 SO7 SAO5 SAO6 SAO7 SAO10 SAO19	Number of dwellings built/delivered in the Main Towns	35% of all new dwellings to be built within the Main Towns identified in Policy CS2	Less than ~~30%~~ 33% of dwellings in the Main Towns over a consecutive 3 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) - Work with key partners to identify sites which can be built in 2-5 years and work with them to submit successful applications to meet deficit - Work with developers/ landowners of sites to bring sites forward faster - Consider commencing a review of the Policy
		~~Total floorspace B1, B2 or B8 to be built within the Main Towns~~	~~35% of all new B1, B2 or B8 units to be built within the Main Towns identified in Policy CS2~~	~~Less than 30% of total floorspace B1, B2 or B8 in the Main Towns over a consecutive 3 year period~~	
		Number of dwellings built/delivered in the Key Service Centres	30% of all new dwellings to be built within the Key Service Centres identified in Policy CS2	Less than ~~25%~~ 28% of dwellings in the Key Service Centres over a consecutive 3 year period	
		~~Total floorspace all new B1, B2 or B8 units to be built within the Key Service Centres~~	~~30% of all new B1, B2 or B8 units to be built within the Key Service Centres identified in Policy CS2~~	~~Less than 25% of total floorspace B1, B2 or B8 in the Key Service Centres over a consecutive 3 year period~~	
		Number of dwellings built/delivered in the Primary Villages	30% of all new dwellings to be built within the Primary Villages identified in Policy CS2	Less than ~~25%~~ 28% of dwellings in the Primary Villages over a consecutive 3 year period	
		~~Total floorspace all new B1, B2 or B8 units to be built within the Primary Villages~~	~~30% of all new B1, B2 or B8 units to be built within the Primary Villages identified in Policy CS2~~	~~Less than 25% of total floorspace B1, B2 or B8 in the Primary Villages over a consecutive 3 year period~~	
		Number of dwellings built/delivered in the Secondary and Tertiary Villages	5% of all new dwellings to be built within the Secondary and Tertiary Villages identified in Policy CS2	Less than ~~5%~~ 3% of dwellings in the Secondary and Tertiary Villages over a consecutive 3 year period	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
		~~Total floorspace all new B1, B2 or B8 units to be built within the Secondary and Tertiary Villages~~	~~5% of all new B1, B2 or B8 units to be built within the Secondary and Tertiary Villages identified in Policy CS2~~	~~Less than 5% of total floorspace B1, B2 or B8 in the Secondary and Tertiary Villages over a consecutive 3 year period~~	
		Number of dwellings built on previously developed land	Increase the number of new dwellings built on previously developed land year on year	N/A	N/A
CS3	SO2 SO3 SAO4 SAO7 SAO8	Total number of dwellings delivered in the borough	~~Deliver a minimum of 5775 new houses at an average of 380 pa over the plan period to 2029~~ Deliver a minimum of 7,140 new homes at an average of 300 new homes per year in years 2013-2020 (2,100 dwellings) and an average of 504 new homes per year in years 2021-2030 (5,040 dwellings)	Shortfall of 20% cumulative over 3 years according to the housing trajectory in Appendix 3	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action - Work with key partners to identify sites which can be built in 2-5 years and work with them to submit successful applications to meet deficit - Bring forward sites ~~indentified~~identified for later phases in the plan period if appropriate - Actively seek additional sites through the Call for Sites process - Consider a review of the relevant Policies
		The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period monitored through the Five Year Housing Supply Statement	Maintain a five year supply of deliverable housing sites with an additional buffer of ~~5%~~ 20% to ensure choice and competition in the market for land	Not having a five year supply of deliverable housing sites with an additional buffer of ~~5%~~ 20%	
		Total number of empty homes	Reduce the number of empty homes year on year within the borough	Number of empty homes increasing over a consecutive 3 year period	- Identify the problem and barriers/causes to bringing empty homes back into use and decide whether to take action - Consider implementing a review of the Council's Empty Homes Strategy
		Net additional specialist and/or support housing units	Bring forward an appropriate supply of specialist and/or support housing units to meet local needs	N/A	N/A
CS4	SO2 SO3 SO7 SAO4 SAO7	Total number of affordable dwellings	Bring forward an appropriate supply of affordable housing units to meet local needs	N/A	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action
		Total number of applications in each affordable housing sub-market area	Ensure that all new housing is delivered in accordance with the affordable	Number of schemes for 5 dwellings or more in Affordable housing sub-market	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
	SAO8	that have secured an appropriate amount of affordable dwellings in accordance with Policy CS4	housing percentages accorded to the Affordable housing sub-market areas in Policy CS4	area 1 securing at least 20% of all new dwellings to be affordable decreasing year on year over a consecutive 3 year period	- Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiating Section 106's and other contributions) - Bring forward sites ~~indentified~~identified for later phases in the plan period if appropriate - Actively seek additional sites through the Call for Sites process - Consider a review of the relevant Policies
				Number of schemes for 5 dwellings or more in Affordable housing sub-market area 2 that secured at least 10% of all new dwellings to be affordable decreasing year on year over a consecutive 3 year period	
				Number of schemes for 15 dwellings or more in Affordable housing sub-market area 3 that secured at least 10% of all new dwellings to be affordable decreasing year on year over a consecutive 3 year period	
CS5	SO2 SO3 SO7 SOA4 SOA5 SAO7	Total number of traveller pitches built/delivered in the borough monitored through the Annual Monitoring Report	Deliver 10 new gypsy/traveller pitches over the plan period to ~~2029~~ 2030	No pitches provided within a consecutive 5 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action - Actively seek additional sites through the Call for Sites process - Work with key partners, to identify sites which can be developed within 5 years and work with them to submit successful applications to meet deficit
		The total number of net additional traveller pitches that are deliverable as a percentage of the planned traveller pitch provision (in net additional pitches) for the 5 year period monitored through the Five Year Housing Supply Statement	Maintain a five year supply of deliverable traveller pitches	Not having a five year supply of deliverable pitches	
CS6	SO1 SO4 SO5 SO7 SAO All	Economic activity rate	Increase economic activity rate within the plan area year on year	Decrease in economic activity rate year on year over a 5 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) - Dialogue with New Anglia LEP, etc over grant funding and incentive schemes - Discussions with New Anglia LEP, Commercial Property Agents,
		Unemployment rate	Reduce average unemployment rate year on year	Increase in unemployment rate year on year over a 5 year period	
		Total amount of developed floorspace in safeguarded local employment areas by use class	Bring forward adequate land to meet identified needs at set out in Policy CS6	Less than 80% of developed floorspace in safeguarded local employment areas used for non B use classes	
		Total number of businesses that are VAT registered	Increase business creation	Decrease in total number of businesses that are VAT registered year on year over a 5 year period	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
					Employees etc – about the suitability of land and premises (rents, location, size etc) - Consider review / update of the Council's Economic Strategy - Consider producing additional supplementary guidance for employment areas - Consider a review of the relevant Policies
CS7	SO4 SAO5 SAO19 SAO21	Percentage of ground floor units in retail based uses (A1, A2, A3) in designated centres	Ensure that designated centres are performing well and have an adequate amount of retail uses	65% or less of town centre uses (A1, A2, A3) in designated town centres	- Work with key partners including Town Centre Partnerships/Groups and commercial property agents to identify the barriers to new development via discussions and/or assessment(s) and decide whether to take action - Review designated centre boundaries to ensure that they are appropriate and fit for purpose - Consider producing additional supplementary guidance for town centres - Consider a review of the relevant Policies
				50% or less of town centre uses (A1, A2, A3) in designated district centres	
		Number of vacant units in designated centres	Reduce the number of vacant units within designated centres year on year	Year on year increase in the number of vacant units over a consecutive 3 year period	
		Local Plan progression	~~Bring forward adequate land to meet identified retail needs (approx 3,232 - 6,464 sqm of new food shopping floorspace and 27,672 sqm of non-food shopping floorspace up to 2031)~~ Bring forward adequate land to meet identified retail needs (approx 2,152 sqm (net) 4,305 sqm of new food shopping floorspace and 8,742 sqm of non-food shopping floorspace) over the plan period	No additional sites (in addition to the site proposed in Policy CS17) allocated within the first 5 years of the plan period	
		Amount of new permitted/ completed floorspace for town centre uses (A1, A2, A3) in or adjacent to designated centres		N/A	
		Amount of new permitted/ completed floorspace for town centre uses (A1, A2, A3) outside of designated centres		Increase year on year over a rolling 5 year period	
CS8	SO4 SO5 SAO6 SAO9 SAO19 SAO20	Total tourism value	Increase the total value of tourism (including total visitor spend and supplier and income induced spend) year on year	No net increase or an actual decline in total tourism value year on year, based on consecutive 3 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) - Discuss with partners including the Greater Yarmouth Tourism Board about how to facilitate growth - Identify funding sources to
		Total number of applications successfully approved to upgrade or create new key tourist, leisure and cultural facilities		N/A	
		Total actual tourism related employment	Job creation associated with tourism to increase year on year	No net increase or an actual decline in tourism related jobs within the borough	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
				year on year, based on consecutive 3 year period	introduce improvements to existing facilities - Consider review/update of Tourism and/or Heritage Strategy - Produce additional supplementary guidance on tourism - Consider a review of the relevant policies
		Total number of bed spaces in designated holiday accommodation areas	No net loss of bed spaces in designated holiday accommodation areas	Net loss of 10% or more based on consecutive 3 year period	
		Museum visits per year	Increase culture and heritage based tourism	No net increase or an actual decline in number of museum visits per year	
		Number of cultural events hosted within the borough			
CS9	SO1 SO2 SO6 SAO1 SAO3 SAO8 SAO13 SAO18 SAO22	Number of pre-application discussions undertaken by the development control team	Ensure that new developments meet the highest possible standards of design	N/A	- Actively publicise the benefits of pre-application discussions between the Council, developers and other key partners - Work with key partners including developers and the architectural liaison officer at Norfolk *Constabulary* to ensure that the relevant standards are being appropriately applied - Produce additional supplementary guidance on design - Consider a review of the relevant Policies
		Number of applications successfully refused on design grounds (citing Policy CS9)			
		Number of recorded crimes	Ensure that new developments are designed to minimise the opportunities for crime	Number of recorded crimes increasing year on year over a consecutive 5 year period	
CS10	SO5 SO6 SAO8 SAO17 SAO18	Number of listed building at risk	No listed buildings at risk	Increased number of listed buildings at risk of year on year over a 3 year period	- Liaise with Great Yarmouth BC Conservation Team, and provide assistance where appropriate - Consider a review of the relevant Policies
		Document progression	Local List completed and Conservation Area Appraisals and management plans for all conservation areas to be adopted	Local list, appraisals and management plans not completed by 2019	
CS11	SO5 SO6 SAO10 SAO15 SAO16 SAO18	Number and total area of SSSI's	No net loss in number, area and quality of ecological and geological designations	Net loss in Number and total area of SSSI's	- Liaise with key partners such as Natural England, Wild Anglia, the RSPB and other relevant nature conservation bodies to ensure that the relevant standards are being appropriately applied - Work with key partners to identify nature conservation issues and create an action plan to address these issues - Consider a review of the relevant
		Percentage of total area of SSSI's in positive management a net gain in biodiversity		Less than 95% of the total area of SSSI's in favourable or unfavourable recovering	
		Percentage of total area of County Wildlife Sites in favourable/ unfavourable condition		Less than 75% of the total area of all County Wildlife Sites in the plan area in positive management	
		Percentage of total area of County Geodiversity Sites in positive management		Less than 75% of the total area of all County Geodiversity Sites in the plan area in positive management	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
		Number of BAP priority habitats and species	No net reductions in BAP priority habitats and species	Reduction in BAP priority habitats and species	Policies - Encourage pre-application discussions with developers – Produce additional guidance on mitigation and compensation techniques
		Percentage of approved applications achieving a net biodiversity gain	All approved applications achieving no net biodiversity loss	Less than 90% of all approved applications achieving no net loss	
		Percentage of approved applications achieving no net loss	All approved applications achieving a net biodiversity gain	N/A	
		Percentage of new development (excluding domestic applications) in the Norfolk Coast Area of Outstanding Natural Beauty	No new development (excluding domestic applications) in the Norfolk Coast Area of Outstanding Natural Beauty	New development (excluding domestic applications) in the Norfolk Coast Area of Outstanding Natural Beauty	
		~~Percentage of main rivers and watercourses rated 'Very Good' to 'Fair'~~ Percentage of all waters (inc. estuaries, coastal waters, groundwater and lakes as well as rivers) rated 'bad' to 'high'	Improving the quality of the boroughs inland and coastal water resources	N/A	
		Implementation of the Natura 2000 sites monitoring programme	No adverse effects on Natura 2000 sites due to new development	Adverse effects on Natura 2000 sites due to new development	- Review mitigation measures
CS12	SO1 SO6 SAO1 SAO10 SAO11 SAO13	Renewable energy capacity installed in Megawatts	To reduce per capita CO2 emissions and increase renewable power generation	N/A	~~- Actively engage with developers during the pre-application stage to look at ways to make additional reductions in carbon dioxide emissions~~ ~~- Identify the problem and barriers/causes to increasing energy standards in development via discussions and/or assessment(s)~~ - Produce additional supplementary guidance on sustainable energy, energy efficiency and design - Consider a review of the relevant Policies
		~~Number of approved applications for major developments with a 10% reduction in carbon dioxide emissions of over the requirements set by Building Regulations~~		~~An average of less than 60% of major developments committing to a 10% reduction in emissions of carbon dioxide over the requirements set by Building Regulations over a consecutive 5 year period~~	
		~~Percentage of new developments incorporating Sustainable Drainage Systems~~	~~Sustainable Drainage Systems used in all new developments unless the use is deemed inappropriate~~	~~Sustainable Drainage Systems not incorporated into appropriate developments~~	
CS13	SO1 SO6 SAO14	Number of inappropriate planning applications approved in areas at risk of coastal ~~erosion~~ change	No inappropriate planning applications approved in areas at risk of coastal ~~erosion~~ change	An inappropriate planning application approved in areas at risk of coastal ~~erosion~~ change	- Work with key partners such as the Environment Agency to ensure that the relevant standards are being appropriately applied
		Number of planning applications	No planning applications approved	A planning application approved subject	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
		approved subject to sustained objections from the Environment Agency on flood risk grounds and water quality	subject to sustained objections from the Environment Agency on flood risk grounds and water quality	to sustained objections from the Environment Agency on flood risk grounds and water quality	- Consider a review of the relevant Policies
		Percentage of new developments incorporating Sustainable Drainage Systems	Sustainable Drainage Systems used in all new developments unless the use is deemed inappropriate	Sustainable Drainage Systems not incorporated into appropriate developments	
CS14	SO2 SO7 SAO All	Planning application approvals and Section 106 monitoring	All major applications to provide contributions towards improvements/ provision of facilities where appropriate	80% or less of major proposals providing contributions	- Identify the problem and barriers/ causes to development via discussions and/or assessment(s) - Update Infrastructure Plan and supporting evidence - Focus on key target areas to focus funding resources - Review and update supplementary guidance on planning obligations - Consider a review of the relevant Policies
		Progress on infrastructure scheme delivery	Progress of critical infrastructure schemes in accordance with the phasing set out in the latest Infrastructure Plan	Progress of critical infrastructure schemes not in accordance with the phasing set out in the latest Infrastructure Plan	
CS15	SO2 SO5 SO6 SAO1 SAO3 SAO4 SAO8 SAO16	Number of applications to convert community buildings to other uses successfully refused because they failed to meet the criteria set out in Policy CS15	No loss of important community facilities to other uses unless they meet the exception criteria set out in Policy CS15	Any loss of important community facilities to other uses unless they meet the exception criteria set out in Policy CS15	- Review and update Infrastructure Plan and supporting evidence - Focus on target areas to focus funding resources - Work with key partners to ensure that the relevant environmental standards are being appropriately applied - Work with Parish Councils and local communities to review the remaining designated open spaces and where applicable identify new Local Green Spaces to be protected - Review Open Space Study and revise standards - Consider producing additional more specific policies in future Local Plan Documents - Consider a review of the relevant Policies
		Number of new community buildings approved/delivered	Support the development of new community facilities	N/A	
		Percentage of new of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace *30 minute travel time by sustainable transport modes	Ensure that where possible all new dwellings have easy access* to a GP, food store, primary school, secondary school, further education and workplace	Less than 80% of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace, over a consecutive 3 year period	
		Number of green spaces awarded Green Flag status per year	Improve the quantity, quality and accessibility of open spaces year on year	N/A	
		Areas of new open space and/or play space delivered through development		N/A	
		Number/hectares of designated open spaces lost to meet development		Increase of designated open spaces lost to meet development needs year on year	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
		needs		over a 3 year period.	
		Number of beaches awarded Blue Flag status per year	Improve the quality and accessibility of beaches	N/A	
CS16	SO1 SO2 SO7 SAO4 SAO5 SAO12 SAO22	Percentage of new of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace *30 minute travel time by sustainable transport modes	Ensure that where possible all new dwellings have easy access* to a GP, food store, primary school, secondary school, further education and workplace	Less than 80% of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace, over a consecutive 3 year period	- Identify the problem and barriers/ Causes to development via discussions and/or assessment(- Identify funding sources to help bring forward critical infrastructure - Dialogue with NCC and bus operators to discuss service coverage - Review and update Infrastructure Plan and supporting evidence - Focus on key target areas to focus funding resources - Consider a review of the relevant Policies - Dialogue with developers over contributions to fund transport/accessibility improvements - Consider a review of the relevant Policies
		Progress on infrastructure scheme delivery	Progress of critical infrastructure schemes in accordance with the phasing set out in the latest Infrastructure Plan	Progress of critical infrastructure schemes not in accordance with the phasing set out in the latest Infrastructure Plan	
CS17	SO1 SO2 SO3 SO4 SO7 SAO3 SAO4 SAO10 SAO19 SAO21	Document progression	Adopt the Great Yarmouth Waterfront ~~Area Action Plan~~ Supplementary Planning Document by 2017	Great Yarmouth Waterfront ~~Area Action Plan~~ Supplementary Planning Document not adopted by 2017	- Identify the problem and barriers/ causes to development via discussions and/or assessment(s) - Work with landowners and other partners to identify sites within the Waterfront Area which can be built in 2-5 years and work with them to submit successful applications to meet deficit - Identify funding sources to help bring forward development in the first phases - Seek to allocate additional sites outside of the Waterfront Key Site to address shortfalls to ensure that the needs of the borough
		Number of applications successfully refused because they failed to respond appropriately to the objectives and overall regeneration ambitions of Policy CS17	No approved applications in the Great Yarmouth Waterfront Area unless they responded appropriately to the objectives and overall regeneration ambitions of Policy CS17	Application approved in the Great Yarmouth Waterfront Area that failed to respond appropriately to the objectives and overall regeneration ambitions of Policy CS17	
		Total number of dwellings delivered in the Great Yarmouth Waterfront Key Site	A minimum of ~~300~~ 350 dwellings delivered within the plan period in the Great Yarmouth Waterfront area	Less than ~~300 dwellings delivered by 2029~~ 350 dwellings delivered by the end of the plan period	
		Total amount of employment floorspace delivered in the Great Yarmouth Waterfront Key Site	A minimum of 7,700 m^2 of employment floorspace delivered within the plan period in the Great Yarmouth Waterfront area	Less than 2000 m^2 achieved by 2019 or less than 4000 m^2 achieved by 2024	
		Total amount of retail and leisure	A minimum of 5,050 m^2 of retail and	Less than 1250 m^2 achieved by 2019 or	

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
		floorspace delivered in the Great Yarmouth Waterfront area	leisure floorspace delivered within the plan period in the Great Yarmouth Waterfront area	less than 2500 m^2 achieved by 2024	
CS18	SO1 SO2 SO3 SO4 SO7 SAO3 SAO4 SAO10 SAO19 SAO21	Planning application	Production of a comprehensive masterplan for the site	Comprehensive masterplan for the site not submitted alongside any applications for smaller areas with the allocation area	- Work with developers and landowners to identify the problem and barriers/ causes to development and produce an action plan - Seek to allocate additional sites outside of the Beacon Park Extension Key Site ~~to address shortfalls to ensure that the needs of the borough~~ to ensure that the Council delivers its housing target over the plan period
		Progress on infrastructure scheme delivery	A12/A143 link road complete by April 2015	A12/A143 link road not completed by April 2015	
		Total number of dwellings delivered in the Beacon Park Extension Key Site	1000 dwellings delivered within the plan period in the Beacon Park Extension Key Site	Less than 300 achieved by 2019 or less than 700 achieved by 2024	
		Total amount of employment land delivered in the Beacon Park Extension Key Site	10-15 hectares of employment land delivered within the plan period in the Beacon Park Extension Key Site	N/A	
		Level of 'sustainability' achieved at the Beacon Park Extension Key Site	Achieve the highest feasible sustainability standards	N/A	

Appendix D – Modification MM21

Appendix 6: Great Yarmouth Borough-Wide Local Plan (2001) Policies to be replaced

On 14 September 2007 the Secretary of State wrote to Great Yarmouth Borough Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Great Yarmouth Borough-Wide Local Plan 2001 which would otherwise have expired. A list of the policies saved can be viewed at: www.great-yarmouth.gov.uk/localplan or at the Town Hall, Great Yarmouth.

The draft Core Strategy contains policies that are intended to supersede a number of the saved policies within the Great Yarmouth Borough-Wide Local Plan 2001, so that these policies will no longer continue to be saved upon adoption of the Core Strategy. Such policies are listed in the table below.

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
Policy SO2 – Strategic Objective (New infrastructure and services)	Policy CS14 – Securing essential new infrastructure
Policy EMP2 – Employment (Existing sites)	Policy CS6 – Supporting the local economy
Policy EMP3 – Employment (Locational strategy)	Policy CS2 – Achieving sustainable growth Policy CS6 – Supporting the local economy
Policy EMP4 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP5 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP6 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP7 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP8 – Employment (Extensions)	Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places
Policy EMP10 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP14 – Employment (Landscape Buffer)	Policy CS9 – Encouraging well designed distinctive places
Policy EMP15 – Employment (Temporary Uses)	Policy CS6 – Supporting the local economy
Policy EMP16 – Employment (Existing Settlements)	Policy CS6 – Supporting the local economy
Policy EMP17 – Employment (Conversions)	Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places
Policy EMP19 – Employment (Working from Home)	Policy CS6 – Supporting the local economy
Policy EMP27 – Employment (Port Expansion)	Policy CS6 – Supporting the local economy
Policy EMP28 – Employment (Outer Harbour)	Policy CS6 – Supporting the local economy
Policy EMP29 – Employment (Land between Haven Bridge to Bollard Quay)	Policy CS6 – Supporting the local economy Policy CS18 – Regenerating Great Yarmouth's Waterfront
Policy EMP31 – Employment (Land fronting the west of South Town Road)	N/A
Policy HOU04 – Housing (New Housing Provision - Location)	Policy CS2 – Achieving sustainable growth Policy CS3 – Addressing the borough's housing need Policy CS9 – Encouraging well designed distinctive places
Policy HOU05 – Housing (New Housing Provision - Location)	N/A
Policy HOU06 – Housing (New Housing Provision - Location)	N/A
Policy HOU09 – Housing (Developer Contributions)	Policy CS14 – Securing essential new infrastructure
Policy HOU12 – Housing (Static Caravans)	Policy CS2 – Achieving sustainable growth Policy CS3 – Addressing the borough's housing need
Policy HOU15 – Housing (Design)	Policy CS9 – Encouraging well designed distinctive places
Policy HOU19 – Housing (Change of Use)	Policy CS9 – Encouraging well designed distinctive places
Policy TCM1 – Transport and Communications (A47 'Acle Straight' improvement)	Policy CS16 – Improving accessibility and transport
Policy TCM2 – Transport and Communications (Third River	Policy CS16 – Improving accessibility and transport

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
Crossing and A143 Bradwell Access Road Alignments)	Policy CS18 – Extending the Beacon Park development
Policy TCM3 – Transport and Communications (Motorist Facilities)	N/A
Policy TCM4 – Transport and Communications (Motorist Facilities)	Policy CS7 – Strengthening our centres
Policy TCM7 – Transport and Communications (Pedestrianisation Scheme)	N/A
Policy TCM9 – Transport and Communications (Cobholm)	Policy CS16 – Improving accessibility and transport
Policy TCM11 – Transport and Communications (Corridors of Movement)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
Policy TCM12 – Transport and Communications (Main Distributor Road)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
Policy TCM13 – Transport and Communications (Traffic Impact Statements)	Policy CS16 – Improving accessibility and transport
Policy TCM15 – Transport and Communications (Rail Access South Denes)	N/A
Policy TCM16 – Transport and Communications (Traffic Calming)	Policy CS16 – Improving accessibility and transport
Policy TCM17 – Transport and Communications (Parking Standards)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
Policy TCM23 – Transport and Communications (Public Transport)	Policy CS9 – Encouraging well designed distinctive places Policy CS14 – Securing essential new infrastructure Policy CS16 – Improving accessibility and transport
Policy TCM24 – Transport and Communications (Public Transport)	Policy CS14 – Securing essential new infrastructure Policy CS16 – Improving accessibility and transport
Policy TCM25 – Transport and Communications (Beach Coach Station)	N/A
Policy TCM27 – Transport and Communications (Public Moorings)	Policy CS8 – Promoting tourism, leisure and culture Policy CS16 – Improving accessibility and transport
Policy TCM28 – Transport and Communications (Public Moorings)	Policy CS8 – Promoting tourism, leisure and culture
Policy TCM31 – Transport and Communications (Cycle Network)	Policy CS16 – Improving accessibility and transport
Policy SHP5 – Shopping (Covering of Existing Shopping Areas)	Policy CS7 – Strengthening our centres Policy CS9 – Encouraging well designed distinctive places
Policy SHP6 – Shopping (Local Shopping)	Policy CS2 – Achieving sustainable growth Policy CS7 – Strengthening our centres Policy CS9 – Encouraging well designed distinctive places
Policy SHP9 – Shopping (Local Shopping)	Policy CS2 – Achieving sustainable growth Policy CS7 – Strengthening our centres Policy CS9 – Encouraging well designed distinctive places
Policy TR1 – Tourism (Tourism Strategy)	Policy CS8 – Promoting tourism, leisure and culture
Policy TR2 – Tourism (Tourism Strategy)	Policy CS8 – Promoting tourism, leisure and culture
Policy TR3 – Tourism (Locational Strategy)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting Tourism, Leisure and Culture Policy CS11 – Enhancing the natural environment
Policy TR6 – Tourism (Heritage Sites)	Policy CS8 – Promoting tourism, leisure and culture Policy CS10 – Safeguarding local heritage assets
Policy TR8 – Tourism (Tourist Facilities)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS9 – Encouraging well designed distinctive places
Policy TR13 – Tourism (Hotels and Guest Houses)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS9 – Encouraging well designed distinctive places
Policy TR14 – Tourism (Prime Holiday Sites)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS11 – Enhancing the natural environment
Policy TR18 – Tourism (Change of Use)	Policy CS2 – Achieving sustainable growth

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
	Policy CS8 – Promoting tourism, leisure and culture Policy CS11 – Enhancing the natural environment
Policy TR20 – Tourism (Vacant Plots)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places
Policy TR23 – Tourism (Racecourse)	Policy CS8 – Promoting tourism, leisure and culture
Policy TR25 – Tourism (Hemsby Holiday Area)	Policy CS2 – Achieving sustainable growth Policy CS7 – Strengthening our centres Policy CS8 – Promoting tourism, leisure and culture
Policy EDC1 – Education and Community Services (Developer Contributions)	Policy CS14 – Securing essential new infrastructure Policy CS15 – Providing and protecting community assets and green infrastructure
Policy EDC4 – Education and Community Services (New Schools Sites – Dual Use of Educational Facilities)	Policy CS15 – Providing and protecting community assets and green infrastructure
Policy EDC5 – Education and Community Services (New Recreational/Community Halls)	Policy CS9 – Encouraging well designed distinctive places Policy CS15 – Providing and protecting community assets and green infrastructure
Policy EDC6 – Education and Community Services (Arts and Cultural Facilities)	Policy CS8 – Promoting tourism, leisure and culture
INF4 – Infrastructure Provision and Public Utility Services (Power Stations)	Policy CS9 – Encouraging well designed distinctive places Policy CS12 – Utilising natural resources
INF7 – Infrastructure Provision and Public Utility Services (Satellite Antennas)	Policy CS9 – Encouraging well designed distinctive places Policy CS10 – Safeguarding local heritage assets
INF8 – Infrastructure Provision and Public Utility Services (Surface or Ground Water)	Policy CS9 – Encouraging well designed distinctive places Policy CS12 – Utilising natural resources Policy CS13 – Protecting areas at risk of flooding or coastal change
INF10 – Infrastructure Provision and Public Utility Services (Surface and Foul Water)	Policy CS9 – Encouraging well designed distinctive places Policy CS12 – Utilising natural resources Policy CS13 – Protecting areas at risk of flooding or coastal change
INF12 – Infrastructure Provision and Public Utility Services (General requirements incumbent on developers)	Policy CS14 – Securing essential new infrastructure
NNV2 – Natural Environment (Landscape Important to the Broadland Scene)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV3 – Natural Environment (Landscape Important to the Coastal Scene)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV4 – Natural Environment (Historic Parks and Gardens)	Policy CS10 – Safeguarding local heritage assets
NNV5 – Natural Environment (Landscape Important to the Setting of Settlements)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV7 – Natural Environment (Countryside)	Policy CS2 – Achieving sustainable growth Policy CS11 – Enhancing the natural environment
NNV9 – Natural Environment (Landscape Enhancement Areas)	Policy CS11 – Enhancing the natural environment
NNV10 – Natural Environment (Enhancement through development)	Policy CS11 – Enhancing the natural environment Policy CS15 – Providing and protecting community assets and green infrastructure
NNV11 – Natural Environment (Demolition)	Policy CS11 – Enhancing the natural environment
NNV13 – Natural Environment (Local Nature Reserves)	Policy CS11 – Enhancing the natural environment
NNV15 – Natural Environment (Accessible nature areas and habitat creation)	Policy CS11 – Enhancing the natural environment
NNV16 – Natural Environment (Agricultural Land)	Policy CS6 – Supporting the local economy Policy CS11 – Enhancing the natural environment Policy CS12 – Utilising natural resources
NNV17 – Natural Environment (Farm Diversification)	Policy CS2 – Achieving sustainable growth Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
	Policy CS11 – Enhancing the natural environment
NNV18 – Natural Environment (Agricultural and Forestry Buildings)	Policy CS2 – Achieving sustainable growth Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV21 – Natural Environment (Common Land)	Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
BNV1 – Built Environment (Scheduled Ancient Monuments)	Policy CS10 – Safeguarding local heritage assets
BNV3 – Built Environment (Town Wall)	Policy CS8 – Promoting tourism, leisure and culture Policy CS10 – Safeguarding local heritage assets
BNV5 – Built Environment (Listed Building)	Policy CS10 – Safeguarding local heritage assets
BNV6 – Built Environment (Listed Building)	Policy CS10 – Safeguarding local heritage assets
BNV7 – Built Environment (Listed Building)	Policy CS10 – Safeguarding local heritage assets
BNV10 – Built Environment (Conservation Areas)	Policy CS10 – Safeguarding local heritage assets
BNV11 – Built Environment (Conservation Areas)	Policy CS9 – Encouraging well designed distinctive places Policy CS10 – Safeguarding local heritage assets
BNV13 – Built Environment (Local Distinctiveness)	Policy CS9 – Encouraging well designed distinctive places
BNV14 – Built Environment (Gateways)	N/A
BNV15 – Built Environment (Designing Out Crime)	Policy CS9 – Encouraging well designed distinctive places
BNV16 – Built Environment (Modern Architecture)	Policy CS9 – Encouraging well designed distinctive places
BNV17 – Built Environment (Views)	N/A
BNV19 – Built Environment (Public Realm)	Policy CS9 – Encouraging well designed distinctive places
BNV20 – Built Environment (Rural Scene)	Policy CS9 – Encouraging well designed distinctive places
BNV23 – Built Environment (Advertisements)	N/A
BNV24 – Built Environment (Advertisements)	N/A
BNV25 – Built Environment (Advertisements)	N/A
BNV28 – Built Environment (Fly Posting)	N/A
BNV33 – Built Environment (Access and facilities for people with mobility difficulties)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
BNV39 – Built Environment (Historic Buildings and Areas – Accessible to All)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
REC1 – Sport and Recreation (New Sports and Recreational Facilities)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS15 – Providing and protecting community assets and green infrastructure
REC5 – Sport and Recreation (Local Facilities)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC6 – Sport and Recreation (Open Space and Play Space)	N/A
REC7 – Sport and Recreation (Open Space and Play Space)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC9 – Sport and Recreation (Open Space and Play Space)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC10 – Sport and Recreation (Joint Provision)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC12 – Sport and Recreation (Picnic Spaces)	N/A
REC13 – Sport and Recreation (Outdoor Sporting Activities)	Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
REC15 – Sport and Recreation (Beaches, Coastline and Coastal Structures)	Policy CS8 – Promoting tourism, leisure and culture Policy CS9 – Encouraging well designed distinctive places Policy CS15 – Providing and protecting community assets and green infrastructure
BL1 – Bure Loop Development Area (Environmental Safeguards)	N/A
BL2 – Bure Loop Development Area (Retailing)	N/A
BL3 – Bure Loop Development Area (Landscaping)	N/A
BL4 – Bure Loop Development Area (Landscaping)	N/A

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
BL5 – Bure Loop Development Area (Landscaping)	N/A
BL6 – Bure Loop Development Area (Existing Eurocentre)	Policy CS6 – Supporting the local economy
BL7 – Bure Loop Development Area (Access)	N/A
BL8 – Bure Loop Development Area (Access)	N/A
BL9 – Bure Loop Development Area (Internal Highway)	N/A
BL10 – Bure Loop Development Area (Internal Highway)	N/A
BL11 – Bure Loop Development Area (Internal Highway)	N/A
BL12 – Bure Loop Development Area (Internal Highway)	N/A
BL13 – Bure Loop Development Area (Foul and Surface Water)	N/A
BL14 – Bure Loop Development Area (Foul and Surface Water)	N/A
BL15 – Bure Loop Development Area (Flood Protection)	N/A
SG2 – South Gorleston Development Area (Discount Durable Goods Retail Warehouses and Food Supermarkets/Superstores)	Policy CS7 – Strengthening our centres
SG3 – South Gorleston Development Area (Residential Development)	N/A
SG4 – South Gorleston Development Area (Residential Development)	N/A
SG5 – South Gorleston Development Area (Hospital Extension)	Policy CS15 – Providing and protecting community assets and green infrastructure
SG7 – South Gorleston Development Area (Existing Land Uses)	Policy CS2 – Achieving sustainable growth Policy CS11 – Enhancing the natural environment
SG8 – South Gorleston Development Area (Neighbourhood Centre)	Policy CS7 – Strengthening our centres Policy CS18 – Extending the Beacon Park development
SG9 – South Gorleston Development Area (Existing Land Uses)	Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
SG10 – South Gorleston Development Area (Landscape Boundaries)	Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
SG12 – South Gorleston Development Area (Amenity Landscaping)	N/A
SG13 – South Gorleston Development Area (Access)	Policy CS16 – Improving accessibility and transport Policy CS18 – Extending the Beacon Park development
SG14 – South Gorleston Development Area (Traffic Management)	N/A
SG16 – South Gorleston Development Area (Traffic Management)	N/A
SG17 – South Gorleston Development Area (Drainage)	Policy CS18 – Extending the Beacon Park development
SG18 – South Gorleston Development Area (Layout and Design)	Policy CS9 – Encouraging well designed distinctive places
SG19 – South Gorleston Development Area (Noise Protection)	Policy CS9 – Encouraging well designed distinctive places
SG20 – South Gorleston Development Area (Archaeology)	Policy CS10 -

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Informative note:

The Great Yarmouth Local Plan covers the administrative area of the Borough of Great Yarmouth except for those parts of the borough administrated for planning purposes by the Broads Authority or the Marine Management Organisation.

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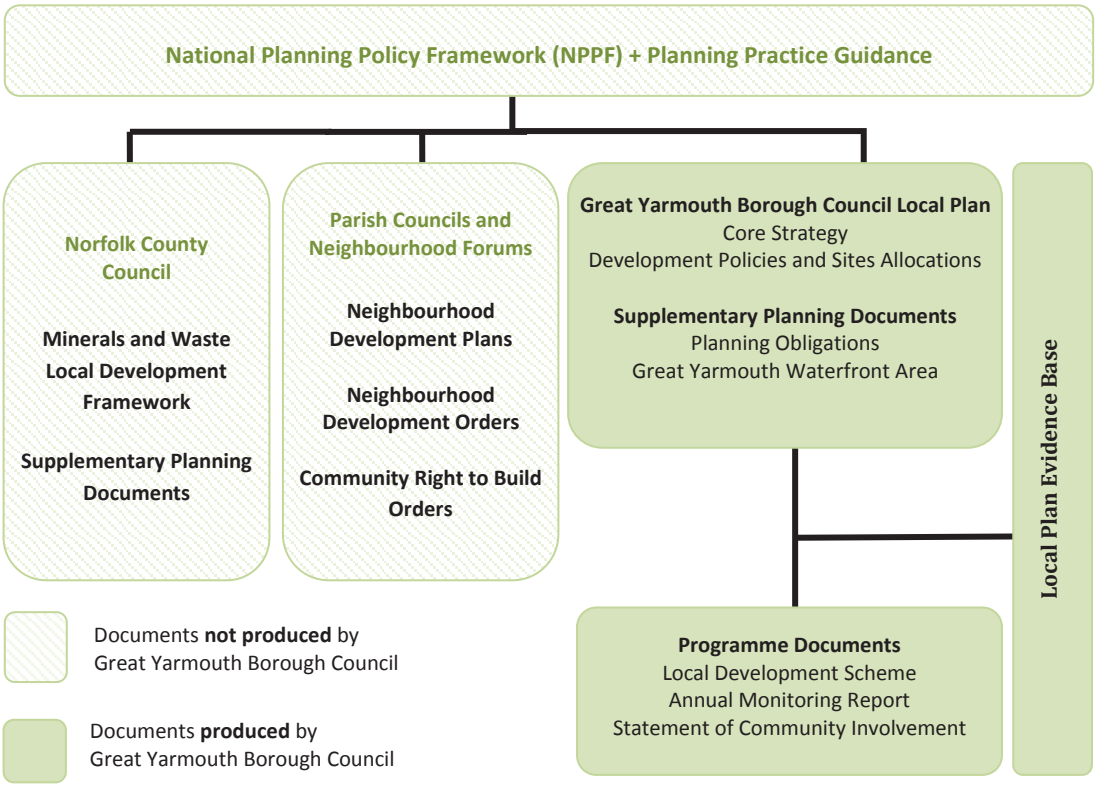
Section 1:
Introduction

1.1 What is the Local Plan and why is it important?

1.1.1 Local Planning Authorities must, by law, prepare a development plan for their area to coordinate land use and new development. Great Yarmouth Borough Council is currently preparing a new style Local Plan, which directs where new development will take place across the borough area, describes what changes will occur and identifies how places will be shaped in the future.

1.1.2 The new Local Plan, once adopted, will be a suite of documents that will replace saved policies in the Great Yarmouth Borough Wide Local Plan 2001 to provide the planning framework for implementing the Council's aims and objectives that affect the use of land and buildings. Figure 1 below sets out the documents that will form Great Yarmouth Borough's Emerging Planning Framework. Additional information on these documents and the programme for preparing them is set out in the Council's Local Plan timetable, known as the Local Development Scheme.

Figure 1: Great Yarmouth's Emerging Planning Framework



1.2 What is the Core Strategy?

1.2.1 The Core Strategy is the main document in Great Yarmouth Borough Council's new style Local Plan. It establishes the spatial vision and objectives for how the borough (outside of the Broads Authority Executive Area) will develop and grow in the future. It also sets out a series of strategic policies and site allocations, called 'Core Policies' and 'Key Sites', which provide the strategic context for future Local Plan Documents, Supplementary Planning Documents and Neighbourhood Development Plans.

1.2.2 Once adopted, the Core Strategy will be used as a material consideration when determining planning applications. It will also act as a framework for a range of key service providers and stakeholders, whose input and delivery of services and infrastructure will be essential to the successful implementation of the strategy.

1.3 What is the Core Strategy's plan period?

1.3.1 The Core Strategy's plan period will be from 2013-2030. The Core Strategy needs to think this far ahead to plan strategically for the short- and long-term needs of the Borough of Great Yarmouth (outside of the Broads Authority Executive Area).

1.3.2 Policies within the Core Strategy have been prepared to provide sufficient flexibility to respond to opportunities, changing priorities and adapt to social, economic and environmental change wherever possible.

1.3.3 Following the adoption of the Core Strategy the outcome of each policy will be monitored on an annual basis. This monitoring data will be used to inform other Local Plan documents and future reviews of the Core Strategy.

1.4 How has the Core Strategy been prepared?

1.4.1 Consultation has played a fundamental role in developing the Core Strategy. Between 2005 and March 2011, under the previous 2004 and 2008 regulations, Great Yarmouth Borough Council carried out a series of consultation and information gathering exercises to prepare a vision, establish key issues and objectives, consider strategic development options for the borough (outside of the Broads Authority Executive Area) and alternative development strategies through the following documents:

- Core Strategy: Issues and Options Stage 1 (October - December 2005)
- Core Strategy: Issues and Options Stage 2 (March - May 2006)
- Core Strategy: Preferred Options (August - September 2006)
- Core Strategy: Amendment to the Core Strategy (February - April 2009)

1.4.2 Following careful consideration of the comments received through these consultations, and following changes in regional and national guidance, the decision was made to refresh the preparation of the Core Strategy and undertake a further 'options' consultation on the Core Strategy in November – December 2012. This 'Finalising Our Options' consultation was undertaken in accordance with the 2012 regulations and generated a healthy response. Several key changes were made to the Core Strategy following the consultation together with the completion of additional pieces of background evidence, including an increase of the housing target and a shift in locational strategy, which retained the initial intention of directing the majority of new development towards the Main Towns and Key District Centres, whilst still planning for an increased amount of development in the Primary Villages.

1.4.3 The final consultation on the Publication draft of the Core Strategy took place in September – November 2013. This consultation invited representations on soundness and legal compliance. In total, 29 consultees responded to the consultation, raising a total of 145 individual comments. Since this last consultation, the Council has reviewed each of the comments received and has amended the Core Strategy where appropriate. These

changes are set out in the schedule of post-publication modifications. In addition, a Consultation Statement has been published alongside this document that sets out:

- who was invited to make representations on the Core Strategy
- how they were invited to make representations at each stage of the process
- a summary of the main issues raised by the representations
- how these issues have been taken into account in the preparation of the Core Strategy

Relationship with other Local Plans

1.4.4 The Core Strategy does not include policies and proposals for the sustainable use of minerals or the management of waste. These will be included in separate minerals and waste local plans that are being prepared by Norfolk County Council as the responsible minerals and waste local planning authority. Norfolk County Council is also responsible for preparing the Norfolk Local Transport Plan, which covers the Core Strategy's plan area.

1.4.5 Planning policies for the development and use of land within the Broads Authority Executive Area are not included in this Core Strategy. The Broads Authority, as the Local Planning Authority for the Broads Authority Executive Area, are responsible for controlling most forms of development within the Broads and for preparing local planning policies. This Core Strategy and subsequent Local Plan Documents will have due regard to the Broads Authority Local Plan and ensure that where possible policies are appropriately aligned.

1.4.6 The UK Marine Policy Statement (2011) draws attention to new systems for marine planning that are being introduced through primary legislation. The Secretary of State delegated the Marine Management Organisation (MMO) as the statutory body to undertake marine planning in England. The East Inshore and Offshore Marine Plans were adopted in April 2014. These Marine Plans inform and guide the regulation, management, use and protection of the marine plan areas, which include the borough's coastline and inland areas, such as the Broads and the River Yare estuary.

1.4.7 The Core Strategy and other Local Plan Documents will also have regard to plans prepared by adjacent authorities to ensure that policies are appropriately aligned. This is particularly important with regards to Waveney District Council's Local Plan, given its strong sub-regional links with the borough of Great Yarmouth.

Duty to Co-operate

1.4.8 The Core Strategy cannot be produced in isolation as there are a number of cross-boundary planning issues that need to be taken into account. Neighbouring areas adjacent to the borough and even those further afield could be affected by the adoption of Great Yarmouth Borough Council's Core Strategy. Likewise, it is important that the development ambitions of neighbouring districts accord with those of the Borough of Great Yarmouth. In January 2013 the East of England Plan (Regional Spatial Strategy) was formally revoked enabling Councils to set local targets for job creation and housing based on local evidence. The revocation of this Plan means that the need to co-ordinate and work with neighbouring authorities and key partners is greater than ever.

1.4.9 Under Section 110 of the Localism Act (2011), the Council has a legal Duty to Co-operate with neighbouring planning authorities and other prescribed bodies, including the Marine

Management Organisation, English Heritage, Natural England, the Homes and Communities Agency, Highways Agency, Local Enterprise Partnership and the Primary Care Trust. The new duty requires these bodies to engage constructively, actively and on an on-going basis in the preparation of Local Plan Documents in relation to strategic matters including:

- Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has or would have a significant impact on at least two planning areas
- Sustainable development or use of land in a two-tier area if the development or use is a county matter, or has or would have a significant impact on a county matter

1.4.10 Historically, the Council has had a strong record of joint working with neighbouring authorities, other agencies and infrastructure providers under the past and present planning arrangements for preparing regional strategies, county structure plans and Local Plans / Local Development Frameworks. Arrangements are in place for this approach to continue and be extended in the absence of regional strategies. This includes exploring opportunities to commission shared evidence base studies, actively engaging with the New Anglia Local Enterprise Partnership and participating in groups such as the Norfolk Strategic Services Coordinating Group.

1.4.11 Throughout the preparation of the Core Strategy and background evidence thus far, there has been engagement with neighbouring authorities and key partners through a series of one to one discussions, roundtable discussions and workshops, in addition to standard statutory consultation practices.

Local Plan evidence base

Table 1: Background evidence studies

Local Plan Viability and Deliverability Assessment	2014	HDH Development and Planning
Five Year Housing Land Supply Statement	2014	Great Yarmouth Borough Council
Retail Capacity Refresh	2014	Strategic Perspectives
Infrastructure Plan	2014	Great Yarmouth Borough Council
Open Space Study	2013	Great Yarmouth Borough Council
Strategic Housing Land Availability Assessment	2014	Great Yarmouth Borough Council
Strategic Housing Market Assessment	2013	HDH Development and Planning
Transport Modelling Study	2013	Norfolk County Council
Affordable Housing Viability Assessment	2012	Three Dragons
Employment Land Study (Update)	2012	Great Yarmouth Borough Council
Housing Windfall Assessment	2012	Great Yarmouth Borough Council
Sustainable Settlements Study	2012	Great Yarmouth Borough Council

Retail Study	2011	Strategic Perspectives
Strategic Flood Risk Assessment	2009	Capita Symonds
Water Cycle Study Scoping Report	2009	Scott Wilson
Landscape Character Assessment	2008	Landuse Consultants
Employment Land Study	2006	Bone Wells

1.4.12 All Local Plan Documents are required to have an evidence base to draw from during their preparation to ensure that accurate, robust and up-to-date information is available to formulate meaningful and effective policies. The list of documents in Table 1 is not exhaustive, but it does show the main sources of information that have been used to guide the preparation of the Core Strategy. These documents are available on the Council's website www.great-yarmouth.gov.uk/localplan. Hard copies can be made available at the Town Hall in Great Yarmouth upon request.

1.4.13 In addition to the background evidence studies, the Council has prepared several background evidence papers. These papers review current national policy and summarise the findings of the Local Plan evidence base into an issue-based thematic paper that justifies the policy approaches taken in the Core Strategy. A full list of the background evidence papers to be completed is set out below in Table 2.

Table 2: Background Evidence Papers

BEP1	Settlement Hierarchy
BEP2a	Housing Target
BEP2b	Housing Mix (including Gypsy and Travellers)
BEP3	Economic Growth and Employment Land
BEP4	Retail and Leisure
BEP5	Tourism
BEP6	Natural Environment
BEP7	Flood Risk and Coastal Change
BEP8	Great Yarmouth Waterfront Key Site
BEP9	Beacon Park Extension Key Site

Sustainability Appraisal

1.4.14 The Sustainability Appraisal (SA) is an essential part of preparing the Local Plan and is required under the Planning and Compulsory Purchase Act (2004), the Town and Country Planning (Local Planning) Regulations (2012) and the requirements from the Strategic Environment Assessment (SEA) arising from the SEA Directive. The purpose of the SA is to ensure all emerging Local Plan Documents are, to the best of their ability, prepared in a manner that reflects a balance of the three principles of sustainable development: social, economy and environment.

1.4.15 The Sustainability Appraisal has been prepared in parallel to the Core Strategy to ensure it has continually informed its development since it began in 2005. This Sustainability Appraisal Report has informed the progress of the Core Strategy through 3 main stages:

Stage A: This involved understanding the context in which the Local Plan sits by identifying other plans, programmes and policies that inform the Core Strategy. A further level of detail was sought by establishing the 'baseline', which is an understanding of the social, economic and environmental conditions of the borough. By understanding the baseline, Stage A identified the key sustainability issues that should be addressed by the Core Strategy. The Stage A process was undertaken through a separate document called the Sustainability Appraisal Scoping Report which was published in 2006 and again in 2012.

Stage B: This stage comprised the main bulk of the SA and involved developing and refining the options that were part of the Core Strategy Issues and Options documents 1 and 2 (November 2005 and April 2006) and assessing draft Core Policies and Key Site Policies that were included as part of the Core Strategy Preferred Options document (August 2006), the Amendment to the Core Strategy document (February 2009), the Core Strategy Finalising our Options document (2012), the Core Strategy Publication document (2013) and the current Submission document (March 2014).

Stage C: This stage is the publication of the SA Report, which provides a summary of the work undertaken so far in Stages A and B.

1.4.16 The SA/SEA results and the nature of their influence upon the Core Strategy policies are summarised in this Report after the relevant policies. The full SA/SEA Report is also subject to public consultation in line with the Environmental Assessment of Plans and Programmes Regulations (2004) and is available on the Council's website: www.great-yarmouth.gov.uk/localplan. Hard copies can be made available at the Town Hall in Great Yarmouth upon request.

Habitat Regulations Appropriate Assessment

1.4.17 Plans and projects that have the potential to affect European sites of nature conservation importance have to be assessed against the requirements of the Conservation of Habitats and Species Regulations (2010). A Habitats Regulations Assessment (HRA) has therefore been carried out alongside the development of the Core Strategy to determine whether the Core Strategy is likely to have any significant effects on the integrity of any European designated sites, in accordance with the methodology agreed with Natural England in 2008.

1.5 How is the Core Strategy set out?

1.5.1 The Core Strategy is made up of six main parts, not including the Appendices. A separate Local Plan Policies Map will be published alongside the Core Strategy to show the geographical implications of policies.

Section 1: Introduction

This section provides background information on the reasoning behind having a Core Strategy and the process by which it has been prepared.

Section 2: Understanding the borough

This section sets out the key influences on the Borough of Great Yarmouth, from the historical past through to the present day, highlighting key turning points, trends and events that have helped shape and define the borough.

Section 3: Moving forward

This section sets out what the Borough of Great Yarmouth will be like in 2030 after this Plan has been successfully implemented and achieved. From this vision, several strategic objectives are proposed to address the main issues in the borough.

Section 4: Core policies

This section sets out borough wide policies that provide a strategic direction to the Local Plan. These strategic policies will be used to inform more specific policies in other Local Plan Documents, Supplementary Planning Documents and Neighbourhood Development Plans. The policies in this section have sought to avoid repetition wherever possible so it is important they are all read as a whole.

Section 5: Key site policies

This section sets individual policies that apply to the borough's key sites. These policies set out the Council's development ambitions for each of the two key sites, the delivery of which is essential in fulfilling the aims and ambitions of the Local Plan. Please note that these policies should be read in conjunction with any relevant Core Policies set out in Section 4.

Section 6: Delivering and monitoring

This chapter sets out the delivery mechanisms and contingencies for the policies contained in the Core Strategy. It also sets out a monitoring framework to use throughout the plan period to monitor the Core Strategy's effectiveness.

1.5.2 It is important to note that the policies and supporting text in this document are inter-related and need to be considered and delivered as a package. Individual policies and proposals should be seen as elements of an overall approach to the future spatial planning of the borough (outside the Broads Authority Executive Area). This principle will apply to the new Local Plan as a whole. All the relevant documents will need to be read together when considering a specific proposal or issue.

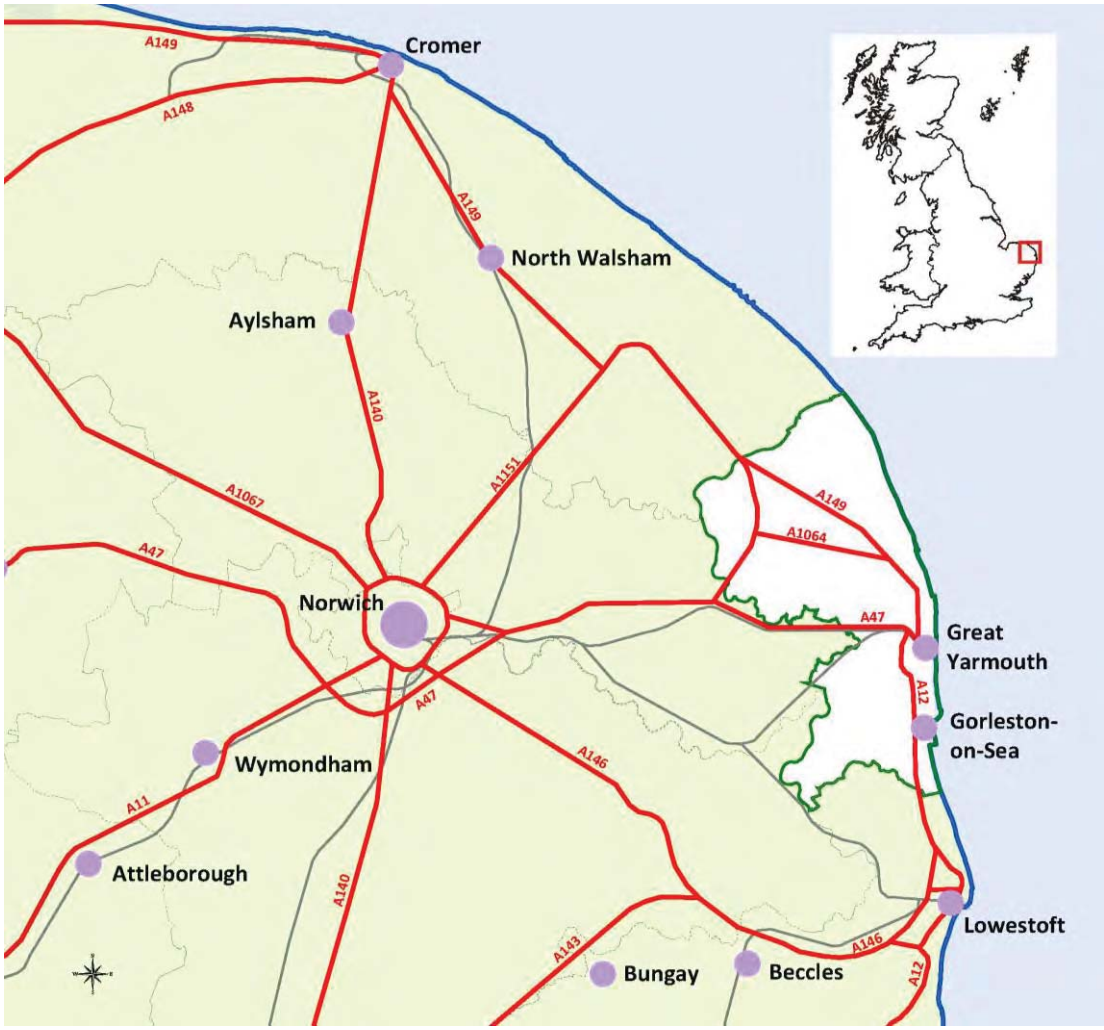
1.6 What effect will adopting the Core Strategy have on the Saved Great Yarmouth Borough Wide Local Plan (2001) policies?

1.6.1 Adopted, saved policies in the Great Yarmouth Borough Wide Local Plan (2001) remain part of the Development Plan until superseded by an adopted Local Plan Document. Appendix 8 sets out the 'saved' Great Yarmouth Borough Wide Local Plan (2001) policies that the Core Strategy will supersede when it is adopted.

Section 2:
Understanding the borough

2.1 Spatial portrait

2.1.1 The Borough of Great Yarmouth is situated on the east coast of Norfolk, adjacent to the Broads. The borough covers 17,000 hectares including 24 kilometres of coastline, productive farmland and environmentally important wetlands.



2.1.2 The largest settlement in the borough is the town of Great Yarmouth, which is located at the mouth of the River Yare and has a resident population of 27,156[1]. As one of the UK's most popular seaside destinations, it has everything that one would expect from a vibrant coastal resort. Great Yarmouth is the principle centre in the borough for retail, services and employment, including port related activities.

2.1.3 To the north-west of the borough, the Trinity Broads, surrounded by villages, woodland and open countryside dotted with traditional windmills, are a peaceful reminder of all that the Broads have to offer. The largest settlement in the north of the borough is Caister-on-Sea with an approximate population of 8,820[1]. Caister-on-Sea has a variety of shops, restaurants, cafés, pubs, supermarkets and other amenities. Other settlements in the northern parishes include primary villages such as Martham, Hemsby, Ormesby St Margaret and Winterton-on-Sea.

[1] ONS Census (2011)

2.1.4 To the south, the popular seaside town of Gorleston-on-Sea with cliff top views and a beautiful beach is a favourite location of both locals and visitors. Gorleston-on-Sea is the second largest settlement in the borough with a population of approximately 24,386[1]. It has a wide range of different housing types, employment opportunities and visitor attractions as well as a thriving town centre. Adjoining Gorleston-on-Sea is Bradwell, the third largest settlement in the borough with a population of 10,716[1]. Although Bradwell is mainly residential in character, it has excellent links to both Great Yarmouth and Gorleston-on-Sea, and the newly established Enterprise Zone at Beacon Park, Gorleston-on-Sea. Other settlements in the southern parishes include villages such as Hopton-on-Sea, Belton and Burgh Castle.

Understanding the people who live in the borough

2.1.5 The latest population estimate of the borough is 97, 300[1], an increase of 6.9% in the last ten years. The county of Norfolk has a total population of 862,300 for the same year, an increase of 7.9% in the last ten years. By gender, this is broken down into 49% male and 51% female. In terms of age, the borough has similar demographics to those across Norfolk with nearly half of the residents (48.5%) in the borough falling into the age group 45+, compared to 41.8% nationally. There has also been a significant increase in the proportion of residents of pensionable age and the very elderly[2].

2.1.6 The borough of Great Yarmouth suffers from high levels of deprivation and is ranked 54th out of the 354 local authorities nationally on the Index of Multiple Deprivation, compared to 58th in 2007. Twelve of the 61 lower super output areas (LSOAs) fall within the most deprived ten percent nationally and a further five fall within the most deprived 20%[3]. The borough is particularly deprived in terms of income, education and employment.

2.1.7 The borough's educational achievement at GCSE is below the national and county averages with 63.5% of its school children achieving 5 GCSEs graded A*-C in 2009/10 compared to 75.4% nationally and 67.3% in Norfolk. Great Yarmouth has two colleges; East Norfolk Sixth Form and Great Yarmouth College, which both offer a variety of academic and vocational courses. In 2011, 90% of pupils at East Norfolk Sixth Form College and 64% of pupils at Great Yarmouth College achieved 3 or more A Levels (or equivalent). However, within the borough only a small proportion (14.1%) of the population have 'high-end' skills and are qualified to NVQ Level 4 (degree level or higher), compared to the regional average of 28.5%[3].

2.1.8 In addition, the general health of residents is worse than the England average and while life expectancy for both men and women is similar to the national average, it is below average for Norfolk and the East of England. In the most deprived areas of Great Yarmouth, life

[2] ONS Census (2011)
[3] Indices of Multiple Deprivation (2010)

expectancy is 10 years lower for men and 4.9 years lower for women than in the least deprived areas[4].

Understanding the borough's economy

2.1.9 The borough's economy is dominated by three major industries: Energy and Engineering; Port and Logistics, and tourism, all of which make an important contribution to the sub-regional, regional and national economy.

2.1.10 Locally based energy companies have access to a significant amount of commercial expertise and a 24-hour port that provides the main supply base for the offshore gas industry in the Southern Basin of the North Sea and for offshore windfarms. There is also a small but leading-edge cluster of high-tech electronics and engineering companies.

2.1.11 With regards to the visitor economy, Great Yarmouth is one of the most popular coastal resorts in the UK with around 5 million visitors per year. The borough offers a wide range of attractions, facilities and accommodation types for visitors to enjoy. Great Yarmouth is also one of the gateways to the Broads where visitors can enjoy recreational pursuits such as walking, cycling, sailing, angling and bird-watching.

2.1.12 The borough has a working age population of 59,100, of which 42,800 are economically active. The majority of these are employees and work full-time but a small proportion of the population are self employed. 85% of the economically active population are employed in the service industry, such as distribution, hotels and restaurants. This is slightly higher than the county average of 81.7%. Over 15% of the economically active population are employed in visitor-related services, which is significantly higher than the county average of 9.1%. Generally unemployment levels in the area fluctuate with the seasons and are at their lowest during the summer months. The level of unemployment (claimant count) for the Great Yarmouth Borough Council area in October 2013 was 4.7% whereas for Norfolk as a whole, the rate was 2.6%[5].

2.1.13 In 2011 the median gross pay for full-time workers in the area (residence based) was £403 per week. This was less than the median earnings of those living in the East of England region (£523 per week). During 2010 nearly 44% of households in the borough had an income of under £20,000. The average household income in the area was £27,860, compared to a Norfolk average of £30,920[5].

Understanding the borough's built environment

2.1.14 The borough's high quality, diverse built environment is one of the reasons it has remained such a popular place to live and visit. The main towns within the borough; Great Yarmouth and Gorleston-on-Sea, are rich in both character and charm, with an eclectic mix of architectural styles in and around their unique historic cores.

[4] Slope Index of Inequality (2011)

2.1.15 The north of the borough contains a mix of part modern, part traditional Norfolk countryside villages such as Martham and Filby, coastal villages such as Winterton-on-Sea and the coastal holiday centres. The key service centre for services and facilities in the northern parishes is Caister-on-Sea. Following the completion of the new bypasses in the 1980s, a significant amount of private housing was developed in both Caister-on-Sea and Ormesby St Margaret.

2.1.16 In contrast to the rural charm of the northern parishes, settlements in the southern parishes are for the most part more suburban in character. This is primarily due to the rapid expansion of settlements such as Belton and Bradwell during the 1960s and 70s to meet housing needs at the time. Like most parts of the borough, the built environment in the south has largely been shaped by tourism, evident in the number of settlements attracting visitors all year round, such as Hopton-on-Sea.

2.1.17 Within the borough there is a significant legacy of historic buildings and monuments linked to its maritime heritage, including Caister Roman Fort and the 14th century medieval town wall in Great Yarmouth. Great Yarmouth is also home to the Tollhouse, which dates back to the late 13th century and is said to be the oldest municipal building in Britain.

2.1.18 South Quay consists of an extensive row of buildings ranging from the Victorian Town Hall and Elizabethan House Museum to many 17th and 18th century former merchant houses, intersected with the Rows; a unique medieval street pattern. Across the river in Gorleston-on-Sea, quayside structures include a range of predominantly 19th century buildings such as the Ocean Rooms, a lighthouse, the Gorleston Pavilion and the old Lifeboat Shed.

2.1.19 Away from the main urban area, most of the borough's rural villages have medieval churches built from local materials such as flint. These are often surrounded by traditional thatched houses and a village green.

Understanding the borough's natural environment

2.1.20 The borough's natural environment is one of its greatest assets with several internationally recognised nature designations, including Special Protection Areas (including Marine), Special Areas of Conservation and Ramsar Sites. These designations provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. At the Breydon Water SPA and Ramsar and the Great Yarmouth North Denes SPA for example, the key conservation objective is to protect and enhance the habitats of bird species of European importance. Alongside these international designations, the borough also contains a wealth of nationally and locally significant nature conservation sites, includin Sites of Special Scientific Interest, Norfolk County Wildlife Sites, Norfolk County Geodiversity Sites, National Nature Reserves and Local Nature Reserves. It also includes part of two nationally designated, protected landscapes; the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the Broads; an internationally important wetland and a nationally designated, protected landscape of the highest order, which is also part of the family of UK national parks.

2.1.21 The Norfolk Coast AONB, of which only a small part falls within the borough, encompasses a range of landscape types. At Winterton-on-Sea the landscape is a wild and windswept dune coast which contrasts markedly with other coastlines within the borough, which display a strong resort influence.

2.1.22 The Broads is an area of acknowledged national importance for landscape, biodiversity, and recreational and navigational value. The landscape of the Broads, in particular the wide, flat valley of the Thurne to the north west, is otherwise open and exposed, of relatively large scale and simple composition. More information on the landscape character of the Broads can be found in the Broads Landscape Character Assessment.

2.1.23 The remaining landscape of the borough is lowland rural and transitional wetland, comprising a simple mosaic of mixed farmland fringed by the wet woodlands and grazing marshes of the Broads and associated Broadland River Valleys. The fabric of the rural landscape is in places eroded due to agricultural intensification and settlement expansion, although a more intact field boundary pattern and the influence of minor estates is evident in parts, notably in the wooded valley that forms the boundary with Waveney District Council at the southern end of the borough.

2.1.24 Although the maritime environment provides a significant source of the borough's economic output, like many areas around the region's coastline, it is under threat from coastal erosion. In addition, extensive areas of land within the borough are in Flood Zone 3a, i.e. at the most significant risk from tidal flooding. However, the current actual level of risk in the borough, taking account of the presence of the existing defences, is significantly lower than that indicated by the Flood Zones.

2.2 Cross-boundary issues

2.2.1 Section 110 of the Localism Act (2011) introduces a Duty to Co-operate in relation to the planning of sustainable development. In addition to this legal requirement, the National Planning Policy Framework emphasises the importance of joint working and cooperation between local authorities and other agencies on cross boundary issues and issues of shared interests. The development of the Core Strategy evidence base, recent consultations and meetings held as part of the Duty to Co-operate have identified a number of cross-boundary issues that need to be addressed by the Local Plan. A selection of some of the cross-boundary issues that the Core Strategy seeks to address are summarised in Table 3 below.

Table 3: Cross-boundary Issues

Issue	Relevant authorities/agencies/ and partnerships
1. Implications of new development on existing infrastructure networks	• Adjoining Local Planning Authorities • Norfolk County Council • Suffolk County Council • Highways Agency • Infrastructure Plan Steering Group • NHS • Utility providers
2. Encouraging improvements to the wider road infrastructure network (including the dualling of the A47)	• Highways Agency • Norfolk County Council • Suffolk County Council • Adjoining Local Planning Authorities • New Anglia Local Enterprise Partnership • Local Transport Body

		• A47 Alliance
3.	Implications of sub-regional growth in the offshore renewable energy sector	• East of England Energy Group (EEEGR) • East Port UK Ltd • Marine Management Organisation • New Anglia Local Enterprise Partnership • Norfolk and Suffolk Energy Alliance • Waveney District Council • Broads Authority • Highways Agency
4.	Delivery of regeneration objectives in the sub-region	• Homes and Communities Agency • Norfolk Development Company • Waveney District Council
5.	Provision of housing to meet local needs	• Adjoining Local Planning Authorities • Homes and Communities Agency • Norfolk Development Company
6.	Planning for tourism and managing its impacts	• Adjoining Local Planning Authorities • Environment Agency • Natural England
7.	Impact of retail proposals on centres outside of the borough	• Adjoining Local Planning Authorities
8.	Minimising and managing flood risk	• Norfolk County Council • Suffolk County Council • Adjoining Local Planning Authorities • Emergency Services • Environment Agency • Internal drainage boards
9.	Monitoring and protecting water quality	• Environment Agency • Anglia Water • Essex and Suffolk Water • Norfolk County Council • Suffolk County Council • Broads Authority
10.	Monitoring and protecting the marine environment	• Environment Agency • Marine Management Organisation
11.	Minimising and managing coastal erosion	• Anglian Coastal Authorities Group • Environment Agency • Marine Management Organisation
12.	Protection and enhancement of biodiversity and geodiversity (including: Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protected Areas (SPA), RAMSAR, County Wildlife Sites and County Geodiversity Sites)	• Adjoining Local Planning Authorities • Norfolk County Council • Wild Anglia Local Nature Partnership • Norfolk Biodiversity Partnership • Norfolk Geodiversity Partnership • Landowners
13.	Continued protection and management of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the Broads	• Natural England • Norfolk Biodiversity Partnership • Norfolk Coast Partnership • Other Local Authorities within the AONB boundary

	• Wild Anglia Local Nature Partnership
14. Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads	• Broads Authority • Other Local Authorities adjacent to the Broads Authority Executive Area • Natural England • Wild Anglia Local Nature Partnership • Norfolk Biodiversity Partnership
15. Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads	• Broads Authority • Other Local Authorities adjacent to the Broads Authority Executive Area • Natural England
16. Protecting the interests of navigation	• Broads Authority • Other Local Authorities adjacent to the Broads Authority Executive Area • Natural England • East Port UK Ltd • Marine Management Organisation
17. Meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople	• Adjoining Local Planning Authorities • Norfolk County Council • Suffolk County Council

Section 3:
Moving forward

3.1 Vision

3.1.1 By 2030, the Borough of Great Yarmouth will be a more attractive and aspirational place to live, work and play, with strong links to Lowestoft, the Broads, Norwich, rural Norfolk and the wider New Anglia (Norfolk and Suffolk) Local Enterprise Partnership area.

3.1.2 The distinctive qualities and character of each of the towns and villages within the borough will have been maintained. New development will have been integrated carefully into settlements; respecting local distinctiveness, raising the standards of sustainable design and architectural quality and ensuring the protection, restoration and enhancement of valuable natural and historic resources. New development will have been located and designed so as to be better adapted to future climate change implications, including the increased risk of flooding and coastal erosion. Improved flood defences will have reduced the flood risk for both existing and new communities.

3.1.3 7,140 new homes catering for the needs of residents will be provided in order to give choice of tenure and location. These will be located to take advantage of public transport accessibility and to help maintain and enhance the vitality and viability of existing settlements. The majority of new housing will have been located in the borough's main towns (Great Yarmouth and Gorleston-on-Sea) and key service centres (Bradwell and Caister-on-Sea), enabling the towns to embrace their roles as the borough's economic and social hubs and providing an enhanced variety of new housing, employment opportunities and essential infrastructure that is of benefit to existing and future residents.

3.1.4 Economic development will have played to the key strengths and resources of the borough with the expansion of the energy sector and port industries. Local and smaller scale businesses will also have had the opportunity to thrive and grow. In addition, the continued attraction of the coast and the Broads, along with a range of high quality year-round tourist attractions and accommodation will have seen the tourism sector continue to flourish. As a result unemployment, including seasonal unemployment, will have been substantially reduced.

3.1.5 The borough's important natural and historic areas and buildings that help to create the distinctive identity of the borough will have been protected and enhanced, with Heritage Assets at Risk brought back into a beneficial state of use (as appropriate). New Green Infrastructure will have enhanced the open space provision and network of green corridors linking settlements to the Broads and the open countryside, providing greater opportunities for healthy lifestyles.

3.1.6 Transport opportunities will realistically reflect the travel needs of residents, businesses and visitors. The frequency and quality of bus services will be improved and integrated with rail services. Travel within the borough will become easier with more people walking and cycling, especially for shorter trips.

Great Yarmouth

3.1.7 Great Yarmouth will continue to have a thriving relationship with Lowestoft. Work will have begun on the ongoing regeneration of the two towns through a complementary and integrated approach to addressing shared issues. The synergy of the sub-region will have provided a golden opportunity to raise the status and profile of each town and take

advantage of the huge growth potential offered in the renewable energy and port sectors to create thousands of new jobs.

3.1.8 This economic boost to the sub-region will have seen the transformation of the waterfront area in Great Yarmouth start to take shape, with the completion of the first three neighbourhood areas at Bure Harbour Quay, North Quay and Runham Vauxhall acting as a catalyst for further regeneration in the waterfront area, transforming the arrival experience and providing a range of high quality residential accommodation, new shopping experiences, modern business space and a hotel.

3.1.9 A Third River Crossing over the River Yare is envisioned, along with improvements to public transport and the creation of attractive walking and cycling routes from the train station to the waterfront, town centre and seafront, which will relieve congestion and provide essential links to key facilities and services, including the outer harbour.

3.1.10 Tourism in Great Yarmouth will continue to be focused primarily along the golden mile with new visitor attractions like the Edge casino and improvements to existing facilities adding to and strengthening the resilience of the existing cluster of high quality attractions. In addition, culture based attractions such as St Georges Theatre and the museums will have helped to encourage new groups of visitors and lengthen the season.

Gorleston-on-Sea

3.1.11 Gorleston-on-Sea will retain its seaside charm as Great Yarmouth's more tranquil neighbour. With a bustling high street and attractive seafront, it will continue to be a place that people want to live, visit and shop. Opportunities for new housing and employment will be created primarily through the redevelopment of existing land that is underutilised. New developments will be integrated into the community and will deliver a range of homes, including affordable housing, as well as local services, open space and community facilities, achieving a high standard of sustainable design and construction.

Bradwell

3.1.12 Bradwell will be an attractive place to live and work for all sections of the community. A sustainable urban extension to the south of Bradwell will have provided an enhanced mix of housing and employment, enabling the completion of the link road connecting the A143 and the A12 via Beacon Park. This will provide existing and new residents with easy access to employment, community facilities and shopping, improving their quality of life.

Caister-on-Sea

3.1.13 Caister-on-Sea will maintain its character as an historic coastal destination. The High Street will remain buoyant with a significant number of independent local stores offering residents and visitors much variety. New housing and employment opportunities will have been created to ensure the long term sustainability of village life and support both the existing and new community facilities.

The Villages

3.1.14 The rural character and nature of villages in the northern and southern parishes will have been retained and improved. Sustainable tourism building on the unique natural assets of the countryside and coast will have continued to be a major source of local income and

employment. The linkages between villages and the borough's main towns will have been enhanced to create better connected and more sustainable communities.

3.1.15 The borough's primary villages will have been developed to provide a wider choice of employment and residential opportunities. The expansion of these existing communities will have been undertaken in such a way that the quality of life of existing and new residents is maintained and where possible enhanced.

3.1.16 Secondary and tertiary villages will have experienced smaller levels of development in line with meeting local needs such as affordable housing, recreation, community services and facilities and essential employment generating proposals. The majority of this development will be provided for on previously developed sites.

3.2 Strategic Objectives

3.2.1 In order to deliver the vision for the borough, a set of strategic objectives has been established. These objectives provide a more specific direction to the Core Policies. In addition, these objectives will be monitored during the implementation of the Core Strategy to determine its effectiveness and whether or not it needs to be reviewed.

Table 4: Strategic Objectives

SO1	Minimising our impact on the environment by: • Directing new development towards the most sustainable locations • Promoting the efficient use of resources by encouraging new developments to achieve high levels of energy and water efficiency and minimise waste • Designing local environments so that they are of a high quality, more resilient to a changing climate and benefit from integrated environmental systems for drainage and waste management • Encouraging the development of renewable energy sources wherever they have prospects of being economically attractive and environmentally and socially acceptable • Ensuring that people are protected from the effects of flooding
SO2	Addressing social exclusion and reducing deprivation by: • Promoting the regeneration and renaissance of Great Yarmouth's Waterfront area • Addressing social exclusion and inequalities in healthcare, education, skills and training by ensuring good quality health, education and community support and cultural facilities are accessible to the borough's residents of all ages • Improving access to, and the provision of, community, sports and cultural facilities, together with sufficient local infrastructure to ensure healthier and stronger communities develop • Nurturing stronger and safer communities, increasing people's safety and wellbeing by designing out crime, reducing disorder and its causes, encouraging community involvement and instilling civic pride

SO3	Accommodating a growing population by: • Providing sufficient housing in a range of styles and tenure that meet the borough's existing needs, including that of its ageing population, whilst taking into account future population growth
SO4	Strengthening the competitiveness of the local economy by: • Promoting the employment opportunities of the borough on a local, national, European and international scale as an attractive base for businesses • Ensuring an adequate supply of fit for purpose employment land, office accommodation and support facilities to meet the needs of new and existing businesses • Promoting the River Port and Outer Harbour on a local, national, European and international scale as an attractive base for businesses • Improving the robustness of the local economy by ensuring opportunities to maintain and enhance business support programmes, access to higher and further education and skills training are available to improve investor confidence in locating to, or remaining, the borough • Maintaining Gorleston-on-Sea and Great Yarmouth's town centres, ensuring that they contribute to the borough's overall growth targets and become the prime focus for new retail and leisure developments • Conserving the distinct identities of the borough's other centres, whilst improving their local community roles and functions through mixed-use developments that provide a better range of shopping, leisure and employment opportunities
SO5	Capitalising on the successes of the local visitor economy by: • Extending the borough's leisure/visitor offer by promoting its cultural and environmental assets • Using tourism where appropriate as a means to support and enhance local services and facilities, especially in the borough's primary and secondary villages • Securing the provision of high-quality accommodation and support facilities in the borough to satisfy demands from businesses • Enhancing Great Yarmouth's Golden Mile through the expansion of existing attractions and the creation of new attractions • Promoting navigational links to the Broads and beyond
SO6	Protecting and enhancing the quality of the local environment by: • Enhancing the quality of the borough's built environment by improving the character of its townscapes and promoting local distinctiveness • Protecting and enhancing the landscape quality of the Broads and the Norfolk Coast Area of Outstanding Natural Beauty and where appropriate, improving or managing access to these • Positively managing the borough's biodiversity and geodiversity resources, protecting existing resources of high biodiversity and/or geodiversity value, strengthening green infrastructure and promoting habitat creation • Managing the borough's developed and undeveloped coastline in a sustainable way, taking into consideration the impact on the natural environment and the need to reduce flood and erosion risks

	• Conserving and enhancing heritage assets, promoting heritage led regeneration and where viable, bringing heritage assets at risk back into use
SO7	Securing the delivery of key infrastructure by: • Ensuring all developments are supported by the necessary infrastructure and community facilities in an effective and timely manner to make the development sustainable and minimise its effect upon existing communities • Ensuring that all developments are in accessible locations to minimise the need to travel • Promoting a reduction in car use and encouraging the use of public transport, walking and cycling to minimise the impact of the borough's growth on transport infrastructure • Encouraging efficient patterns of movement by recognising the strategic role that the A47, a Third River Crossing, the river port, outer harbour and rail corridor (including a rail freight interchange) will play in meeting the borough's needs

Section 4:
Core policies

Policy CS1 - Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements

b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding

d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with polices in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

The role of planning in achieving sustainable development

4.1.1 Sustainable development and sustainable communities lie at the heart of local and national planning policy, as the planning system seeks to ensure that the delivery of new development and growth now creates a sustainable legacy for future generations. In a borough such as Great Yarmouth, sustainable development is important to reinforce the distinction between urban and rural, protect the natural environment, enable economic and social growth and strengthen the borough's sense of place.

4.1.2 Sustainable development is all about finding an appropriate balance between meeting a wide variety of economic, social and environmental objectives. This does not mean that there will be no negative impacts but that overall, the benefits outweigh the adverse effects.

4.1.3 The NPPF embraces the three-strand approach to sustainability by highlighting the main roles of the planning system:

- an economic role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation
- a social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment and as part of this, helping to improve biodiversity, use natural resources prudently and mitigate and adapt to climate change, including moving to a low carbon economy

4.1.4 This policy sets out what sustainable development means at a local level and defines 6 key priorities that support the creation of sustainable communities within the borough. These priorities underpin the Council's approach to achieving sustainable communities and provide a foundation for all other Local Plan Policies.

Planning for sustainable growth

4.1.5 The Government expects the planning system to actively encourage growth, giving local people the opportunity to shape communities, whilst providing sufficient housing to meet demand and local need and supporting economic activity.

4.1.6 It is important when determining the role of each settlement and the distribution of new development involved, to consider not just how the towns within the plan area interact with each other but also at how they interact with settlements in areas outside of the plan area. The sustainable growth strategy for the borough set out in Policy CS2 recognises both the potential for growth in the main towns and key service centres and the need to use growth to safeguard key services in the primary villages.

Planning for mixed communities and neighbourhoods

4.1.7 Good housing is essential for social, environmental and economic wellbeing. A broad range of different types, sizes and tenures of housing are required to create and maintain mixed and balanced neighbourhoods that meet the changing needs of residents.

4.1.8 Policies in the Core Strategy and future Local Plan Documents will focus on the location and design of new development in the borough, filling provision gaps in existing housing markets and promoting new housing that is adaptable to the changing needs of the owner.

Planning for climate change

4.1.9 Climate change is one of the greatest challenges facing the nation in the future and is reflected in the challenges and objectives in this Plan. Planning can help to support the transition to a low carbon economy and to provide resilience to impacts from a changing climate. Policies in the Core Strategy and future Local Plan Documents will focus on the location and design of new development in the borough, ways to minimise greenhouse gas emissions, the risk of flooding and will encourage the use of renewable energy.

Planning for a thriving local economy

4.1.10 In its economic context the aim of planning is to build a strong, responsive, competitive economy by ensuring sufficient land of the right type is available in the right places to allow growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

4.1.11 To enhance employment opportunities for local people, the borough needs to continue to widen its economic base, increase the number and quality of jobs available for its residents across all sectors and increase wage levels.

Planning for healthy lifestyles

4.1.12 The Council recognises the important role that spatial planning has in the creation of healthy communities. The main elements identified as having significant impacts on health are:

- Green space: Living close to areas of green space can improve health and increase activity levels
- Transport and Accessibility: Good transportation networks and accessibility to key facilities increases activity levels and reduces transport related pollution
- Food: Dietary change plays a key role in promoting health by reducing the consumption of saturated fat. The availability of healthy food may be affected by the mix of shops that tend to locate in an area or through a lack of available allotment space
- Housing: Poor housing conditions and design have significant impacts on health inequalities. Living in cold housing is a risk to health, fuel poverty contributes to winter

deaths and incidences of respiratory disease and accidents in the home are also an issue

4.1.13 Many of the policies in the Core Strategy and future Local Plan Documents will have an impact on health and wellbeing and when considered together, the overall impact of any new development should have positive health outcomes.

Planning for distinctive places

4.1.14 Successful places tend to be those that have their own distinct identity. How a neighbourhood looks affects how residents feel about where they live; character and quality help to increase community pride. The ability of a scheme to create a sense of place greatly depends on the quality of the buildings and the spaces around them. This needs not only architecture of a high standard but also a strong landscape strategy. It is about character, identity and variety.

Policy CS2 – Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

Establishing a settlement hierarchy

4.2.1 One of the key aims of the planning system is to create sustainable communities by bringing housing, jobs and services closer together in an attempt to reduce the need for travel. This is an important ambition of the Local Plan.

4.2.2 The bigger the settlement, the more services it tends to have although this is not always the case. The Sustainable Settlements Study (2012) undertook an objective assessment of the 30 individual settlements within the borough, reviewing the type and amount of services and facilities within the built up area of each settlement and the extent to which they can be easily accessed using sustainable transport modes. The findings of this study have been used when preparing the borough's settlements hierarchy.

4.2.3 The position of any settlement in the hierarchy is largely a reflection of its size and the scale and range of its services and facilities. Whilst this offers a pointer to its suitability for further development, it does not necessarily follow that new development is either appropriate or necessary in that location. For example, an individual settlement may be subject to constraints that restrict the scope for further development or have fewer available deliverable sites in comparison to other settlements in that tier. Such findings would not alter its position in the hierarchy but would be a critical factor in determining non strategic allocations in the Development Policies and Site Allocations Local Plan Document.

Table 5: Settlement hierarchy

Main Towns	The largest towns with a wide range of services and opportunities for employment, retail and education. They serve a large catchment area with high levels of accessibility and public transport provision. Gorleston-on-Sea and Great Yarmouth
Key Service Centres	Settlements with a good range of services and opportunities for employment, retail and education. They serve a wide catchment area and contain good public transport links. Bradwell and Caister-on-Sea
Primary Villages	Smaller settlements with a small range of services and opportunities for employment, retail and education. They serve a limited local catchment and contain a lower level of access to public transport. Belton, Hemsby, Hopton-on-Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
Secondary Villages	Settlements containing few services and facilities, with limited access to public transport and very few employment opportunities. Repps with Bastwick, Burgh Castle*, Filby, Fleggburgh, Fritton, Ormesby St Michael*, Rollesby*, Scratby and St Olaves*
Tertiary Villages	Settlements containing few or no services and facilities, with limited or no access to public transport, very limited or no employment opportunities. Ashby with Oby*, Billockby, Browston, Clippesby, Mautby, Runham*, Stokesby*, Thurne*, West Caister and Somerton*
Countryside	No services or facilities, with limited or no access to public transport, very limited access to employment opportunities. Dwellings/buildings outside of defined settlement boundaries

*Settlements are partly outside the plan area and in the Broads Authority Executive Area

Directing growth to the borough's Main Towns and Key Service Centres

4.2.4 This policy sets out the principles for the location of new residential development in the borough so that strategic issues such as infrastructure needs can be considered at an early stage. As indicated in the settlement hierarchy, Great Yarmouth and Gorleston-on-Sea possess a wider range of shops, services and employment opportunities than other places in the borough. Locating development in these towns reduces the need to travel for residents and visitors. However, both Great Yarmouth and Gorleston-on-Sea are heavily constrained due to issues such as land contamination, poor ground conditions and large areas being within Flood Zones 2 and 3. This means that there are only a few areas that are available and suitable for new housing and employment development. As such, a percentage of residential development (30%) will also need to be focused in the borough's key service centres.

4.2.5 Residents in both Bradwell and Caister-on-Sea have good access to a range of shops, services and employment opportunities as a result of their close proximity and good public transport links to both Great Yarmouth and Gorleston-on-Sea.

4.2.6 In Bradwell there are several potential areas for development, the majority of which are located to the south of Bradwell next to the existing Beacon Park development and associated Enterprise Zone. New growth in this location, as part a comprehensive planned urban extension, will help support future growth in the Beacon Park site and ensure that the area continues to have a good choice of housing, employment opportunities, retail and community facilities.

4.2.7 In Caister-on-Sea a more modest amount of growth would enable essential new housing and potentially increase employment opportunities in the area. New growth will also ensure that existing retail and community facilities serving the needs of local residents and residents who live in nearby villages will continue to thrive over the plan period. Given the coastal setting and existing form of Caister-on-Sea there is a need to ensure that any new development is appropriately designed with good levels of connectivity to key facilities.

Enhancing and sustaining the borough's Primary, Secondary and Tertiary Villages

4.2.8 The NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Primary Villages such as Belton, Hemsby, Hopton and Martham currently have a good range of everyday services and facilities and it is important that these local services and facilities are supported. Additional development within the Primary Villages will help to support the existing facilities and may potentially provide opportunities for new ones.

4.2.9 It is acknowledged that there is a need to provide additional housing to meet local housing needs, especially for affordable housing, housing for young families and for older persons' housing. There is also the recognised potential for some growth for economic purposes, particularly for tourism and for new 'start-ups', and to address the changing requirements

of businesses. However, the need for additional development in these areas must be carefully balanced with the need to protect the individual character and identity of each settlement including its setting, key historic characteristics and local features.

4.2.10 With regard to the development potential of the Secondary and Tertiary Villages, there are large contrasts in the size and service provision between these villages and the Primary Villages. As such, any growth should be proportionately limited in scale and well-related to the existing settlement and infrastructure. Neighbourhood Development Plans are particularly encouraged in these locations to define locally preferable, positive development.

Ensuring appropriate development in the countryside

4.2.11 The openness and rural character of the countryside is one of the borough's greatest assets and should be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife. However, very small communities that are no more than a collection of houses or isolated dwellings are not covered by the settlement hierarchy, as they are considered to be within the wider countryside, so there may be a need to adapt to changes in the population or economy.

4.2.12 The Core Strategy aims to continue to protect the countryside but also recognises the social and economic needs of rural communities. As such, new development in the countryside will be generally limited to the appropriate diversification of traditional rural industries, small-scale housing that addresses local needs, replacement dwellings/buildings, schemes that provide renewable energy and proposals that contribute towards creating a more sustainable rural economy. Detailed policies on new development in the countryside will be explored in the emerging Development Policies and Site Allocations Local Plan Document.

Protecting the natural environment

4.2.13 New housing growth has the potential to affect the natural environment and the Core Strategy includes policies to protect the natural environment, particularly Policy CS11. The Habitats Regulations Assessment identifies a number of potential impacts on Natura 2000 sites, such as disturbance and trampling. Policy CS11 sets out the necessary measures to mitigate against such impacts and the Natura 2000 Site Monitoring and Mitigation Strategy will set out these requirements. Additional work is currently underway looking at recreational pressures on Natura 2000 sites across Norfolk. This work will further inform the proportions and distributions of new housing development set out in Policy CS2, which will be allocated in the Development Policies and Site Allocations document.

Amending development limits and allocating sites for new development

4.2.14 Defining Development Limits around settlements has worked well in the past and is strongly supported by local communities. Development Limits protect the countryside from encroachment. Beyond Development Limits there is strict control over development, whilst within Development Limits appropriate development complying with other Plan policies will normally be permitted. Development Limits also have a role in protecting the character of settlements, especially the village edges where countryside meets the built environment.

4.2.15 Development Limits will be reviewed and amended through the emerging Development Policies and Site Allocations Local Plan Document to ensure that they are consistently applied and accurately reflect settlement boundaries. Development limits will also be amended to reflect the boundaries of any new sites allocated in the document.

4.2.16 The majority of development sites will be identified and allocated in the Development Policies and Site Allocations Local Plan Document however there are two strategic sites that are deemed to be central to the delivery of the Plan. The key sites allocated in the Core Strategy are the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension site at the land south of Bradwell (Policy CS18). These specific key site policies provide a more comprehensive and planned approach to development, with housing, employment and related facilities such as new schools brought forward in a planned manner, allowing for better control over the phasing and release of development.

Policy CS3 – Addressing the borough's housing need

To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
- Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
- Ensuring the efficient use of land/sites including higher densities in appropriate locations
- Using a 'plan, monitor and manage' approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 2), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites

b) Encourage the effective use of the existing housing stock in line with the Council's Empty Homes Strategy

c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need

f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities

g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

Establishing the objectively assessed future housing need in the borough

4.3.1 The National Planning Policy Framework (NPPF) requires that the Local Plan housing target is set locally and based on evidence to establish the objectively assessed needs for all housing. The primary evidence used to establish the objectively assessed future housing need is the Strategic Housing Market Assessment (SHMA, 2013).

4.3.2 New houses have an important role to play in both the regeneration and growth of the borough. The number of new homes to be provided over the plan period to 2030 has been determined at the local level using a two stage process:

- Identify the objectively assessed future housing need in the borough over the plan period
- Apply a series of policy judgements to identify the deliverable supply of housing taking into account the availability of land, market conditions, environmental constraints and the impact on individual character and identity of each settlement, including its setting, key historic characteristics and local features.

4.3.3 The SHMA (2013) examines the local housing market in the borough, sets out the level of housing need and the requirements of particular groups. Paragraph 152 of the NPPF implies that nationally derived population and household projections are the starting point for determining the objectively assessed need. Therefore, the SHMA has considered three sets of national projections:

- The 2008-based full population and household projections
- The 2010-based population projections (without the associated household equivalent)
- The 2011-based interim population and household projections

4.3.4 To derive an accurate figure for objectively assessed need, the SHMA considered the various projections and determined how they could be adjusted to best reflect the likely conditions in the borough. The resulting population projections to 2029 suggest that the population will rise by 9,200 people over the 15 years between 2013 and 2029 (a 9.4% increase). To convert the population projections into household equivalents the SHMA used headship rates (for different household types) per age band of the population. The resultant projections indicate that in the borough, household population will increase by 6,455 between 2013 and 2029 (a growth of 15.2%). This approach has produced an objectively assessed need of 420 homes per year in the borough. This is considered to be the most appropriate figure, as it is derived using the most suitable elements of recently published national data.

Setting a deliverable local housing target

4.3.5 Establishing the objectively assessed need is the first step in calculating the housing target. The next step is to establish whether the objectively assessed needs can be met by carrying out an assessment of the boroughs capacity for housing in order to ensure that the housing target is realistic, deliverable and consistent with the NPPF as a whole.

4.3.6 There are a number of constraints in the borough that cumulatively limit the amount of land available for development. Many of the constraints are multi-layered, for example the Broads Authority Executive Area and the European nature conservation sites, as illustrated in the Constraints Map in Appendix 2. The main constraints that could potentially impact on the borough's ability to meet its identified objectively assessed housing needs include, but are not necessarily limited to:

- Avoiding areas at risk of flooding and coastal erosion
- Protecting designated nature conservation sites and protected landscapes, including Natura 2000 sites, from inappropriate development, as required by Policy CS2 and CS11
- Encouraging sustainable patterns of movement

4.3.7 Although these constraints have reduced the availability of suitable land, the Strategic Housing Land Availability Assessment and Estimating a Windfall Allowance Paper indicate that there should still be enough available land to meet the full objectively assessed housing need of 7,140 new homes over the plan period. However, the borough's ability to deliver the full objectively assessed housing need is about more than just the availability of land; there is a need to plan effectively for its delivery.

4.3.8 Over the past 12 years, the annual housing completion rate has increased from a low of 151 in 2002/03, to a peak of 376 in 2009/10, before falling off again in 2012/13 to 181. On average, between 2001 and 2013, 276 dwellings have been completed per annum. The housing trajectory set out in Appendix 3 shows that the anticipated delivery rates of both market and affordable housing over the next few years will continue to be relatively low as the housing market continues to recover to pre-recession rates. To reflect these short term deliverability issues the Core Strategy has adopted a split housing target of 300 dwellings per annum in years 2013-2020 (2100 dwellings) and a target of 504 dwellings per annum in years 2021-2030 (5040 dwellings). This split housing target will ensure that the plan is effective in delivering the borough's objectively assessed housing need of 7,140 new homes over the plan period.

4.3.9 The National Planning Policy Framework requires all local planning authorities to identify and update an annual supply of specific deliverable sites, sufficient to provide five years worth of housing land against the target with an additional buffer of 5% (moved forward

from later in the plan period) to ensure choice and competition in the housing market. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%. To ensure that the Council is able to maintain a five year housing land supply and to facilitate appropriate development in the short term, an Interim Housing Land Supply Policy has been produced. This Interim Policy will seek to enable appropriate sites outside of, but adjacent to, existing development limits to be brought forward ahead of development limits being reviewed and potentially amended in the Development Policies and Site Allocations Local Plan document.

Potential future housing supply

4.3.10 The Core Strategy establishes the framework within which the required level of housing provision and the broad locational strategy is set. In considering the opportunities for development, the Council has undertaken a comprehensive SHLAA to assess the capacity of the borough for accommodating future growth.

4.3.11 The Council's SHLAA (2014) is a technical study used to inform policy development; it does not determine whether any site is acceptable for future housing development. The allocation of non-key sites will be determined through the emerging Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans where relevant. Prior to the adoption of these documents, planning applications will be assessed against the NPPF, adopted Local Plan Documents and Neighbourhood Development Plans where relevant.

Table 6: Potential Housing Supply (2013-2030)

7,140 dwellings over plan period monitored at a target of 300 dwellings per annum in years 2013-2020 (2,100 dwellings) and a target of 504 dwellings per annum in years 2021 – 2030 (5,040 dwellings)		
a.	Existing completions and unimplemented housing permissions/dwellings under construction*	1,060
b.	Potential supply from windfall sites	1,486
c.	Potential supply from Interim Housing Land Supply Policy	500
d.	Key Sites (strategic allocations) – total number of dwellings	2,000
e.	Key Sites (strategic allocations) – total number of dwellings to be delivered in the plan period	1,350
f.	Additional dwellings intended to be allocated through the emerging Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant	2,744
g.	Total supply over the plan period (a + b + c + e + f)	7,140

*Figure accurate at 1 April 2014

4.3.12 Table 6 shows the potential housing supply over the plan period as of 1 April 2014. The full housing trajectory, set out in Appendix 3, shows the anticipated delivery rates of both market and affordable housing over the plan period. New affordable housing is provided as a percentage of the total amount of housing proposed on market housing sites. Given the degree of uncertainty regarding future funding mechanisms for the delivery of affordable housing, it is difficult to anticipate with any accuracy the delivery of affordable housing provision over the full plan period. The housing trajectory set out in Appendix 3 therefore illustrates the affordable hou sing already in the development pipeline and indicates a

minimum target level of affordable housing that the Council's planning policies are aiming to achieve.

Plan, Monitor and Manage

4.3.13 The National Planning Policy Framework requires all local planning authorities to identify and update an annual supply of specific deliverable sites sufficient to provide five years worth of housing with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%. Where a local planning authority is unable to identify a five year housing land supply, it may be open to major housing planning applications being approved if they comply with the aims of the NPPF.

4.3.14 To ensure that the Council is able to maintain a five year housing land supply and to facilitate appropriate development in the short term, an Interim Housing Land Supply Policy will be produced. This statement will seek to enable some sites outside of, but adjacent to existing development limits to be brought forward ahead of development limits being reviewed and amended in the Development Policies and Site Allocations Local Plan Document.

Providing a mix of housing types and sizes

4.3.15 Government guidance in the NPPF requires provision to be made in Local Plans for a balance between different household types across the Plan period. Providing greater housing choice increases the opportunities for households to remain within their communities and promotes social equality and inclusion by easing geographical constraints on the search for appropriate homes. Widening housing choice also broadens the appeal of an area and assists in attracting new residents to the borough.

4.3.16 The requirement for different types and sizes of new homes is driven by the relationship between household demographics influencing demand and the profile of the housing stock. The Strategic Housing Market Assessments provide a good indication of how the borough's housing stock reflects the market demand for specific types and sizes of properties and how the stock profile aligns with future requirements.

4.3.17 The most common property type in the borough is terraced houses, followed by detached and semi-detached houses. Going forward, the SHMA (2013) identifies target proportions for new housing in terms of tenure and dwelling size to provide a sufficient range of accommodation to adequately house each household type and balance the housing stock. These proportions are as follows:

- Market Housing
  (20% 1 bedroom, 30% 2 bedroom, 35% 3 bedroom and 15% 4 bedroom)
- Shared Ownership
  (20% 1 bedroom, 20% 2 bedroom, 30% 3 bedroom and 30% 4 bedroom)
- Affordable Rent
  (35% 1 bedroom, 30% 2 bedroom, 25% 3 bedroom and 10% 4 bedroom)
- Social Rent
  (20% 1 bedroom, 30% 2 bedroom, 5% 3 bedroom and 45% 4 bedroom)

4.3.18 The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis to ensure that schemes reflect the latest evidence of need, having regard to Policy CS4 and the viability of individual sites.

Density and design

4.3.19 Given the borough's physical constraints, there is a need to increase density in a sustainable manner in order to accommodate the borough's growing population. Successful higher density development of good quality will depend upon a 'design-led' approach in accordance with Policy CS9, ensuring that new development respects the wider area's local character and minimises impacts on its surroundings. Higher density development will generally be sought in and around designated centres and/or along main public transport routes. Higher densities may not be achievable in suburban neighbourhoods and villages where existing low density development contributes to a positive sense of place and community. Density may also be constrained by the need to retain key heritage assets in their settings and/or important landscape features.

Recognising the needs of self builders

4.3.20 The self build sector makes a significant contribution to the provision of housing stock in the UK, yet the local self build market in the borough has been relatively stagnant in recent years with only a small amount of planning applications being submitted. The Council is committed to supporting access to both affordable and market housing for local people. This includes supporting people wishing to build their own homes.

4.3.21 Self build housing, also known as custom build, typically involves individuals commissioning the construction of a new house from a builder, contractor, package company or physically building a house for themselves.

4.3.22 Self build housing also includes community-led housing projects, which build mostly affordable homes for the benefit of the community, either individually or in cooperation with a builder or housing provider. Residential refurbishment projects involving the conversion or regeneration of disused buildings may also be considered part of a type of self build housing.

4.3.23 The Council's SHMA (2013) noted that there is a limited evidenced need for self build plots in the borough and as such, it would be inappropriate to set a specific self build plot target. Going forward, the development of self-build housing schemes, including the reuse and conversion of redundant buildings into housing will continue to be encouraged and supported in principle if the proposal is in accordance with other policies in the Local Plan, the NPPF and Neighbourhood Development Plans, where relevant

The need for specialist housing

4.3.24 The Borough of Great Yarmouth has an ageing population; more so than the national average. Ideally elderly people should remain within their local communities and enjoy life in their own homes for as long as possible. This policy encourages developers to build long life, flexible homes that can be adapted more easily by their occupants to changing life circumstances.

4.3.25 If and when it is no longer possible for a person to continue living in their own home, there is a need to ensure that there are alternative facilities to cater for residents, staff and visitors. These should be located in accessible areas, close to main facilities and public transport routes, in order to promote social inclusion.

Policy CS4 – Delivering affordable housing

The need to provide additional affordable housing is one of the greatest challenges facing the borough. To ensure that an appropriate amount and mix of affordable housing is delivered throughout the borough, the Council and its partners will seek to:

a) Maximise the provision of additional affordable housing within the overall provision of new residential developments. Table 8 below indicates the affordable housing thresholds and percentage targets that will be sought through negotiation for each of the housing sub-market areas. In order to decide whether a particular site exceeds the requisite size thresholds set out above, the Council will assess not only the proposal submitted but also the potential capacity of the site. Affordable housing provision for key sites will be considered separately, in accordance with policies CS17 and CS18

Table 7: Affordable housing sub-market area

		Threshold figure	Percentage sought
Affordable housing sub-market area 1	Caister-on-Sea, Gorleston, Great Yarmouth North and Northern Rural	11 dwellings	20% affordable
Affordable housing sub-market area 2	Bradwell, Great Yarmouth South and South Quay, Gorleston West and South West Rural	11 dwellings	10% affordable
Affordable housing sub-market area 3	Great Yarmouth Town Centre	15 dwellings	10% affordable

b) Ensure that affordable housing is either:

- Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or
- Provided via an off-site financial contribution, in exceptional circumstances

c) Ensure that new affordable housing, when provided as part of a market housing site, is well integrated into the development in terms of its design and layout

d) Support proposals for housing on small rural exception sites where there is no conflict with other Local Plan policies and the following criteria are met:

- The majority of the homes provided are affordable
- The site is within, or adjacent to, the existing settlement
- A housing need has been identified, either in the parish or in one or more of the adjacent parishes, for the type and scale of development proposed
- The proposed development is considered suitable by virtue of its size and scale in relation to the Settlement Hierarchy in Policy CS2

Determining the level of affordable housing sought

4.4.1 The need for affordable housing has increased in recent years due to an ever-increasing gap between housing costs and household incomes, particularly for owner occupation. This national trend is evident throughout the borough and coupled with the difficulty in getting mortgages, has meant that people are finding it increasingly difficult to access market housing.

4.4.2 The Strategic Housing Market Assessment (SHMA) (2013), which considers need by assessing the relationship of household income to house prices, has identified a shortfall that requires provision of 438 affordable dwellings per annum. The need exists in all parts of the borough and one bedroom and four bedroom homes are particularly required.

4.4.3 Although the SHMA indicates that the level of affordable housing need is very high, affordable housing targets have to be based on a range of considerations, including land supply, delivery through other sources and viability. To better understand the capacity of private development to deliver affordable housing, the Council commissioned an Affordable Housing Viability Assessment. This assessment used market prospects and a range of cost implications, including other Section 106 contributions, to determine the viability of different levels of affordable housing throughout the borough. The assessment identified geographical differences in viability across the borough and as such, the Local Plan has supported the setting of sub-area based affordable housing thresholds and percentages. The Local Plan Policies Map shows the extent of each affordable housing sub-market area.

4.4.4 Where land that is above the threshold is subdivided to create separate development schemes, all or part of which fall below the threshold, the land will be considered as a whole, and affordable housing sought on each scheme. In addition, if permission were granted for development below the threshold and a subsequent application was made on adjacent land controlled by the developer when the first permission was sought, the council would treat both sites as a single entity and expect full affordable provision to be made through the second permission.

4.4.5 The Council has tested Policy CS4 for viability through the Affordable Housing Viability Assessment (2012). However, in the event that providing the level of affordable housing would make a development unviable (i.e. a willing land owner and willing developer would not be provided with competitive returns), the developer should enter into negotiations with the Council to agree what percentage of affordable housing can be provided. The Council will use figures from the developer's assessment to feed into its own viability model in order to ensure that a consistent approach is taken by the Council when assessing viability.

4.4.6 The starting point in negotiations will be for on-site provision. However where it is not practical to provide affordable housing on-site, such as on a small site, there will be a contribution of a commuted sum towards provision elsewhere in the locality. Off-site provision in the locality may also be justified where greater affordable housing benefits could be achieved. The amount of commuted payment should be based on the equivalent amount that would be contributed by the developer/landowner were the affordable housing to be provided on-site. Additional policies on affordable housing may be included in the emerging Development Policies and Site Allocations Local Plan Document.

The different types of affordable housing

4.4.7 Different households can have very different housing needs. For example, someone seeking work might need to rent a home at a very low price whereas a young couple earning an average wage may require help to buy their first home. Because households exist in different circumstances with varying incomes, affordable housing schemes are designed to offer a range of choices. It is for this reason that the Government's definition of 'affordable housing' includes a number of different types of product. The main types of affordable housing are set out in Table 8.

Table 8: Affordable housing tenure types

Social Rent	This is housing owned by local authorities and private registered providers (as defined by section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Affordable Rent	This is housing let by local authorities or private registered providers of social housing to households that are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Intermediate	This is housing for sale and rent provided at a cost above social rent but below market levels, subject to the criteria in the Affordable Housing definition above. This can include shared ownership and shared-equity, other forms of affordable ownership and intermediate rent, but not affordable rented housing. Common models for intermediate housing include: • Shared ownership – the purchaser buys a proportion of the value of the home (25% upwards, usually no more than 70%) and the remaining share is kept by the freeholder which is usually a registered provider. A subsidised rent is paid for the remainder of the equity. • Shared-equity – the purchaser acquires the whole of the property but effectively only pays a proportion of the value. The remaining value is secured by an equity loan.

4.4.8 The tenure of any affordable housing is to be agreed with the Council on a site-by site basis, having regard to the latest Strategic Housing Market Assessment, the housing register, other housing need surveys, site specifics and other factors. In most circumstances, affordable housing provision will include a mix of social rent, affordable rent and shared ownership housing.

4.4.9 Affordable housing negotiations are performed on a site-by-site basis and often require considerable discussion. With regards to negotiating a lower affordable housing percentage, consideration will be given to varying the type, size and/or tenure rather than the quantity of affordable housing in the first instance. Pre-application discussions

between the applicant and the Council will enable affordable housing policy requirements to be addressed and provisional agreement reached prior to planning submission, helping to speed up the planning process.

Meeting affordable housing needs in rural communities

4.4.10 Many rural areas face particular difficulties in securing an adequate supply of land for affordable housing for local needs. The NPPF states that 'local planning authorities should be responsive to local needs, particularly for affordable housing, including through rural exception sites where appropriate'. The delivery of rural exception sites for affordable housing can be a complex issue for Parish Councils, landowners and the community.

4.4.11 For the purpose of rural exception sites, local need is defined as identified needs in the individual village or local area it serves, defined as the parish boundary. Therefore before the Council will grant planning permission for affordable housing on a rural exception site, it must be satisfied that there is a genuine need for affordable housing in the locality.

4.4.12 A proportion of market housing may be appropriate only where it can be demonstrated to the Council that the market housing is essential to cross-subsidise the delivery of the affordable housing and that the development would not be viable without cross-subsidy. The number of market houses can never exceed the number of affordable and the plot size, scale and general design of the homes should be comparable, regardless of tenure, within a single integrated development layout.

Design and layout of affordable housing

4.4.13 Affordable housing that is provided on-site as part of a mixed tenure scheme should be distributed as individual houses or in small clusters throughout the development. The Council will not support the principle of grouping affordable units together in large numbers, as this can reinforce feelings of social exclusion and can have a negative impact on the establishment of sustainable communities.

Policy CS5 – Meeting the needs of gypsies, travellers and travelling show people

Sufficient housing provision must be made to meet the needs of the whole community. To help satisfy the current and expected demand for Gypsy, Traveller and Travelling Show people pitches, the Council will:

a) Safeguard the existing travellers site at Gapton Hall (25 pitches) for use by gypsies and travellers

b) Seek to identify 10 additional permanent pitches for use by gypsies and travellers within the borough

c) Use a 'plan, monitor and manage' approach, based on the Annual Monitoring Report and updates of the Strategic Housing Land Availability Assessment, to ensure the continuous maintenance of a five-year rolling supply

d) Ensure that in identifying land or determining planning applications, proposals for potential sites/pitches comply with national policy in the Planning Policy for Traveller Sites document or successor publications and seek to meet the following criteria:

- The site has good, safe access to the public highway system, with adequate space for parking, turning and servicing on site
- The site has reasonable and safe access to key community facilities such as schools, shops and healthcare facilities
- The site is well-designed and based on guidance in the 'Designing Gypsy and Traveller Sites' document or successor documents
- The development of the site minimises potential impacts on the surrounding townscape, landscape, including the Broads and the North Norfolk Area of Outstanding Natural Beauty, heritage assets, geodiversity, biodiversity and high grade agricultural land
- The site is not in an area at risk of flooding
- The site has adequate disposal of sewage to ensure that there is no reduction in water quality within the catchment
- Suitable waste and recycling facilities are provided

e) Seek to ensure that sites are made available on a temporary basis for travelling showpeople, as and when they are required

Assessing the future needs of Gypsy and Traveller communities

4.5.1 The limited number of good quality, permanent sites throughout the UK restricts access to many health, education and welfare services for Gypsy and Traveller communities. This not only affects their general wellbeing but means that many Gypsies and Travellers are not sufficiently integrated into settled communities, helping to further reinforce stereotypical views that these groups 'don't fit in'.

4.5.2 The Planning Policy for Traveller Sites document (published in conjunction with the National Planning Policy Framework in 2012) states that local planning authorities should meet the needs of traveller sites over a reasonable period, whilst ensuring access to services and facilities, as well as protecting the environment. New Local Plans should set pitch targets to address accommodation needs in collaboration with neighbouring local planning authorities, as well as identify specific sites. Adequate site provision is seen as the key to effective enforcement, requiring local planning authorities to plan for a five-year supply of traveller pitches/plots. If a local planning authority has not planned for a five-year supply of traveller pitches/plots, they should "treat favourably" applications for a temporary permission.

4.5.3 The most up-to-date quantitative information available on the Gypsy and Traveller communities derives from a bi-annual survey of Gypsy and Traveller caravans, which is conducted by each local authority in England on a specific date in January and July each year. The count provides a useful starting point in assessing the current picture and recent trends. Indeed, in the absence of other datasets, it is virtually the only source of information on Gypsy and Traveller caravan data. Figures for the last eleven counts are listed in Table 9.

Table 9: Bi-annual Gypsy/Traveller caravan count data

	Number of occupied caravans on authorised pitches	Number of occupied caravans on unauthorised pitches	Total
Jan 2013	29*	0	29
July 2012	29*	0	29
Jan 2012	24	0	24
July 2011	17	0	17
Jan 2011	20	1	21
July 2010	19	2	21
Jan 2010	19	2	21
July 2009	18	10	28
Jan 2009	8	2	10
July 2008	9	16	25
Jan 2008	4	0	4
July 2007	9	16	25
Jan 2007	4	0	4

*As the Council only has 25 authorised pitches in the borough, it is assumed that at the time of the count some households may have had multiple caravans on one pitch.

4.5.4 While the historical count data above indicates that there is an overall increase in the amount of Gypsy and Traveller families visiting the borough, the data is not conclusive; there are other well-documented issues with the robustness of the count. Such issues include: the 'snapshot' nature of the data, the inclusion of caravans and not households,

the exclusion of Travelling Showpeople, and the exclusion of Gypsies and Travellers in housing.

4.5.5 The recently completed Strategic Housing Market Assessment (2013) identifies the need for 10 new pitches over the plan period. This target is based on an analysis of CLG secondary data and qualitative data derived from an interview with Norfolk County's Traveller Liaison Office's Service Manager, who suggests that there is need for increased private and social rented provision across the county. The report concludes that given that the current site at Gapton Hall is near to being fully occupied and that the need for pitches increases during summer months, it is likely that there is a need for new pitches, therefore recommending that the Council plan for an additional site of about 10 pitches in the borough.

4.5.6 Additional sites will be identified in the Development Policies and Site Allocations Local Plan Document. Planning applications received in advance of this document being adopted will be assessed in accordance with the criteria set out in this policy and the provisions of the National Planning Policy Framework and the Planning Policy for Traveller Sites document.

Safeguarding the existing provision

4.5.7 At present, there is only one Gypsy and Traveller site in the borough at Gapton Hall, Great Yarmouth. Gapton Hall is a well-used, functional site that has been operational since the mid-1980s. Alterations and an extension to the site in 2010 saw the provision of new caravan plots, vehicle compounds and utility buildings. The works also included a new play area, which was designed with the help of young residents. The site currently provides 25 pitches and is owned by Great Yarmouth Borough Council.

Ensuring new pitches/sites are fit for purpose

4.5.8 It is essential that both new and existing gypsy and traveller sites are designed and managed so that they are desirable, effective and sustainable, offering a decent and safe environment in which these communities may live.

4.5.9 The Government's "Designing Gypsy and Traveller Sites: Good Practice Guide" (2008) provides potential developers and existing site owners with an understanding of the design features needed to help ensure a site is successful, easy to manage and maintain. These include site location, layout, pitch sizes and the services and facilities needed to make it operate effectively and ensure a quality living environment for residents. As Government guidance, the Council can take it into account as a material planning consideration when determining planning applications. Final decisions on design will still be made on a case by case basis, taking into account local circumstances such as the size, geography and other characteristics of the site or prospective site and the particular needs of the prospective residents and their families.

Meeting the needs of Travelling Showpeople

4.5.10 Travelling Showpeople travel around the country holding fairs, primarily during the spring and summer months. In the borough, temporary pitches are created on Council-owned car parks during the Easter Fair and at other events to meet this seasonal demand. However travelling showpeople also require permanent residential bases. Although these are most

intensively occupied during winter months, there is an increasing trend for some family members to live on the site permanently e.g. to ensure continuity of children's education. The land-use requirements of travelling showpeople do not fall neatly into any particular use class. As well as residential facilities, space is required for the storage of fairground equipment during the winter months, including provision for testing and maintenance.

4.5.11 At present there are no permanent sites for Travelling Showpeople allocated in the borough. There is also no local evidence available to suggest that there is a need, as there have been no recorded enforcement issues and the experimental statistical caravan count for travelling showpeople, which is conducted by each local authority in England on a specific date in January each year, has been 0 since the count began in January 2011. In the absence of any evidence for need, the Core Strategy has not set a target for the provision of a travelling showpeople site but will seek to ensure that sites are made available on a temporary basis for Travelling Showpeople as and when they are required.

Policy CS6 – Supporting the local economy

The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by:

a) Encouraging the redevelopment and intensification of existing employment sites, particularly those sites with good access by a variety of transport modes

b) Safeguarding existing local employment areas identified in Table 11 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
- There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
- A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use

c) Allocating approximately 10-15 hectares of new employment land at Beacon Park Extension, South Bradwell, through Policy CS18

d) Exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour at South Denes

e) Supporting port-related development proposals relating to the Outer Harbour and existing river port, in particular encouraging cargo handling and other port-reliant activities

f) Encouraging a greater presence of higher value technology and energy-based industries, including offshore renewable energy companies, in the borough

g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8

h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification

i) Supporting the provision of development essential to sustain a rural workforce, including agricultural workers' dwellings and rural community facilities

j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere

k) Supporting the delivery of high speed broadband and communications technology to all parts of the borough

l) Encouraging flexible working by:

- Allowing home-working where there is no adverse impact on residential amenities
- Allowing the development of live-work units on residential and mixed-use sites, subject to the retention of the employment element and safeguarding of residential amenity
- Allowing the development of relevant ancillary facilities, such as childcare facilities and eateries, in local employment areas, where appropriate

m) Improving workforce skills by:

- Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills
- Encouraging the provision of new training facilities on employment sites

Understanding the local economy

4.6.1 From its earliest days, Great Yarmouth's fortunes have been tied to the sea. Historically, the two industries that underpinned the borough's prosperity were herrings and holidays. Whilst modern-day Great Yarmouth is still recognised as being one of the UK's top beach resorts with a flourishing tourist economy, its fishing industry has suffered a steep decline and has now all but disappeared.

4.6.2 The discovery of offshore oil and natural gas in the 1960s and more recently the development of renewable energy sources, especially offshore wind power, have resulted in Great Yarmouth and neighbouring Lowestoft being recognised as two of six national Centres for Offshore Renewable Engineering (CORE). These have been created by the government to be the focus of investment enquiries from renewable manufacturing businesses.

4.6.3 The other main economic driver is the port. In the past few years, Great Yarmouth's port has been reinvented with the opening of the Outer Harbour in 2007. However, its strong track record goes back decades and its highly successful and versatile river berths continue to play a vital role in the port and the wider economy. Every day there is clear evidence of the high level of offshore-related activity at the port, whether it is major structures being brought into the Outer Harbour or platform supply boats heading out from the berths

upriver. But energy is not the port's only strength; it is also a strategic import and export hub for the region, handling significant volumes of grain, fertiliser, aggregates, timber and other cargo.

4.6.4 To continue to improve the quality of life for local people, the borough needs to continue to widen its economic base, increase the number and quality of jobs available for its residents across all sectors and increase wage levels.

Tackling unemployment

4.6.5 Unemployment in the borough is frequently twice the national average and there is a distinct seasonal variation with lower unemployment during the summer. Unemployment is at its highest in the inner urban areas during the winter months. In February 2013, the unemployment rate was 7.0% of the working population. By August 2013, this had dropped to 5.0%. Tackling unemployment requires a holistic approach encompassing everything from job creation and retention to improving skill levels and encouraging flexible working.

Safeguarding existing local employment areas

4.6.6 Economic activity and employment will continue to take place in existing established local employment areas. Making better use of these areas and encouraging redevelopment and intensification of employment uses when suitable sites become available will ensure that new and existing businesses continue to thrive in these locations. It is recognised that at certain points in the plan period, proposals for non-employment uses will arise within existing local employment areas. A policy on the re-designation of land and buildings within local employment areas will be developed as part of the Development Control and Site Allocations Local Plan Document, enabling the borough to respond quickly to changes in the economic climate, having regard to the market and economic need.

4.6.7 The Employment Land Study (2012) assessed the quality of existing employment sites in the borough. It concluded that, with the exception of five sites, all existing sites and allocations are aligned with the Council's current ambitions, are fit for purpose and should be retained for employment use. Existing employment sites that will be retained are shown in Table 10.

Table 10: Safeguarded local employment areas

Ref	Safeguarded existing local employment area	Site area (hectares)
EL01	South Denes (including outer harbour and South Quay), Great Yarmouth	117.54
EL02	Gapton Hall Industrial Estate, Great Yarmouth	52.87
EL03	Harfreys Industrial Estate, Great Yarmouth	47.42
EL04	Beacon Park Business Park, Gorleston-on-Sea	23.63
EL05	Yarmouth Business Park, Thamesfield Way, Great Yarmouth	18.57
EL06	Eurocentre Industrial Estate, Great Yarmouth	11.50
EL07	Southtown Road, Great Yarmouth and Bollard Quay	9.42
EL08 + EL18	Pasteur Road, Cobholm, Great Yarmouth	11.31
EL09	Charles Street, South Quay, Great Yarmouth	1.50

EL10	North Quay, Great Yarmouth	0.55
EL11	Railway Station (Land to East), Great Yarmouth	0.65
EL12	Riverside Road, Gorleston-on-Sea	1.53
EL13	Riverside Industrial Estate, Riverside Road, Gorleston-on-Sea	1.50
EL14	Baker Street, Gorleston-on-Sea	0.62
EL15	Gas House and Malthouse Quays, Gorleston-on-Sea	3.21
EL16	Longs Industrial Estate, Gorleston-on-Sea	1.74
EL17	Hemsby Road, Martham	2.11
	Total	**305.67**

4.6.8 All safeguarded local employment areas are identified in the Policies Map. Minor amendments to the boundaries of these sites have been made to reflect the current position on the ground, as indicated in the Employment Land Update (2012). Sites previously safeguarded but subsequently released from being allocated for employment are set out in the Employment Land Update (2012).

Meeting the demand for new local employment areas

4.6.9 The Employment Land Update (2012) shows that over the last ten years (2001-2011) the average annual employment land take-up has been 2.3 hectares per year. If this trend were to continue throughout the plan period then a total of 39.1 hectares would be needed to meet this level of demand.

4.6.10 The Employment Land Evidence Base Report (DTZ, 2009) showed that there was demand for up to 22 hectares over 20 years (up to 1.11 hectares per annum). If the DTZ demand forecast of up to 1.11 hectares of land per year is extrapolated forward over the plan period there will be demand for 18.87 hectares of employment land. This is approximately half the historic take up rate. These two sources of data provide an indication of the need for employment land over the plan period.

Availability of undeveloped employment land

4.6.11 A survey of the safeguarded sites in the Employment Land Update (2012) has identified the availability of undeveloped land in the safeguarded areas. In total there are 52.74 hectares of undeveloped land, of which 24.85 is unconstrained. In addition there are 2 sites that are considered suitable for new allocations of employment, which include the extension to Beacon Park and the potential for land reclamation at South Denes to provide additional land with access to deep water. This could provide up to 42 hectares of new employment land.

4.6.12 It is important to recognise that figures concerning the historic take up of land and job forecasts cannot fully take into account the potential growth of emerging industries and sectors, such as offshore renewable

energy, for which there is little historic or long-term forecast data. It is therefore essential to maintain a surplus supply of land to ensure that the borough is able to accommodate any potential growth in such sectors. This is particularly important when considering the policy objective of encouraging growth in jobs. It is also likely that there will be increased demand during the plan period because of the Enterprise Zones at Beacon Park and South Denes, created in 2012, attracting new businesses. In addition, the success of Beacon Park underlines the need to allocate further land at this location.

4.6.13 In order to meet the forecast demand, it is considered that more employment land should be designated than is required, as a high proportion of the undeveloped employment land is constrained by poor ground conditions. In addition, new allocations are required to provide additional unconstrained land of good building quality.

4.6.14 The Core Strategy will therefore safeguard 52.74 hectares of undeveloped employment land and will allocate between 10 - 15 hectares of good quality land adjacent to the Beacon Park Enterprise Zone. This approach provides between 34.85 – 39.85 hectares of available unconstrained land, which meets the identified need. It also provides 27.89 hectares of additional land that is currently constrained but has the potential to be developed if demand is higher than forecast (see Table 11). The potential for reclaiming up to 22 hectares of land north of the Outer Harbour at South Denes for the offshore energy sector will also be explored over the plan period.

Table 11: Summary of demand and available employment land

		Site area (hectares)
a.	Total anticipated demand for employment land over the plan period	39.10
b.	Undeveloped land	52.48
c.	Unconstrained undeveloped land	24.59
d.	New allocation at Beacon Park Extension Key Site (Policy CS18)	10 - 15
e.	**Total unconstrained supply** (c + d)	**34.59 – 39.59**
f.	**Total supply** (b + d)	**62.48 – 67.48**
g.	**Potential over supply to provide flexibility over the plan period** (f – a)	**23.38 – 28.38**

Supporting the port-related industries and the energy sector

4.6.15 Enterprise Zones have been established at six sites across the borough and Waveney District by the New Anglia Local Enterprise Partnership (LEP). The Enterprise Zones will encourage business development in the energy sector and generate jobs through a combination of financial incentives and reduced planning restrictions. Within the borough, there are two Enterprise Zone sites; at Beacon Park and South Denes, which began on 1st April 2012.

4.6.16 There is considerable scope for the already thriving energy and port-related sectors to expand, with significant areas of land safeguarded for these uses at the South Denes and Beacon Park Enterprise Zones. Both of these areas are also operating under simplified

planning controls following the approval of two Local Development Orders in April/May 2012.

4.6.17 By 2015, the Enterprise Zones in both Great Yarmouth and Waveney District are expected to attract around 80 businesses, 60 of which will be as a result of expansion and 20 from inward investors. Longer term, it is expected that the Enterprise Zones in both authority areas will be home to 150 - 200 businesses. It has been predicted that 9,000 new jobs will be created directly in the Enterprise Zones by 2025, with a further 4,500 jobs created indirectly, which will help reduce the unemployment rate.

4.6.18 South Denes is a priority area for industrial and warehousing development, attracting businesses operating in, or providing essential support services to the energy, offshore engineering and ports & logistics sectors. The development of the Outer Harbour is of strategic importance to the borough's economy and is a key driver for the regeneration of Great Yarmouth. It complements the existing river port and increases its overall operating capacity. The prospects for new business for the port are starting to be realised with investment for handling grain, aggregates and wind farm maintenance. The Outer Harbour has the potential to accommodate a large range of vessels and operations, including freight ferries, general and bulk cargo, oil and gas, decommissioning and special projects, including offshore wind. The possibility of a 'roll-on, roll-off' ferry service remains a part of the port's longer-term ambitions.

4.6.19 The South Denes area is relatively built-up and while there is some vacant land, this is small in scale and restricted in arrangement. It is possible that further land reclamation adjacent to the Outer Harbour could increase the amount of land available for the port industry, providing lay down areas and commercial buildings. The potential for creating additional employment land by reclamation to the north of the Outer Harbour will be explored as part of the Local Plan.

4.6.20 At Beacon Park, the vision is to continue to create a prestigious business environment that combines high quality, distinctive design with best practice sustainable design features. Beacon Park and the future westward extension will be promoted for higher value technology and research and development sector businesses, particularly those associated with the offshore energy industry.

4.6.21 Any future development on the South Denes and Beacon Park sites will be expected to respect the area's environmental assets and take account of any physical constraints. Proposals will be expected to contribute to both the strategic and local infrastructure necessary to mitigate for any adverse impacts that would result from the development, in accordance with Policies CS14 and CS16.

Promoting future growth in the retail and visitor economy

4.6.22 Thriving retail and visitor economies can help support new and existing businesses directly and indirectly through supplier and income induced turnover. The strategy to promote growth in these sectors is set out in Policies CS7 and CS8.

4.6.23 New businesses and jobs arising from growth in the retail and visitor economies cover a range of sectors, including transport, retail, hospitality, accommodation, visitor attractions and performing arts. It is important to note that jobs in these sectors may appeal to residents who are less likely to engage with the labour market in a full-time role, who may wish to work on a part-time or seasonal basis, such as students, parents, people with disabilities and people who are semi-retired.

Strengthening the rural economy

4.6.24 Whilst the general approach to economic development is to focus primarily on existing employment areas and town and district centres, it also addresses the needs and opportunities of the borough's economy as a whole, including its smaller settlements. The rural hinterland in both the northern and southern parishes contributes to the strength and diversity of the borough's economy, containing significant economic activities, such as farming, traditional rural crafts, equestrian uses, locally based services and a number of regionally or nationally significant tourist attractions and accommodation. However, the rural economy of the borough faces a number of challenges, including the restructuring of agriculture and varying levels of supporting infrastructure (including broadband connections).

4.6.25 As such, small scale employment proposals that seek to strengthen the rural economy will be encouraged and supported in principle if the proposal is in accordance with other policies, including the Local Plan, the NPPF and Neighbourhood Development Plans, where relevant.

Enhancing the local skills base

4.6.26 Ensuring that major developments in the area are linked to providing employment and training opportunities for local people, especially for low skilled groups, is a key priority for the Council, as only a small proportion (15.6%)[5] of Great Yarmouth's population have 'high-end' skills and are qualified to NVQ Level 4 (degree level or higher), compared to the regional average (32.9%)[6]. Improving the skills base of the local workforce will enable local people to take advantage of employment opportunities that are arising in the higher value technology and energy-based sectors.

[5] NOMIS – Official Labour Market Statistics (Jan 2012-Dec 2012)
[6] NOMIS – Official Labour Market Statistics (Jan 2012-Dec 2012)

Promoting flexible working

4.6.27 Technology is making home-working more feasible. Working from home reduces the need to travel and helps meet wider sustainability objectives. Flexible working can be promoted by allowing more adaptable home spaces and the building of live-work units. Another way in which flexible working can be encouraged is through the provision of conveniently located childcare facilities, which can help bring parents back into the workforce.

Policy CS7 – Strengthening our centres

Overall, the majority of town, district and local centres within the borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

a) Focus future development and investment using the retail hierarchy in Table 12 below

Table 12: Retail Hierarchy

Classification	Location
Main Town Centre	Great Yarmouth
Town Centre	Gorleston-on-Sea
District Centres	Bradwell (Proposed) and Caister-on-Sea
Local Centres	Well defined groups of shops and services in the borough's villages and main towns, such as The Green, Martham; Bells Road, Gorleston and Northgate Street, Great Yarmouth

b) Seek to allocate in accordance with the retail hierarchy and the sequential approach between 2,152sqm (net) and 4,305sqm (net) of new 'food' shopping floorspace, and up to 8,865sqm (net) of new 'non-food' shopping floorspace, in identified opportunity sites in the borough, up to 2031.

c) Promote the extension of the Great Yarmouth's centre to include The Conge and parts of North Quay as a mixed-use development scheme through Policy CS17 and the Great Yarmouth Waterfront Supplementary Planning Document

d) Aim to improve the vitality and viability of our town and district centres by:

- Safeguarding the retail function and character of each centre. Primary, Secondary and Holiday Shopping frontages will be identified in the Development Policies and Site Allocations Local Plan Document where appropriate
- Enhancing the appearance, safety and environmental quality of the centres
- Encouraging a diversity of uses within each centre, enabling a wide range of retail, leisure, social, educational, arts, cultural, office, commercial and where appropriate, residential uses
- Supporting small and independent businesses, including retaining and enhancing important local markets
- Promoting the short and long-term reuse of vacant buildings
- Enhancing the early evening economy
- Improving access to the centre by sustainable modes of transport and encouraging multi-purpose trips

e) Maintain and strengthen the role of local centres and local shops in the borough to better serve the day-to-day needs of local communities

f) Ensure that all proposals for town centre uses outside defined centres demonstrate that there are no sequentially preferable sites available and that the proposal can be accessed by sustainable transport. Proposals over 200sqm (net) will also be required to submit a Retail Impact Assessment demonstrating that there will be no significant adverse impact on existing designated centres, including those beyond the borough boundary, such as Lowestoft

Defining the Retail Hierarchy

4.7.1 Supporting the growth of retailing and other town centre uses, such as leisure and offices, is important for maintaining and enhancing the vitality and viability of our town, district and local centres. The borough's town and local centres have been arranged into a hierarchy to signal their importance and the role they play. Generally, larger centres are more accessible, have a wider catchment and are appropriate locations for large developments that will attract a lot of people. In contrast, the local centres have a smaller catchment and are more suited to meeting the day-to-day needs of nearby residents.

4.7.2 Great Yarmouth has the largest town centre in the borough and functions well as the main retail, commercial, cultural, educational and leisure destination for the borough. The centre has a critical mass of retailing and a sufficient catchment area to sustain significant new additions to its retail offer. Over a wider field, the most dominant centre competing with Great Yarmouth is Norwich, which due to the size of its shopping offer and quality of shopping experience, attracts significant retail expenditure from a wider geographical area, including from within the borough of Great Yarmouth. Lowestoft has a town centre that is similar in size to Great Yarmouth and draws some of its retail expenditure from the borough's southern parishes.

4.7.3 Directing large retail and leisure developments to the centre and appropriate edge-of-centre locations, such as The Conge and parts of North Quay, will help strengthen the centre's role and function in the shopping hierarchy, diversify its offer and improve its attractiveness. This will enable it to better serve the needs of the borough and better compete with nearby centres, such as Norwich and Lowestoft.

4.7.4 Gorleston, as the second largest town centre in the borough, is also functioning relatively well by complementing, rather than duplicating the role fulfilled by Great Yarmouth. Gorleston acts as a day-to-day food and service destination however in terms of convenience retailing, Morrisons supermarket plays an important role in ensuring that people continue to shop locally. The Council will sustain and enhance the important food shopping function of the town and continually seek to improve its existing environment and townscape quality.

4.7.5 Bradwell and Caister-on-Sea are the next two largest settlements in the borough and have both been identified as district centres. In Caister, the centre is located along a linear road

(High Street/Yarmouth Road), with residential units interspersed amongst the retail units. The centre provides a good range of shops and services, with the East of England Co-operative food store acting as a key convenience anchor for the centre. There is also a range of small independent stores that help serve the needs of the local catchment population.

4.7.6 At present, Bradwell does not have a discernible 'centre' but consists of several small groupings/individual units scattered throughout the settlement. Bradwell is largely residential in character therefore designating a new district centre will provide the area with a central community focus and help to address the long-term needs of existing and future residents. Given the limited opportunities to create a new district centre within the existing built up area of Bradwell, it is anticipated that the new district centre will be located within close proximity to the proposed sustainable urban extension at Beacon Park, south of Bradwell, although further work will need to be undertaken before the exact location can be confirmed. Once established, the centre will provide a sustainable mix of shopping, services and community facilities within a high quality public realm. Successful neighbourhoods need to have such facilities to draw people into the area to live and work there.

4.7.7 Local centres are important in providing for the day-to-day needs of local communities in both urban areas and rural towns and villages. Within the local centres there is limited scope to increase the amount of shopping space and instead, the focus will be on maintaining and improving the existing shopping offer.

4.7.8 Small retail facilities and local shops located outside of the town and local centres that serve local communities, such as post offices and convenience stores, will continue to be protected, where planning controls permit.

Formalising centre boundaries

4.7.9 A number of changes have taken place in the borough since the previous centre boundaries were adopted. The number of designated centres and the way that the centres work is different and the mix of uses have changed. The Great Yarmouth Borough Retail Study (2011) and the subsequent Retail Study Capacity Refresh (2014) provide an assessment of the existing shopping provision within the centres and assesses the retail and leisure needs of the borough to 2031.

4.7.10 Town and district centre boundaries (excluding the proposed District Centre in Bradwell) are set out in the Policies Map. These boundaries have been drawn to reflect the current position on the ground, as indicated in the Retail Study, whilst providing for appropriate development proposals to come forward. Local centres and the proposed District Centre at Bradwell will be defined or allocated in the Development Policies and Site Allocations Local Plan Document and updated Policies Map.

Expanding the Current Retail Offer

4.7.11 In terms of food shopping, the Retail Study Capacity Refresh predicts that there is minimal forecast capacity over the short to medium term (i.e. up to 2026) for major new floorspace,

with capacity increasing to between 2,152 sqm (net) and 4,305 sqm (net). However, the capacity for new food shopping floorspace would be reduced as and when existing retail commitments are completed.

4.7.12 The Retail Study Capacity Refresh also shows there to be no forecasted capacity for new 'non-food' floorspace in 2016, rising only to a minimum of 484sqm (net) in 2021, 4,539sqm (net) in 2026 and 8,742 sqm (net) by 2031. It is considered that in the medium to long term, any new major floorspace should be concentrated in Great Yarmouth Town Centre. The Conge and North Quay will present the most appropriate locations for new mixed-uses, including retail, commercial and leisure uses. Encouraging a mix of compatible uses in the centres will also provide a stronger economic environment and will help stimulate a greater diversity of entertainment and evening activities. To ensure that this future retail development does not further constrain the transportation network around the town centre, the necessary transportation infrastructure should be provided in accordance with Policy CS16.

Managing the Impact of Out-of-Centre Shopping

4.7.13 The NPPF suggests that applicants prepare impact assessments for edge-of-centre and out-of-centre retail and leisure developments over 2,500sqm gross as standard, allowing for lower targets to be set locally if required. The 2011 Retail Study recommends that any retail proposal over 200sqm (net) in an edge-of-centre or out-of-centre location should be accompanied by a retail impact assessment. This lower threshold reflects the current fragility of Great Yarmouth's town centre, which is being squeezed by the increasing appeal of Norwich as a retail destination, the movement of many high street 'fashion' stores to out-of-centre locations and the 'ring' of large food stores outside of the town, which are impeding the flow of retail expenditure into the town.

4.7.14 It is expected that a lower Retail Impact Assessment threshold will help to concentrate investment and development opportunities in the town centre by discouraging movement away from the town centre and make better use of town centre vacancies.

Policy CS8 – Promoting tourism, leisure and culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation

c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy

g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate

h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough

i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector

j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads

l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2

m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures

n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy

o) Support the development of navigational links to the Broads and beyond where possible

p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough

Understanding the value of tourism

4.8.1 Tourism is an integral part of the sub-regional and local economy. In 2011, the Borough of Great Yarmouth attracted over 1 million[7] staying visitors and almost 4 million day visitors per year, with an estimated total visitor spend of £398 million and a total supplier and income based spend of almost £134 million, meaning that the total worth of the visitor economy in 2011 was over £531 million. In addition, approximately 30% of all employment in 2011 was tourism related.

4.8.2 To ensure that the sub-regional and local visitor economy remains buoyant, it is important that the quality and range of the facilities and accommodation within the borough continue to meet the requirements and expectations of existing visitors and attract new visitors.

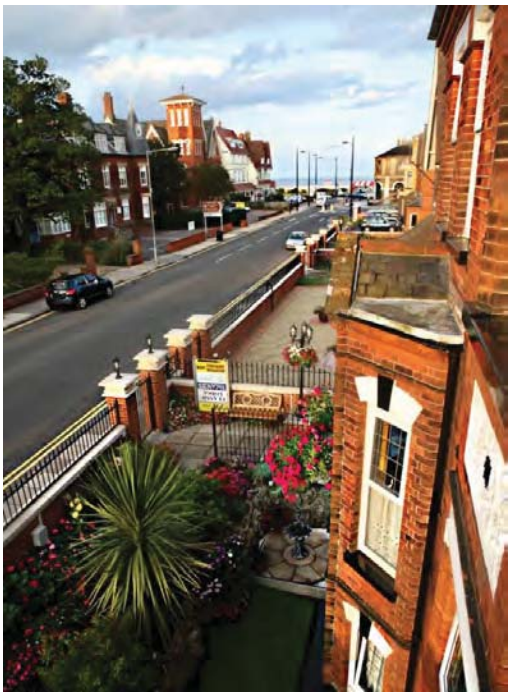
Safeguarding current visitor facilities and attractions

4.8.3 The borough offers a wide range of visitor facilities and attractions, with each of the borough's holiday centres providing a different offer in terms of their own identity and character. This variety widens the borough's appeal to a larger variety of holiday markets, ranging from day visitors, short breaks, business tourism and traditional summer holiday makers.

[7] Tourism South East Economic Impact of Tourism Great Yarmouth - 2011 Results

4.8.4 As the largest town in the borough, Great Yarmouth is a lively, family-friendly coastal resort that offers visitors a wide choice of shops, restaurants and bars. The greatest concentration of attractions within the borough lie along the Golden Mile with key attractions such as the Piers, the Sea Life Centre, the Marina Centre and the Pleasure Beach to name but a few. For visitors wanting a slightly more tranquil experience, Gorleston has a sandy beach, cliff gardens, a promenade and a newly refurbished bandstand. Away from the coast, visitors can enjoy the open Norfolk countryside and the Broads.

4.8.5 Preserving the facilities and attractions that make each area unique is central to ensuring the area's success as a year round tourist destination. As such, the redevelopment of key tourist, leisure and cultural facilities will only be permitted where there is an overriding regeneration or community benefit from such a development, in which case consideration must be given to the replacement of the facilities elsewhere. The need for further, more detailed policies on visitor attractions will be explored in the Development Policies and Site Allocations Local Plan Document.



Maintaining an appropriate amount of visitor accommodation

4.8.6 In order to fully support the tourism sector, there is a need to provide quality accommodation for a variety of visitor needs, ranging from the lower budget to more 'high end' corporate requirements. The supply of visitor accommodation in the borough is already quite diverse with a multitude of local hotels, bed and breakfasts, campsites and holiday parks.

4.8.7 The borough currently has approximately 70,000 bed spaces and is one of the largest accommodation providers in Norfolk. Maintaining a large stock of accommodation is an important element to supporting the borough's sub-regional tourism roles. The Council recognises that overnight visitors contribute considerably more to the local economy than day visitors and the Council will seek to protect and enhance the quality of the resort's existing accommodation stock, as well as supporting measures to enhance the levels of accommodation where appropriate.

4.8.8 Hotels and guesthouses provide accommodation to visitors who come to the area for a variety of reasons, including holidays, weekend trips, business, visiting friends and family or attending family events or other functions. Over recent years there has been a steady decline in the number of hotels and guesthouses in the borough, many of which were either converted or redeveloped for residential use or into Houses of Multiple Occupation.

4.8.9 Since 2001, the Council has sought to protect significant areas of holiday accommodation through the designation of Primary and Secondary Holiday Accommodation Areas. In recent years these areas, in particular Secondary Holiday Accommodation Areas (SHAAs), have experienced some change, becoming vulnerable to market forces. The most notable losses are conversions to residential uses and Houses of Multiple Occupancy (HMO). The Bone Wells 2007 study on Appropriate Land Uses in Secondary Holiday Accommodation

Areas notes that while some SHAA streets still have an important function in complementing the range of seaside accommodation, others could potentially better lend themselves to new uses, such as professional offices and quality apartments, where such changes do not lead to an unreasonable loss of existing hotel and guesthouse accommodation.

4.8.10 The ongoing regeneration and maintenance of these holiday accommodation areas is helping to improve the accommodation offer and visitor perceptions. The most notable investment scheme was the Secondary Holiday Area Regeneration Project (SHARP). The SHARP 2 project worked with residents and the Greater Yarmouth Tourist Authority to improve the street scene, capitalise on the area's architectural heritage and transform empty properties into good quality homes for rent or sale.

4.8.11 Holiday Parks also play a very important role in maintaining the borough's tourism economy. While it is recognised that this sector remains relatively successful, there is a need to continually encourage the upgrading of holiday parks in the borough to meet ever more demanding market requirements. This will include the upgrading and development of leisure, sports and entertainment facilities, clubhouses, bars and restaurants, as well as park layout, landscaping and infrastructure.

4.8.12 Continuing to support the existing visitor accommodation, whilst upgrading the offer as well, is critical to the future success and development of this sector. The chosen approach seeks to enhance and protect existing facilities unless it can be demonstrated that some small loss of accommodation is the only way to provide an overall improved standard. Where it is no longer viable to continue the existing use, alternative leisure/visitor uses will be explored before loss to a non-tourism use is accepted. Further detailed policies on visitor accommodation, including assessment criteria, will be included in the Development Policies and Site Allocations Local Plan Document.

Encouraging new visitor attractions, facilities and accommodation

4.8.13 There are several opportunity sites for new attractions and facilities in the borough along and adjacent to the Golden Mile. New developments would help compliment and support the existing offer, encouraging more visitors and increasing visitor spend.

4.8.14 One new attraction that will be completed in the near future is the large casino at South Beach Parade. Whilst the gaming floorspace of a large casino would be restricted to maximum requirements, it is expected that the casino complex will provide other facilities, such as restaurants, bars, hotel accommodation, a cinema, ten pin bowling and other supporting attractions and facilities. As a high quality visitor experience, the new casino will contribute to the area's vibrancy and further diversify the existing tourism offer.

4.8.15 However, a good tourism offer is not just about keeping visitors happy. New facilities and attractions can help to support key existing facilities and amenities in the surrounding area that are of benefit to local communities.

4.8.16 It is recognised that in some locations, tourist facilities can be visually intrusive, cause disturbance and traffic problems, and impact negatively on the built and natural environment. Significant growth in visitor numbers and additional recreational pressures from new growth in some areas, particularly environmentally sensitive locations such Winterton-Horsey Dunes Special Area of Conservation, can have detrimental effects. It is in the interests of tourism developers to conserve the environment upon which they rely. Growth in visitor accommodation must be in accordance with the provision of adequate measures to mitigate against the adverse impacts of visitor access on European wildlife sites (known as Natura 2000 sites) as required by Policy CS11. In these environmentally sensitive locations, a series of 'early warning' monitoring programs for comparing visitor access levels and patterns with changes in vegetation will need to be developed. Irrespective of any monitoring outcomes, the provision of interpretation boards and dog bins could be used to counteract the effects of recreation generally for existing or future use.

4.8.17 The need for further, more detailed policies on new visitor attractions to help mitigate against assumed negative impacts will be explored in the Development Policies and Site Allocations Local Plan Document.

Promoting culture based tourism

4.8.18 One of the key requirements of a successful visitor economy is the ability for a destination to attract visitors on a year-round basis. Seasonality constrains business performance, limits employment and restrains investment opportunities. Tourism in Great Yarmouth however remains heavily seasonal, with the Easter to October period particularly pronounced in terms of trip taking and visitor numbers.

4.8.19 One way to promote a year-round economy is to encourage new events and festivals and promote new facilities and attractions, such as museums, art galleries, educational centres and theatres, which can be enjoyed in almost all weathers. Using culture in this way is not a new concept. With its unique built heritage and accessible countryside, the borough already has much to offer the cultural tourist, such as sailing through the Broads, visiting the Time and Tide Museum, walking along the Town Wall or exploring Burgh Castle Roman Fort.

4.8.20 More recently, the Council has been working with its partners to expand this offer by refurbishing and bringing back to use key historic buildings, such as Wellington Pier and St

George's Theatre. Going forward, the Council has aspirations to redevelop and bring back into use other historic buildings, such as the Winter Gardens.

Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character

c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

g) Conserve and enhance biodiversity, landscape features and townscape quality

h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12

i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

Understanding the unique features that produce local identity

4.9.1 The appearance of the built environment and its functionality are both critical to achieving a well-designed place. Good design is about paying attention to how buildings, spaces and boundary treatments will be styled, structured and presented in aesthetical terms and how this will reinforce an area's local identity. Good design is also about considering how a

place will work as a whole, how enjoyable it will be to live in, use or visit and how safe and secure it will feel.

4.9.2 There are diverse and contrasting characters within the borough. In Great Yarmouth this ranges from the tightly packed rows in the centre to the grandiose historic entertainment architecture mixed with modern amusement arcades at the seafront. In Gorleston there is the contrast of the riverside and its unique character with the traditional linear form of the High Street and a modern landscaped business park. In some of the country villages, varied cottages and houses edge village greens, whilst the surrounding countryside is punctuated with high quality barn conversions.

4.9.3 The distinctiveness of these places matters. Locally distinctive areas have a unique role in helping to create a sense of ownership and community pride for businesses, residents and visitors, and they increase legibility across the wider area. Good design can also help boost economic competitiveness and robustness through the potential of achieving higher rent and capital values, market attractiveness, reduced whole life costs, improved economic performance and a better image of the area.

4.9.4 Using a local character analysis to inform the final design of an infill site, urban extension or settlement arrangement is critical to creating successful, sustainable places. Typically, a local character analysis would look at issues such as the existing built form, significant buildings, vehicular and pedestrian access and circulation, and features of the wider area, including natural features such as topography, vegetation, and biodiversity to name but a few.

4.9.5 It is appreciated however that not all parts of the towns, suburbs and villages making up the borough currently have a high quality environment. In these areas, the focus should be improvement through quality new development or improving existing stock. It may be possible for innovative architecture and urban design to act as a catalyst for future redevelopment and higher quality buildings and spaces.

Developing a site specific design solution

4.9.6 In general, early engagement with the Council on design produces the greatest benefits. Meeting with Council Officers at the inception of any major scheme will assist developers and their designers in creating a design solution that is site specific and appropriate. To

ensure that the design process is well thought out, planning applications should be accompanied by a statement that:

- Explains the evolutionary process of the development and the thinking behind the final design
- Shows how the design of the proposal has taken into account the positive natural, built and historic features of the surrounding area and how it helps to improve the environment. If appropriate, it should also assess the effects of development on designated heritage assets
- Shows how the design proposal has considered the more detailed elements of the scheme, such as car parking, bin and bicycle storage, all of which are crucial in achieving a high quality scheme that effectively addresses the day to day needs of residents and visitors. This is of particular importance when considering development proposals in tourist areas or in the borough's conservation areas
- Shows that the applicant has considered how everyone, including disabled people, people with pushchairs and older people, will use the proposed scheme, including circulation between spaces and/or buildings

Creating safe, secure places

4.9.7 Creating successful areas is as much about the spaces and connections between buildings as the buildings themselves. Each space and route should have a specific purpose. If a public space or route has no definite function and is merely "left over" after the buildings have been laid out, it is likely to be poorly maintained, increasing the potential for crime and the fear of crime. It is also important to provide a clear definition between public and private spaces to create a sense of ownership and community.

4.9.8 Whilst good design alone cannot solve crime problems, it can play a key role in achieving attractive and well-managed environments, which can influence the level of criminal and anti-social behaviour and reduce social exclusion. Carefully considering how a development should be laid out and ensuring that it is easy to access and move through will help reduce the amount of left over land and increase opportunities for natural surveillance. Using 'Secured by Design' principles and consulting with the local police Architectural Liaison Officer on new and refurbished residential and commercial premises will also help to reduce crime and the fear of crime in the local area.

Ensuring that good design is cost effective

4.9.9 Throughout the NPPF the importance of viability is emphasised. Focusing on improving the cost-neutral aspects of a development's design is one way to maximise quality without necessarily incurring extra costs. Cost-neutral design elements include:

- Creating clear and legible layouts, with entrances to buildings and gateways positioned to make a development easy to navigate

- Ensuring an appropriate mix and intensity of uses across a site
- Addressing corners and increasing natural surveillance
- Ensuring buildings are of an appropriate scale, height and massing
- Designing the fronts and backs of buildings to provide natural surveillance to the street and appropriate amenity to rear areas
- Using appropriate colours and finishes for building materials that complement the setting
- Clearly defining public and private spaces
- Using robust public realm designs and construction that will stand the test of time but do not require expensive materials

Protecting amenity

4.9.10 Providing a good standard of amenity for all existing and future occupants of land and buildings is a core planning principle of the National Planning Policy Framework. New and existing development should not contribute to, or be put at risk from, pollution or other sources of nuisance or intrusion that could adversely affect amenity. In addition to the potential impacts of development on the amenity of people, there are other potential environmental impacts that also need to be addressed, principally in relation to air quality and light pollution. Further detailed policies on amenity may be included in the Development Policies and Site Allocations Local Plan Document if deemed necessary.

Promoting sustainable design standards

4.9.11 Climate change is one of the greatest challenges facing the nation in the future. Planning can help to support the transition to a low carbon economy and to provide resilience to the impacts from a changing climate. The correct location and design of new development in the borough will help to minimise greenhouse gas emissions and the risk of flooding, whilst encouraging the use of renewable and low carbon energy in accordance with Policy CS12.

Policy CS10 – Safeguarding local heritage assets

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and English Heritage, to promote the conservation, enhancement and enjoyment of this historic environment by:

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

c) Ensuring that access to historic assets is maintained and improved where possible

d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence

e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans

f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate

Designated Heritage Assets

4.10.1 The historic environment has a powerful influence on people's quality of life in terms of promoting civic pride and a sense of identity. Its enduring physical presence contributes significantly to the character and 'sense of place' of both urban and rural environments. Within the borough of Great Yarmouth, there are a wide variety of irreplaceable heritage assets that highlight the area's unique history. The term heritage asset applies to all parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic value within the borough. Some of these heritage assets lay hidden and often unrecognised beneath the ground in the form of archaeological deposits. Other assets are more visible, including those within the historic landscape that provide a record of past agricultural and industrial practices and the physical buildings and spaces that make up the borough's towns and villages.

4.10.2 There are 415 Listed Buildings, 13 Scheduled Ancient Monuments, 1 historic park and garden and 17 Conservation Areas spread throughout the borough, including those within the Broads Authority Executive Area. Some of the most notable include:

- The Town Wall, Great Yarmouth
- Nelson's Monument, Great Yarmouth
- The Tolhouse, Great Yarmouth
- The Rows, Great Yarmouth

- Church of St Peter, Gorleston
- Caister Castle, Caister on Sea

4.10.3 There are also several hundred sites of archaeological interest recorded on the Historic Environment Record. Archaeological assessments will be required on proposed developments that possess known archaeological deposits or where it is considered that there is good reason for such remains to exist.

4.10.4 The setting of a heritage asset is equally as important as the heritage asset itself. In managing changes to the environment, the Council will treat favourably proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, a heritage asset.

4.10.5 More specific policies and proposals for the protection and enhancement of heritage assets will be outlined in more detailed policies through the Development Policies and Site Allocations Local Plan Document. In addition, the Council will continue to positively manage the heritage assets through the production of a Heritage Strategy, a Register of Local Assets and if applicable, a local Buildings at Risk Register.

Conservation Character Appraisals

4.10.6 Conservation Character Appraisals help to define what is important about the character and appearance of each of the 17 Conservation Areas in the borough. They are a vital tool to enable the active management of a Conservation Area. They identify the area's special features and changing needs through a process that includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

Heritage-led Regeneration

4.10.7 Integrating heritage buildings into urban regeneration schemes has been shown to create popular, successful places with character. The historic environment lies at the heart of our 'sense of place' and can be a valuable catalyst for regeneration. Examples of recent heritage-led regeneration schemes include the repair of buildings along King Street, Great Yarmouth and the Secondary Holiday Area Regeneration Projects at Wellesley Road, Paget Road and the Camperdown and Nelson Road South area.

4.10.8 Going forward, future regeneration schemes within the borough, such as the Great Yarmouth Waterfront regeneration (Policy CS17), will continue to use the historic environment as a key inspiration for the delivery of dramatic physical and economic transformation. In addition, where decisions are being made about the future of historic buildings or areas as part of a regeneration scheme, the Council will seek to ensure that

their historical, architectural and archaeological significance has been properly assessed. An early understanding of the character and value of the historic environment prevents conflict and maximises the contribution historic assets can make to future economic growth and community well-being.

Access to Historic Assets

4.10.9 With thought and care, historic buildings can usually be made accessible to all members of the community without compromising their character and quality. The Council will support appropriate initiatives that increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions. Where possible, the Council will seek to open up and provide wider public access to all heritage assets. For example, Great Yarmouth's Town wall is an outstanding medieval monument and in order to maintain the fabric of the wall and permit continued public access to certain sections, allowance must be made in schemes for the development of adjoining sites to enable enhanced access to the Town Wall wherever possible.

Policy CS11 – Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites

b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced

e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:

- create coastal habitats, including those along developed stretches
- enhance and protect the quality of the habitats, including buffering from adverse impacts

g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made

h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures

i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets

j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12

k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost

l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other

m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance

Conserving the borough's protected areas

4.11.1 The borough's countryside and coastline is extremely diverse and important in terms of its natural environment, landscape character and biodiversity. It is important that these features of the borough are conserved and enhanced but this must be integrated with the need to accommodate change, to address social and economic objectives, and meet the needs of communities.

4.11.2 The borough has a natural environment that is rich in biodiversity and includes internationally recognised nature designations such as SSSIs, SPAs (including Marine), SACs and Ramsar sites. These designations provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. At the Breydon Water SPA and Ramsar site and the North Denes SPA for example, the key conservation objective is to protect and enhance the habitats for bird species of European importance. At North Denes, this primarily includes Little Terns, whilst at Breydon Water this includes the Bewick's Swan, Avocet, Golden Plover, Common Tern, Ruff and Lapwing.

4.11.3 The Habitat Regulations Assessment (HRA) of the Core Strategy has identified that there is the potential for adverse impacts on Winterton Horsey Dunes SAC, Breydon Water SPA/Ramsar site (known as Natura 2000 sites) and North Denes SPA, largely due to visitors disturbing wildlife and trampling vegetation. In these areas, the Council will work with key partners, such as Natural England, Wild Anglia, the RSPB, Broads Authority, Norfolk Biodiversity Partnership and other conservation bodies, to ensure that protected species such as Little Terns are adequately protected from any adverse effects of new development. This will be achieved through the assessment of planning applications; refusing applications for inappropriate development, or through the use of enhanced prevention, mitigation and compensation measures where appropriate. In addition, a Natura 2000 Sites Monitoring and Mitigation Strategy setting out these monitoring and mitigation measures and how they will be delivered will be prepared and agreed with relevant stakeholders such as Natural England and the RSPB. Additional work is currently underway looking at recreational pressures on Natura 2000 sites across Norfolk in partnership with the

other Local Authorities in the county. This work will further inform the Natura 2000 Sites Monitoring and Mitigation Strategy.

4.11.4 Alongside these international designations, the borough also contains a wealth of nationally and locally significant nature conservation sites, including Norfolk County Wildlife Sites, Norfolk County Geodiversity Sites, National Nature Reserves and Local Nature Reserves. Norfolk County Wildlife and Geodiversity sites are updated annually and as such, some designated sites may not be shown on the Policies Map.

4.11.5 The borough also includes part of two nationally protected landscapes; the Norfolk Coast Area of Outstanding Beauty and the Broads. The Norfolk Coast Area of Outstanding Beauty Management Plan provides guidance for the conservation and enhancement of the area's special qualities and should be taken into consideration in all development proposals that could affect the area. The Broads has the equivalent status of a National Park.

4.11.6 There will be a presumption against any new development that will damage the ecological integrity and/or landscape value of these designated sites. As such, development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. Detailed policies on the protection of these sites and the wider countryside will be considered in the Development Policies and Site Allocations Local Plan Document.

Maintaining a positive relationship with the Broads

4.11.7 The Broads is an area of acknowledged national importance for landscape, biodiversity, recreational and navigational value. It is a major contributor to the economy and quality of life for the borough and the wider area. The Broads Authority area boundaries are drawn tightly around its constituent river valleys however some new development within the borough may still have an impact on the wetland habitats, environmental integrity and landscape quality of the Broads. One way to help lessen any potential impact is to promote the creation of ecological networks, which conserve wildlife in environments that have become fragmented by human activities. Ecological networks consist of several high quality sites, which collectively contain the diversity and area of habitat that are needed to support native species. Applicants for proposed developments in close proximity to the Broads should have regard to the findings of the Broads Authority's Landscape Character Assessment and Biodiversity Action Plan when designing their scheme.

Protecting and enhancing biodiversity

4.11.8 Biodiversity is important not just in its own right but because it is critical to human survival. It provides us with services that are vital to our wellbeing and economic prosperity. The

Norfolk Biodiversity Action Plan (BAP) contains clear targets and actions that specify what needs to be done, by whom and by when, to conserve Norfolk's most endangered animals, plants and habitats. In addition to the existence of priority species and habitats, the diverse landscape of Norfolk also supports a large number of other distinctive species and habitats. This wider biodiversity resource is also of great importance and should be conserved in its own right.

4.11.9 In addition to biodiversity on greenfield sites, it is also important to remember that brownfield sites very often have abandoned buildings that provide nesting sites, walls for plants and invertebrates to colonise and roosting sites for a number of the more urban bat species.

4.11.10 It is important that all new development that takes place should aim to achieve at a minimum no net loss of, but ideally a net positive impact on, biodiversity. The first step in achieving this should be to avoid or reduce adverse impacts on habitats and species as a direct or indirect result of the development. It is often possible to move the site boundary to avoid damaging a particular habitat feature or to carry out works at a time of year when vulnerable species are less likely to be present.

4.11.11 However in many cases it is also necessary to design specific mitigation measures that will avoid or significantly reduce adverse impacts on habitats and the wildlife species that they support. Mitigation must be realistic, effective and should aim to build on cumulative local, national and international knowledge of habitats and species and the potential adverse impacts that may affect them. Mitigation must be designed around the specific ecological systems on the site and impacts of the development, avoiding the use of broad brush solutions. It is therefore advisable to engage the services of an ecologist to provide advice on the design of effective mitigation.

4.11.12 Where adverse impacts cannot be fully mitigated and the wider merits of the development dictate that the site cannot be avoided, ecological compensation measures should be used. Compensation should only be considered after all other options have been explored, with options for onsite compensation given preference over offsite compensation options. The basis of ecological compensation should be to produce a 'like for like' habitat.

Protecting and enhancing geodiversity

4.11.13 All developments impact in one way or another on geology, landscape, landforms, soil and water resources. Depending on the nature of its activity, development may enhance or may damage geodiversity.

4.11.14 To safeguard geodiversity, statutory sites are underpinned and complemented by a network of local sites that represent local character and distinctiveness. There are currently no statutory or locally designated geological sites within the borough. If any sites of geological importance are identified, the approach taken by the Council will be similar to that outlined for sites with biodiversity interest; to protect existing interest, enhance this where possible and increase access to features of interest for education and recreation.

Marine Planning

4.11.15 The Marine Management Organisation is an executive, non-departmental public body, established and given powers under the Marine and Coastal Access Act 2009. It has a wide

range of responsibilities, including implementing a new marine planning system. Marine plans are a key part of this new marine planning system. Once adopted, they will inform and guide marine users and regulators, managing the sustainable development of marine industries, such as wind farms, shipping, aggregates and fishing, whilst considering the environment at an early stage, therefore encouraging developments to enhance the benefits for marine ecology and biodiversity.

4.11.16 The East Inshore and East Offshore plans are the first two marine plans to be produced for the English inshore and offshore regions. The East Inshore Marine Plan Area covers 6,000 square kilometres, including the coastline stretching from Flamborough Head to Felixstowe, extending from mean high water out to 12 nautical miles, and inland areas such as the Broads and other waters subject to tidal influence. The East Offshore Marine Plan Area covers the marine area from 12 nautical miles out to the maritime borders with the Netherlands, Belgium and France; a total of approximately 49,000 square kilometres of sea. For more information regarding the East Inshore and East Offshore marine plans, please contact the Marine Management Organisation.

Protecting and improving water quality

4.11.17 Groundwater is an important resource. It provides the majority of drinking water in some parts of the country, sustains rivers and supports lakes, wetlands and their ecosystems. A high quality water environment supports wildlife but also provides for quality of life benefits and can support local economies, including agriculture, tourism and recreation. New development can increase pressure on the water environment. This pressure arises from point source pollution, such as waste water treatment works, and diffuse pollution sources such as urban water run-off.

4.11.18 The Government is committed to protecting water quality. The NPPF requires that Councils, when preparing plans for development, aim to: '... minimise pollution and other adverse impacts on the local and natural environment' (Paragraph 110). The Water Framework Directive (WFD) sets out the need to protect and improve the water environment in its totality. It applies to all surface water bodies, including rivers, streams, lakes, estuaries and canals, coastal waters out to one mile from low water and all groundwater bodies.

Understanding the borough's landscape character

4.11.19 The Landscape Character Assessment (2008) describes and classifies the distinct, recognisable and consistent pattern of elements that make one landscape different from another. Character is what makes each part of the landscape distinct and gives each area its particular sense of place.

4.11.20 The assessment identifies 5 landscape types, each with a relatively homogeneous character, including similar physical and cultural attributes. The assessment then subdivides the landscape types into component landscape character areas. These are discrete geographic areas that

possess the common characteristics described in the landscape type. There are 9 character areas in the borough, each with a distinct and recognisable local identity. The character areas form the fundamental unit for this assessment and the basis for a detailed description and evaluation. This assessment will help inform the production of the Development Policies and Site Allocations Local Plan Document and guide the location of certain types of development (e.g. wind turbines) to less sensitive areas. Developments in close proximity to the Broads should also have regard to the findings of the Broads Authority's Landscape Character Assessment.

Using strategic gaps and green wedges

4.11.21 The allocation and protection of strategic gaps between settlements will help to ensure that they retain their unique identities and maintain and enhance their landscape setting. Reliance on countryside policies alone is unlikely to provide sufficient protection against the reduction or loss of important gaps between settlements, particularly in the long term. Without the added protection of designated green wedges/strategic gaps, it is likely that incremental development will eventually lead to coalescence and in turn the loss of the individual character and/or setting of the settlements concerned.

4.11.22 Locations and policies for strategic gaps will be included in the Development Polices and Site Allocations Local Plan Document. The following are examples of locations where they may be appropriate, subject to further, more detailed assessment:

- Great Yarmouth and Caister-on-Sea
- Bradwell and Belton
- Gorleston-on-Sea and Hopton

Local Green spaces

4.11.23 The NPPF introduces a new designation to protect local green areas of particular importance to local communities, known as Local Green Spaces. The Local Green Space designation allows communities to identify and protect areas that are of value to the community through Local and Neighbourhood Plans. The Government, through the NPPF, sets out the principles for the Local Green Space designation, which include three criteria that green space nominations will need to meet. If appropriate, Local Green Spaces put forward by the community and supporting policies will be defined through the emerging Development Polices and Site Allocations Local Plan Document.

Policy CS12 – Utilising natural resources

The use and protection of natural resources is essential to the overall quality of life of the borough and to support wider social and economic sustainability objectives. This will be achieved by:

a) Ensuring that all new non-residential developments maximise the level of energy efficiency achieved through passive design and construction techniques, and with appropriate consideration given to the reduction of construction waste, siting, massing, orientation, internal design, use of materials, insulation and heat recovery

b) Encouraging all new non-residential developments to incorporate an element of renewable, low carbon energy in the final scheme

c) Supporting stand-alone renewable or low carbon energy schemes for biomass, marine, waste and solar where available and acceptable in terms of scale, massing and height, taking account of the impact on amenity, biodiversity and landscape and architectural character. Proposals for wind energy schemes will be considered against national planning policy. In preparing the Development Policies and Site Allocations Local Plan the potential areas suitable for wind energy will be considered and the plan will identify any suitable areas

d) Supporting proposals that strengthen the development of the borough as a centre for renewable energy and green industries

e) Working with water utility providers, the Environment Agency and other key partners to ensure that new developments (including their phasing) match the provision of water supply and waste water/sewerage treatment capacity without adverse effects on the integrity of designated nature conservation sites

f) Encouraging all new non-residential developments to use water prudently and make greater use of existing and emerging water recycling and storage technologies, as part of a wider Sustainable Drainage Scheme (SuDS)

g) Recognising the need to protect the best and most versatile agricultural land as a valuable resource for future generations and minimising its loss to development, in accordance with Policy CS6

h) Consulting with the Mineral Planning Authority on relevant planning applications in those parts of the borough that have been identified as consultation areas through the Norfolk Minerals and Waste Development Framework to safeguard mineral resources and ensure that existing mineral operations are not prejudiced

i) Promoting the use of secondary and recycled aggregates in all new non-residential developments, in accordance with the Norfolk County Council Minerals and Waste Development Framework

Addressing the climate change challenge

4.12.1 Climate change will have major implications for the UK's environment and could result in more extreme weather events, including hotter and drier summers, flooding and rising sea levels leading to coastal realignment. This may have severe consequences for the borough, which is already subject to coastal erosion and has areas at risk of flooding.

4.12.2 The Government recognises the threat posed by climate change and has set a statutory target to reduce all CO_2 emissions by 80% of 1990 levels by 2050. To support the transition to a low carbon future in a changing climate, the Council is taking a proactive approach by:

- Planning for new development in locations and ways that reduce greenhouse gas emissions
- Actively supporting energy efficiency improvements to existing buildings
- Encouraging the use of renewable resources in a way consistent with the Government's zero carbon buildings policy

Promoting energy efficiency

4.12.3 Emissions from buildings account for 40-45% of all CO_2 emissions in the UK. Therefore it is particularly important that CO_2 emissions from existing buildings are reduced by making them more energy efficient and that all new buildings/developments are designed and built with high levels of energy efficiency. This may include simple measures at the design stage, such as the siting and orientation of development, appropriate sourcing of materials, including the potential use of any recovered building materials and looking at ways to minimise waste during construction. As well as optimising the design of the buildings, developers are asked to demonstrate that the potential for improvements through measures such as improved insulation, reduced air permeability, energy efficient lighting and enhanced controls are maximised. With regard to adaptations to increase energy efficiency, care is needed to ensure that the fabric of any national or locally designated heritage assets and their setting is not compromised.

Encouraging renewable and low carbon energy

4.12.4 Although maximising energy efficiency measures remains the crucial first step in minimising CO_2 emissions, the use of renewable and low carbon energy is still a vital part of the Government's strategy to reduce CO_2 emissions. This is supported by the Government's commitment to the EU Renewable Energy Target, which requires a 20% reduction in CO_2 associated with electricity, heating and transport by 2020.

4.12.5 Renewable and low carbon energy technologies can vary in both type and magnitude, ranging from wind turbine farms to district heating schemes to micro-renewable domestic features, such as photovoltaic cells and solar panels. The feasibility of, and potential for, different types of decentralised and renewable or low carbon energy will depend on a range of factors, including the scale, layout

and location of development. As with energy efficiency, developers will be encouraged to look at ways to incorporate renewable and low carbon energy into all new developments, however small.

4.12.6 Although the Council is actively seeking to encourage renewable, low and zero carbon energy generating developments, these technologies need to be sited and designed in a way that doesn't have a damaging impact on the environment or communities. In terms of onshore renewable and low carbon energy generation proposals, including larger scale stand alone schemes, such as wind farms and photovoltaic solar arrays, positive consideration will only be given where it can be demonstrated that the scheme:

- Does not have a significant visual, noise, odour or other impact on local residents and other users
- Does not adversely impact key land resources, areas of ecological, geological or geomorphological value, or cultural/architectural heritage or biodiversity assets
- Does not have a significant impact (either alone or cumulatively) on the character and value of any natural or urban landscape

4.12.7 Proposals for on shore wind energy schemes will be considered against national planning policy including the Ministerial Written Statement and the Planning Practice Guidance. The Development Management Policies and Site Allocations Local Plan will assess and identify any areas suitable for onshore wind energy schemes in accordance with this guidance.

Seeking enhanced energy standards in major developments

4.12.8 In larger developments of more than 10 dwellings or 1,000m^2 of non-residential floorspace, where the density, layout and mix of uses, plus economies of scale, generally make enhanced energy requirements more feasible and viable, a reduction of at least 10% of CO_2 emissions (over the requirements set by Building Regulations) will be sought from enhanced energy efficiency measures or the installation of renewable or low carbon sources. This 10% target encompasses all buildings, not just homes. As houses are built, they will be accompanied by new schools, shops, office blocks, leisure centres etc and it is essential that these energy users also play their part in contributing to the Government's renewable energy and climate change strategies and targets.

4.12.9 It is appreciated that for some types of developments, achieving this target may be challenging. As such, actual provision will be determined through negotiation, taking account of site specific factors, including viability, remediation of contaminated land and other exceptional development costs.

Supporting offshore renewable energy

4.12.10 Centres for Offshore Renewable Engineering (COREs) are partnerships between Central and Local Government and Local Economic Partnerships (LEPs) that ensure businesses looking to

invest in manufacturing for the offshore renewable energy industry receive the most comprehensive support possible.

4.12.11 The Great Yarmouth and Lowestoft CORE offers the right infrastructure for offshore wind manufacturing, access to a skilled workforce and an experienced local supply chain of some 500 businesses, employing more than 10,000 staff directly within the two port areas and many times more in the wider supply chain across East Anglia.

4.12.12 The supply chain has been the main supply, service and logistics base for UK southern North Sea offshore industries for over 45 years. This experience has resulted in a concentrated network of highly experienced businesses that have successfully diversified into the Offshore Wind industry, supporting the development, construction and operations of Round 1, 2 and 3 wind farm developments in the Southern North Sea.

4.12.13 Going forward, the Council will continue to support the development of industries in the offshore renewable energy sector by supporting proposals that strengthen the development of the borough as a centre for renewable energy and green industries.

Water conservation

4.12.14 The East of England region has the lowest rainfall in the country. Climate change is likely to further reduce rainfall and concentrate it in sudden storm events. As a result, water conservation and efficiency are anticipated to become an increasing priority within the borough over the next few years.

4.12.15 The Environment Agency's Catchment Abstraction Management Strategies (CAMS) set out how the water resources in a catchment will be managed and therefore contribute to implementing the requirements of the Water Framework Directive. The borough is covered by the Broadland Rivers Catchment Abstraction Management Strategy (February 2013). Within the Broadland Rivers area, demand for water remains high. The watercourses and their tributaries, together with the groundwater aquifers, provide the resource for abstraction licensing. There are a large number of abstraction licences within the Broadland Rivers area, the majority of which are for abstraction from groundwater resources and mainly for public water supply and agriculture, with some use made for industrial and commercial purposes. Surface water abstractions are mostly for agriculture, generally spray irrigation. There are also public water supply abstractions from surface water, generally situated in the lower reaches of the Rivers Wensum, Yare, Bure and Waveney. A number of treated wastewater discharges contribute to flow in the rivers. The Broadland Rivers Catchment Abstraction Management Strategy considers the impact of abstraction at all flows and helps to manage future abstraction more sustainably.

4.12.16 Promoting more efficient use of water will be essential to help balance the needs of the community and the environment. Improving the efficiency of water supply in buildings can be relatively easily achieved by installing dual, low flush toilets and fitting water efficient taps, shower fittings and appliances. Rainwater harvesting systems for garden or landscape irrigation and/or toilet flushing are also available, as well as grey water recycling systems, which can save money over the life of the system.

Managing minerals and waste

4.12.17 Planning for waste management and the sourcing and extraction of minerals is the responsibility of Norfolk County Council and these matters are dealt with in the Norfolk

Minerals and Waste Development Framework. The Norfolk Minerals and Waste Development Framework consists of 'saved' policies from the Norfolk Minerals Local Plan and Norfolk Waste Local Plan, policies in the Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document, and policies in the Minerals Site Specific Allocations and Waste Site Specific Allocations Development Plan Documents.

4.12.18 The Core Strategy, along with the Proposals Map, sets out the spatial vision for future mineral extraction and associated development and waste management facilities in Norfolk. It also contains strategic objectives and policies that make clear where, in broad terms, mineral extraction and associated development and waste management facilities should be located in Norfolk and conversely, where they should not be located. It also sets out Development Management policies that will be used to ensure that the development of mineral extraction and associated development and waste management facilities can happen in a sustainable way at those locations assessed as being appropriate for development.

4.12.19 The Minerals Site Specific and Waste Site Specific Allocations Development Plan Documents set out specific, allocated sites where mineral extraction sites and waste management facilities are considered acceptable in principle over the next 15 years. For more information regarding these plans please contact the Minerals and Waste Planning Team at Norfolk County Council.

Policy CS13 – Protecting areas at risk of flooding or coastal change

The risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property/business owners and service providers in susceptible areas and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere. This will be achieved by:

a) Directing new development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that:

- The requirements of the Sequential Test are met
- Where applicable, the requirements of the Exception Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe
- A satisfactory Flood Response Plan has been prepared

b) Ensuring that new developments on sites adjacent to defences provide adequate access for repairs, maintenance and upgrades and that the development will not affect the integrity of the defence. New development needs to take into account the Environment Agency's flood defence proposals so that future flood defence options are not compromised

c) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments

d) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

e) Minimising exposure of people and property to the risks of coastal change by encouraging new development away from areas at risk of coastal change, as identified in the Kelling to Lowestoft Shoreline Management Plan (SMP)

f) Proactively managing coastal change by designating Coastal Change Management Areas (CCMA) in the Development Policies and Site Allocations Local Plan Document

g) Designing SuDS, flood protection and coastal change measures to enhance nature conservation and biodiversity interests, including replacement habitats lost to coastal change

h) Seeking developer contributions towards flood alleviation and coastal change schemes, where appropriate in accordance with Policy CS14

Understanding the risk of flooding

4.13.1 In considering new development proposals it is important to minimise the risk of flooding now and in the future whilst enabling the borough to grow and prosper. The borough has extensive areas at risk of flooding, as illustrated in Appendices 3 and 4, which is largely due to tidal flooding.

4.13.2 A Strategic Flood Risk Assessment (SFRA) has been produced for the borough, in collaboration with the Environment Agency. The SFRA provides detailed information on flood risk within the borough by defining the flood risk zones, indentifying possible breach analysis and taking into consideration flood defences and climate change.

4.13.3 The SFRA mapping illustrates that extensive areas of land within the borough are in Flood Zone 3a and that the most significant risk is from tidal flooding. However the actual level of risk in the borough for the present day scenario, taking account of the presence of the existing defences, is significantly lower than that indicated by the Flood Zones. The existing flood defences offer a standard of protection equivalent to 1:100 (they provide protection for events with an annual probability of 1% or less). However, the SFRA shows that the defences may offer protection for a 1 in 200 year return period event.

4.13.4 Taking into account the existing tidal defences in the town, the SFRA shows that overtopping of the embankments around Breydon Water is expected to occur in all the tidal flood events (1 in 20, 1 in 100 and 1 in 1000 year annual probability). This may lead to flood waters entering Great Yarmouth 'from the back' from the overtopping of Breydon Water embankments. Due to the flat topography of Great Yarmouth, the flood extents cover a considerable distance from the source.

4.13.5 In addition to the SFRA, the Environment Agency has carried out some additional flood modelling for the borough in 2011. This flood mapping provides information on the flood extents for a number of different scenarios and includes the undefended situation, which ignores the presence of defences and is used to provide the Flood Map outline that defines the Flood Zones. The defended scenario updates the SFRA overtopping maps and shows where defences could be overtopped in a range of events. It should be noted that the Environment Agency have not modelled any breach events as part of this additional mapping.

Location of new development

4.13.6 The NPPF and accompanying Technical Guidance to the NPPF provide guidance on development in areas at risk of flooding.

4.13.7 The NPPF states that the overall aim should be to steer new development to areas at low risk of flooding by applying the Sequential Test. The Sequential Test ensures that development should not take place in areas at high risk of flooding when appropriate areas at lower risk of flooding are available. However, whilst directing new development to areas at least risk from flooding, it is recognised that, where this is not possible, there are some instances where it can be appropriate for new development to take place in areas where there is a flood risk. This is known as the Exception Test. The Exception Test provides a method of managing flood risk while still allowing necessary development to occur.

4.13.8 The Exception Test is only appropriate for use when there are large areas at high risk of flooding, as in Great Yarmouth and Gorleston, where the Sequential Test alone cannot deliver acceptable sites. This enables some continuing development that is necessary for wider sustainable reasons and prevents social and economic issues caused by lack of development.

4.13.9 Policy CS17 and the Great Yarmouth Waterfront Supplementary Planning Document set out the Council's ambition to regenerate the derelict waterfront area of Great Yarmouth, which

falls within Flood Zones 2 and 3. However, development in Flood Zones 2 and 3, including in the Waterfront area, must still pass the Exception Test and flood risk remains a key consideration.

Assessment of flood risk

4.13.10 In order to satisfy the Exception Test criteria, safe access to and from the development must be available in the event of a flood. The first preference is to provide a safe access/egress route throughout the duration of the flood event. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making development safe in advance of flooding through a Flood Response Plan. This is possible because due to the tidal nature of the flood risk in the borough, it can be predicted prior to the flood event. However, the impact of flooding from a breach in defences also needs to be taken into consideration as this is not predictable.

4.13.11 Flood mitigation measures should be outlined in Flood Risk Assessments submitted with applications for planning permission. Mitigation measures may take the form of on-site works or may take the form of a contribution towards, or a commitment to undertake such off-site works as may be required to minimise the vulnerability of the development to flooding. The extent of mitigation measures required will be determined having regard to the SFRA, the advice of the Environment Agency and any relevant flood risk management strategies, including Flood Response Plans. In designing these flood mitigation measures, regard should be had to the impact on the visual and amenity value of the built and natural environment.

4.13.12 Flood Response Plans detail measures on how to make occupants aware of flood risk and to ensure the safe evacuation of personnel should a flood occur. Further information on appropriate strategies and recommended content for a Flood Response Plan can be obtained from the Council and the Environment Agency.

Maintaining the borough's flood defences

4.13.13 Great Yarmouth and Gorleston are protected from flooding by a system of defences, the majority of which are owned and maintained by the Environment Agency. However, the sheet pile walls upon which they sit are owned and maintained by riparian owners.

4.13.14 It is critical to the future management of flood risk that the standard of protection offered by the defences is monitored and maintained. Therefore it is important that development proposals do not compromise future flood defence options. Engagement with the Environment Agency is advised for proposals to develop sites adjacent to the defences to ensure that development will not affect their integrity and that sufficient access is provided for repairs, maintenance and future upgrades. The Environment Agency will provide, where available, information on the condition and standard of protection of the defences and whether upgrades are planned.

Managing surface water

4.13.15 The Flood and Water Management Act 2010 introduces new requirements in relation to surface water drainage. Once the Act is implemented, SuDS will become a routine feature of new development. Norfolk County Council has become the borough's lead local flood

authority, as well as the SuDS Approving Body, and will also be required to adopt and maintain completed, approved SuDS schemes that serve more than one dwelling.

4.13.16 The use of sustainable drainage systems (SuDS) to manage surface water has a key role in reducing flood risk. These systems can also deliver improved water quality, provide ecological enhancements and benefit local amenity. Early pre-application discussions will be encouraged to avoid delays to the approval process and influence site design to ensure that the benefits of SuDS are maximised. Wherever possible, sustainable drainage systems will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, as well as flood alleviation and water quality control.

4.13.17 For larger developments, site layout should be influenced by the requirement to manage surface water sustainably. Some forms of SuDS can require quite large landtakes and should be planned into the site layout at an early stage. Working with natural flow paths on the site can also provide a cost-effective way of managing surface water, potentially avoiding costly engineering solutions.

4.13.18 In planning new developments, consideration should also be given to the findings of the Surface Water Management Plan. The Surface Water Management Plan investigates the risks of surface water flooding and proposes a surface water management strategy for the borough.

Managing coastal change

4.13.19 The 2010 Kelling to Lowestoft Shoreline Management Plan Review (SMP) sets out future coastal defence policies and subsequent erosion trends over three time periods of 0-20, 20-50 and 50-100 years. All the trends predict continued erosion but the main impact of this will start to be felt in the 20-50 year period and beyond.

4.13.20 The SMP took as its base the need to move towards a more naturally evolving coast without committing to defences that cannot be maintained in the long term. This has resulted in a plan where many of the current 'hold the line' policies have changed to 'managed re-alignment or 'no active intervention'. The SMP clearly indicates that there is a loss of holiday developments, holiday accommodation, commercial properties and holiday centres over the latter stages of the SMP up to 2055 and 2105 in Ormesby St Margaret (including Newport, Scratby & California), Caister-on-Sea and Hopton-on-Sea.

4.13.21 The NPPF sets out current Government policy for development on areas affected by coastal change. It states that LPAs should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. To achieve this, areas which are likely to be affected by physical changes to the coast will be allocated as Coastal Change Management Areas (CCMAs) in the emerging Development Policies and Sites Allocations Local Plan Document. A CCMA will only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change.

4.13.22 The Scratby Coastal Pathfinder Project was established to examine how coastal communities can adapt over time to deal with the effects of the changing coast line. As part of this project the Scratby and California Coastal Pathfinder Planning Project Report suggested a Coastal Change Management Area (CCMA) area for Scratby and identified locations for the potential

rollback of residential, tourist and commercial development. This work will inform the Site Allocation and Development Policies Local Plan Document.

Policy CS14 – Securing appropriate contributions from new developments

New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will:

a) Ensure that the Council's Infrastructure Plan is appropriately updated as part of the plan making process

b) Prepare a Supplementary Planning Document on Planning Obligations to set out the appropriate range and level of contributions, and matters for which they will be sought

c) Assess all development proposals and encourage early engagement with service/utility providers to establish whether any infrastructure or infrastructure improvements are needed to mitigate the impacts of the proposed development

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

Different types of infrastructure

4.14.1 Spatial planning goes beyond traditional land use planning. It aims to create sustainable communities by ensuring that development policies are integrated with other policies and programmes that influence the nature and function of places. It ensures that the necessary physical, social, and green infrastructure is put in place to support new development. This policy sets out the Council's approach to securing the necessary infrastructure and the mechanisms that will be put in place to ensure its delivery.

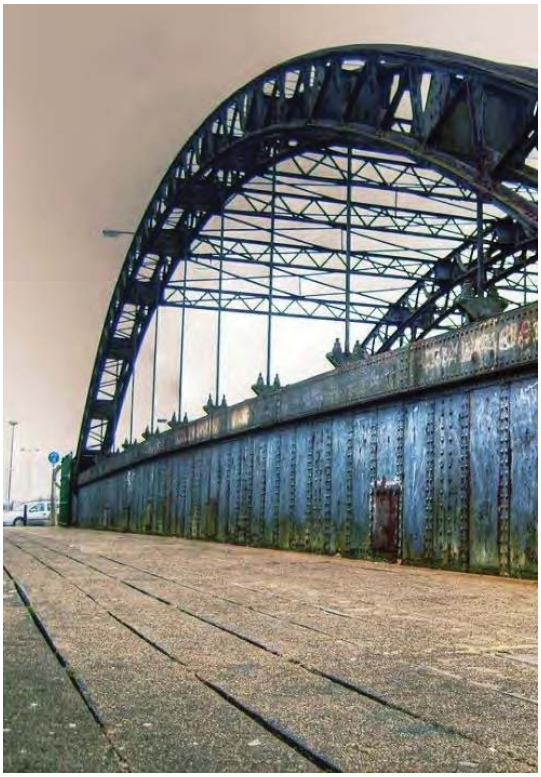
4.14.2 The definition of infrastructure is wide and includes a range of services and facilities provided by both public and private bodies. Infrastructure needed to support the delivery of development is of three main types:

- Physical infrastructure, including but not limited to:
  - Transport: air, sea, road and rail (including improvements to highways, footpaths, cycle paths, and public transport)
  - Surface water and flood risk management
  - Provision and maintenance of water supply and sewer network, including Water Recycling Centres
  - Provision and maintenance of gas and electrical supply network
  - Provision and maintenance of telecommunications network (including broadband)
- Social infrastructure, including but not limited to:

- Affordable and supported housing, including gypsy and traveller sites and sites for travelling showpeople
- Community facilities
- Health and social care
- Schools
- Cultural facilities including libraries, public art and enhancement of the built environment
- Emergency services

- Green infrastructure, including but not limited to:
  - Provision of open space
  - Landscaping
  - Creation of green corridors and links between spaces
  - Habitat monitoring, management and creation
  - Enhancement of biodiversity

Identifying infrastructure needs



4.14.3 The Council is preparing an Infrastructure Plan to support the implementation of policies in the new Local Plan. The Infrastructure Plan will assess the existing networks of service provision, establishing any existing capacity problems, looking into future investment plans by the service providers and assessing additional infrastructure that will be needed as a result of the amount and location of new development proposed by the Core Strategy and other Local Plan Documents. In some cases infrastructure that is provided will require ongoing running costs and/or maintenance, which may be difficult to sustain in the short term without developer support e.g. for the initial maintenance of new open space or to support a bus service in a new development where the critical mass of passenger catchment is yet to be reached.

Using planning obligations

4.14.4 Coupled with conditions on planning consents, planning obligations form a significant tool for ensuring that infrastructure is provided and adequately sustained to support new development. They can ensure that development is delivered with adequate infrastructure in place and also that any negative impacts of development can be mitigated. This includes the monitoring and mitigation measures set out in the Natura 2000 Sites Monitoring and Mitigation Strategy which is being prepared to prevent any adverse effects on European wildlife sites. For further information see Policy CS11.

4.14.5 Given the need to co-ordinate development with infrastructure provision and to ensure that a fair share of the costs of providing that infrastructure is borne by developers, it is logical and reasonable to require developers to contribute to infrastructure requirements and to

help offset the additional pressures that developments create. This may be through on- or offsite provision of facilities or through financial contributions. It should be noted that any request for planning obligations will need to be justified in their own right, having regard to the tests of Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

4.14.6 In some circumstances planning obligations may be pooled from a number of developments in order to enable the provision of infrastructure, which would not be feasible in connection with a single development. Examples of such infrastructure are new schools and larger road schemes. In these situations the total cost of the required infrastructure must be assessed and a proportionate contribution relating to the impact of the proposed development calculated. Regulation 123 of CIL covers the relationship between Section 106 and CIL, regarding the use of pooled contributions. After 06 April 2014, pooled contributions may only be sought from up to 5 separate planning obligations for an item of infrastructure that is not intended to be covered by CIL.

4.14.7 A Supplementary Planning Document on planning obligations will be prepared to add details to this policy by identifying priorities and setting out the criteria for calculating planning obligations, as well as details on administration and monitoring fees. In addition, the Council will continue to consider introducing a Community Infrastructure Levy (CIL) in the future. CIL is a standardised charging system for all developments. Because CIL can be used for developments of all sizes, it is useful tool in helping to mitigate the cumulative effects of new development. The use of CIL to secure long-term infrastructure requirements is not considered at the present time to be an appropriate vehicle to achieve planning objectives within the borough.

Viability

4.14.8 The Council is mindful that development proposals need to be economically viable. In cases where viability is in question, this must be assessed using open book accounting and viability testing, and must consider whether a project is viable currently and at a specified time in the future. This should be considered in relation to the life of the development. The developer or applicant will be required to pay an appropriate agreed fee to the relevant local planning authority to undertake viability testing and for assessment of accounts. Normal development costs and the costs of high quality building materials and urban design considerations are universally applicable and will not be allowed for in negotiations to reduce planning obligations. If appropriate, additional policies regarding viability may be included in the emerging Development Policies and Site Allocations Local Plan Document.

Policy CS15 – Providing and protecting community assets and green infrastructure

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area

b) Ensure that all new development is supported by, and has good access to, a range of community facilities. In some circumstances developers will be required to provide and/or make a contribution towards the provision of community facilities. The process for securing planning obligations is set out in Policy CS14

c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel

d) Work with our partners to deliver essential strategic community facilities, including supporting projects, such as the continuing development of the James Paget University Hospital, to meet current and future needs

e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough

f) Ensure that all new developments contribute to the provision of recreational green space and incorporate improvements to the quality of, and access to, existing green infrastructure in accordance with local circumstances

g) Safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland

Protecting and providing community facilities

4.15.1 Community and green infrastructure are essential components in maintaining sustainable communities. They provide a focus for local people, helping to promote better personal contact between groups and individuals and generating community spirit and a sense of place. Together, they are essential to the quality of life of people living and working in the Borough of Great Yarmouth and can help to reduce levels of deprivation and social exclusion, and improve health and wellbeing. It is essential that the growth in population in the borough is supported by adequate social and community infrastructure.

4.15.2 The term 'community facilities' is wide-ranging and includes things such as schools, colleges and other educational facilities, libraries and community centres, doctors and dental surgeries, and sport and recreational facilities.

4.15.3 Community facilities tend to be of high value to the community but have a low land value in terms of worth of the individual asset. As such, they are particularly vulnerable to being forced out by higher value uses (such as residential), despite there being a continued demand for them. The planning system is limited in its ability to prevent closures but can, through the planning application process, require applicants to demonstrate that all reasonable measures have been taken to re-use the building for its previous use. Where redevelopment and/or a change of use is proposed, applicants will be expected to demonstrate that the existing use is not viable and that a thorough marketing exercise has been undertaken to try and retain the building for community use.

4.15.4 The location of any new community facility will depend upon its function and service users. Day-to-day facilities will need to be within the communities they serve and should be located within local centres. Higher-level facilities should be located within the most accessible parts of the borough. It is important that community and sports facilities are easily accessible and are open to all members of the community. In determining an appropriate location and design, applicants will be expected to provide evidence that they have consulted with an appropriate range of service providers and the community.

Delivering strategic community facilities

4.15.5 Strategic community facilities consist of high level facilities that support the overall growth of the borough and ensure that the ambitions of the Core Strategy are realised. Strategic community facilities can include schools and other educational facilities, medical facilities, sporting and recreational facilities, and larger scale open spaces. These facilities can require upgrading to support the needs of the borough. For example, within the plan period, the James Paget University Hospital will require a 2 hectare extension to the existing hospital site to meet the long-term redevelopment and replacement needs of the hospital.

4.15.6 Strategic community facility schemes will be developed in partnership with organisations such as the James Paget University Hospitals NHS Foundation Trust, HealthEast and Norfolk County Council. If appropriate, allocations for strategic community facilities may be made in the Development Policies and Site Allocations Local Plan Document.

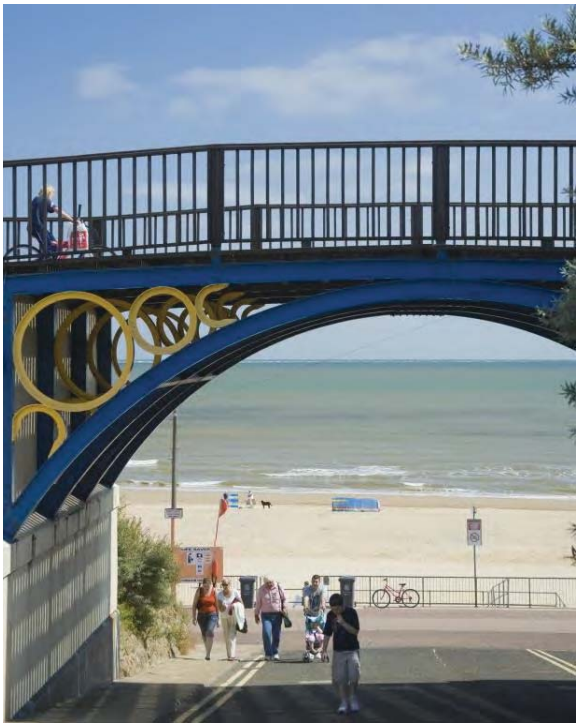
4.15.7 A full list of strategic community facility schemes to be delivered over the plan period can be found in Appendix 4.

Protecting and enhancing the borough's green infrastructure

4.15.8 Green infrastructure is the term used to describe the network of green assets that can work together to support sustainability and quality of life within and around the borough. Green assets include open spaces, parks and gardens, allotments, biodiversity and geodiversity conservation sites, landscape features, waterways, woodlands, green roofs and public rights of way.

4.15.9 The Open Space Study reviewed the accessibility and quality of some of the above mentioned green assets. The study indicated that the supply of, and resident satisfaction with, open spaces is generally quite good. However the study does recognise that some green asset types are more accessible than others. For example, allotment distribution within the borough is weighted towards the northern parishes with limited provision in parts of the southern parishes, such as Lothingland.

4.15.10 With regard to the creation of new green assets, the type and level of provision expected for each new development will vary depending on the specific characteristics of the proposal, the site and its context. In most cases it will be necessary to assess the extent and quality of existing provision in the wider area and use this as the basis for deciding on the proposed type(s) of open space to design. Regardless of the type or size, all open spaces should be sited in open, welcoming locations, overlooked by houses or well-used pedestrian routes to promote community safety.



Protecting and enhancing the borough's beaches and coastal hinterland

4.15.11 The beaches and coastal hinterland within the borough are one of its most valuable assets. From Hopton-on-sea in the south to Winterton-on-Sea in the north, the borough's coastline comprises 15 miles of clean soft, sandy beaches. Protecting the beaches from inappropriate development is essential however uses that enhance the visitor experience and improve the recreational value, such as beach cafes, additional seating and volleyball pitches, will be encouraged where appropriate.

Policy CS16 – Improving accessibility and transport

The Council and its partners will work together to make the best use of, and improve, existing transport infrastructure within and connecting to the Borough, having first considered solutions to transport problems that are based on better management and the provision and promotion of sustainable forms of travel. This will be achieved by:

a) Supporting improvements that reduce congestion, improve accessibility and improve road safety without an unacceptable impact on the local environment, in accordance with Policy CS11; and communities, in accordance with Policy CS9. High priority schemes that will assist in achieving this include:

- Working with our partners to mitigate against congestion at pinch points and actively managing the road network
- Supporting any future proposals to dual the A47
- Supporting the development of a new link road to the south of Bradwell via the A12 through Beacon Park to the A143 Beccles Road, in accordance with Policy CS18
- Supporting proposals for a third river crossing over the River Yare which appropriately balances the needs of road and river traffic and continuing to protect the route alignment
- Working with our partners to reduce car dependency by improving both the quantity and quality of the public transport service on offer in the borough and the wider area, including the promotion of a quality bus corridor from Great Yarmouth to Lowestoft
- Upgrading Great Yarmouth Railway and Bus Stations to provide higher quality facilities that encourage greater use of public transport
- Improving accessibility to employment, education, health, recreation, leisure and shopping facilities by enhancing linkages between existing 'green travel' routes to create a coherent network of footpaths, cycleways and bridleways
- Supporting the port and its future development as a passenger and freight intermodal interchange, with facilities to achieve efficient staging, loading and unloading and to realise the potential of the port to function as a sustainable transport corridor

b) Directing new development towards the most sustainable locations in accordance with Policy CS2, thereby reducing the need to travel and maximising the use of sustainable transport modes

c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users

d) Seeking developer contributions towards transport infrastructure improvements, including those made to sustainable transport modes, in accordance with Policy CS14

e) Minimising the impact of new development on the existing transport infrastructure by encouraging applicants to:

- Produce and implement Transport Assessments and Travel Plans, as appropriate
- Improve accessibility to sustainable transport modes
- Ensure that adequate access routes are available for emergency services, waste collection and delivery vehicles
- Ensure that necessary transport improvements are addressed prior to development, where possible

f) Working with operators to ensure the continued need for, and appropriate maintenance and upgrading (as appropriate) of, the heliport, coach, bus, rail and heavy goods vehicle facilities

g) Ensuring that development proposals contribute to the implementation of the Norfolk Local Transport Plan to deliver improved accessibility through integrated and sustainable transport modes

Creating a more integrated transport network

4.16.1 A well-connected and integrated transport network supports the sustainable functioning and development of the borough. At present the majority of trips taken within and to the borough are by car, resulting in congestion and increased air pollution, particularly at peak times.

4.16.2 In Great Yarmouth the seafront, central shopping area and outer harbour are on a peninsula, separated from a high percentage of the resident population by the River Yare. The two existing river crossings; Breydon Bridge and Haven Bridge are subject to high traffic flows and become severely congested during peak hours. Great Yarmouth and Gorleston also experience a dramatic increase in traffic flows during the holiday season. This extra traffic conflicts with town centre, port and commercial traffic, creating congestion problems on the road network, particularly on the A47 and A12, South Quay, North Quay, Fullers Hill and Lawn Avenue.

4.16.3 Easing congestion and improving the transportation network will make the borough more desirable to investors and improve air quality through a reduction in traffic emissions. To help ease congestion, the Council with its partner organisations and the local transport operators are pursuing a range of different options, including:

- Supporting the development of a Third River Crossing to reduce congestion within the heritage area of North Quay and South Quay, reducing pressure on Haven Bridge and generally improving access across the River Yare and to help the Outer Harbour realise its long-term potential. This scheme is supported in principle by the New Anglia Local Enterprise Partnership in their emerging New Anglia Plan for Growth and features in the Norfolk & Suffolk Local Transport Body's list of top priority schemes. Norfolk County Council have adopted a preferred route alignment for a third river crossing south of the existing bridges; this route will continue to be safeguarded by Great Yarmouth Borough Council and Norfolk County Council

- Creating a link road from the A12 through Beacon Park to the A143 Beccles Road to improve connectivity and alleviate congestion in Bradwell and the wider area
- Upgrading the access, physical appearance and facilities at Great Yarmouth Railway Station and supporting measures to improve other existing sustainable transport infrastructure to promote greater accessibility and choice
- Promoting infrastructure improvements and traffic management to service new and existing development

Locating new development

4.16.4 A key planning objective in Government policy is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, cycling and walking. This is important in terms of social inclusion for people without access to a car. People who do not have a car are more likely to be prevented from accessing key facilities and employment opportunities, and are at more at risk of becoming socially excluded. Young people, older people and disabled people often rely on the quality of public transport to gain access to key services and social activity.

4.16.5 Providing good accessibility can help change travel behaviour and increase the use of sustainable modes of transport such as walking and cycling. However, travel planning, education and demand management are also essential elements of the overall transport strategy. Therefore preference is given to using more sustainable means of transport to access any new development through ensuring that travel plans are implemented and public transport initiatives are supported.

4.16.6 It is crucial that new development does not create or exacerbate network congestion or generate safety issues, which could result in costly travel delays to businesses in terms of overlong commercial journeys and the late arrival of staff. This could also affect an individual's quality of life through excessive travel delays, increased costs to access work in relation to distances travelled and the emission of greenhouse gases.

4.16.7 The regeneration of the town centre and the waterfront redevelopment areas presents an opportunity to locate development close to key services and employment opportunities. Similarly, the growth at Bradwell will also be sustainably located with good public transport access to services, facilities and the main employment areas.

4.16.8 In a rural area, the viability of high frequency and extensive public transport services will inevitably be problematic. Therefore the location of development and facilities can make a major contribution to improving their accessibility.

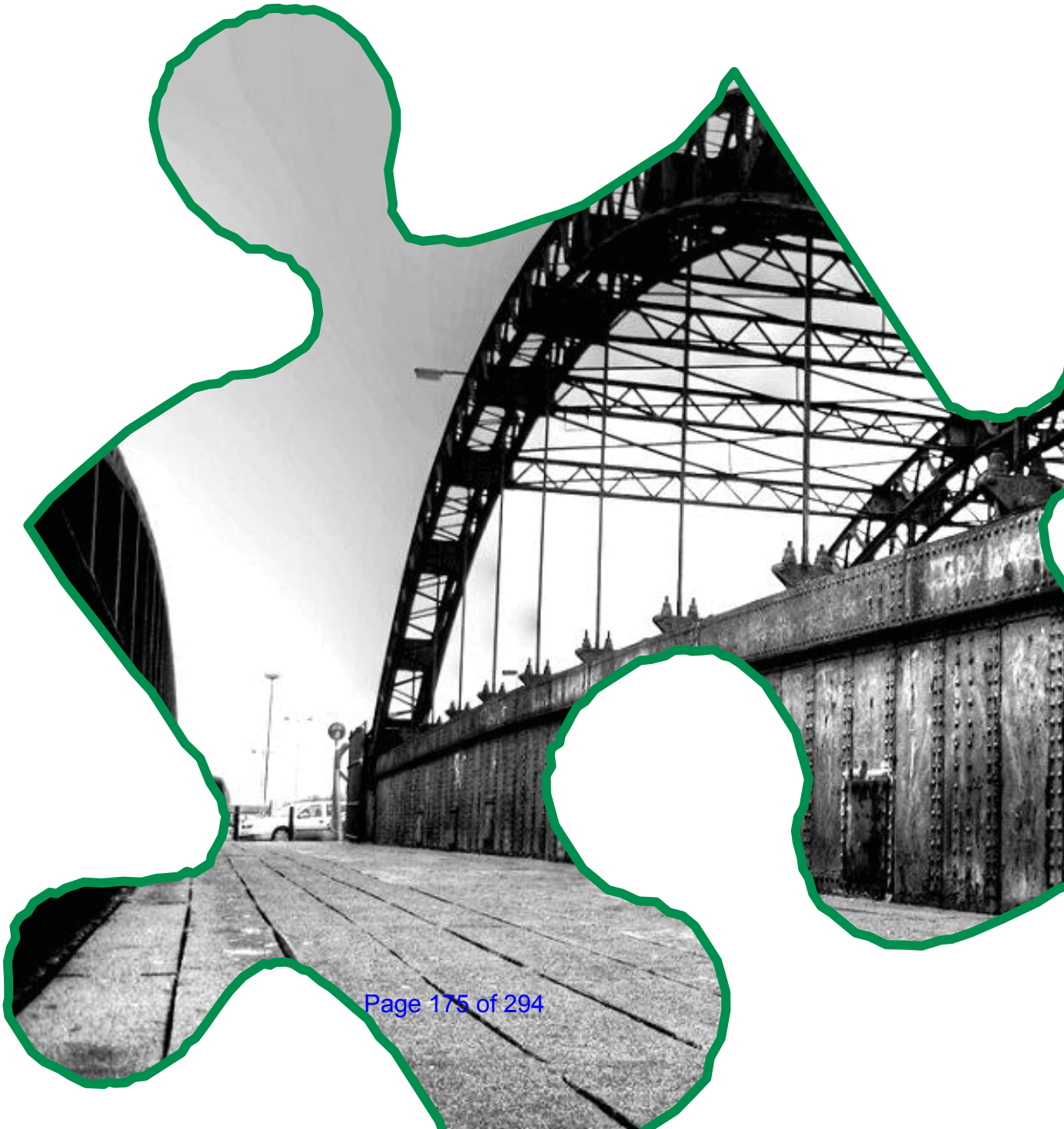
Local Transport Plan

4.16.9 Norfolk County Council is the Highways and Transport Authority for the borough, with responsibility for the preparation of the Local Transport Plan (LTP). This includes transport policies and a five-year programme of transport improvements. The most recent Local

Transport Plan runs from 2011-2026. It includes a number of objectives for the borough, which seek to address transport issues relating to a relatively poor local economy and the need to regenerate the area. The measures include:

- Supporting the role of Great Yarmouth as a potential gateway between the region and Europe by enhancing strategic connections, including the A47, with a long-term ambition to dual the remaining single carriageway
- Developing a Third River Crossing over the River Yare to create a new link between the trunk road network and the port, as well as reducing congestion in the town
- Co-ordinating bus and rail links to improve access into the town centre
- Improving access to employment and services by public transport, cycling and walking, particularly from deprived areas, by promoting specific workplace buses and other initiatives as part of workplace travel plans, where possible
- Improving strategic access to the area by road and rail, including the entry and exit points, which in turn may reduce the real and perceived remoteness of the area, which may be inhibiting economic growth

Section 5:
Key site policies



Policy CS17 – Regenerating Great Yarmouth's Waterfront

The Waterfront area in the heart of Great Yarmouth has the potential to become a vibrant urban quarter that utilises its rich heritage and prime urban riverside location to create a unique and high quality environment for housing, shopping and offices; attractive to investors and visitors as well as new and existing residents. Proposals for new development within the Waterfront Area should seek to:

a) Transform Great Yarmouth's arrival experience by developing a network of attractive, vibrant and well-connected neighbourhoods to create a new gateway to the town

b) Identify appropriate development sites within the Waterfront area for approximately:

- 1,000 new dwellings of a mix of types (of which at least 300 are anticipated to be delivered within the plan period)
- 16,500m^2 of employment floorspace (of which at least 7,700m^2 is anticipated to be delivered within the plan period)
- 14,200m^2 of retail and leisure floorspace, promoting the mixed-use regeneration of disused and other under-used sites (of which at least 5,050m^2 is anticipated to be delivered within the plan period)

c) Ensure that the quayside area identified on the Policies Map as port operational land is safeguarded as employment land to serve offshore energy related businesses for the first part of the plan period (2013-2025) unless it can be demonstrated that there is no need for this use. If the land is developed for offshore energy related employment uses during this period then Policy CS17 will no longer apply and Policy CS6 will apply.

d) Maximise the provision of on-site affordable housing by submitting a site-specific viability assessment at the planning application stage

e) Provide positive, safe and convenient connections for pedestrians and cyclists throughout the area and to neighbouring areas, served by high quality public transport services

f) Improve links between the railway station and the market place in Great Yarmouth town centre and maximise public access to the Waterfront area through the use of walkways and open spaces, provided this does not conflict with port activity or safety requirements

g) Capitalise on the area's prime riverside location by creating a strong urban form with distinctive high quality architecture of an appropriate scale, form and massing that compliments the surrounding historic environment

h) Utilise the heritage assets of the area, such as the historic townscape and important historic buildings, converting buildings to other uses where appropriate

i) Promote high levels of sustainable construction and design in non-residential development, including energy and water efficiency, reduced waste production and where possible, the use of renewable energy in accordance with Policy CS12

j) Enrich the quality of the public realm, ensuring that elements of the street scene contribute to the overall character and identity of each neighbourhood and that the choice of materials and quality of signage adds interest, and aids identity and legibility

k) Protect and enhance biodiversity and geodiversity across the waterfront area and ensure that appropriate mitigation measures for protected species, biodiversity and geodiversity are undertaken in accordance with Policy CS11

l) Ensure that the development is safe in terms of flood risk for its lifetime, design and location and does not increase the risk of flooding elsewhere, in accordance with Policy CS13

m) Provide appropriate new community, education and health facilities to meet the day-to-day needs of new and existing residents and improve existing facilities in Great Yarmouth, where possible, in accordance with Policy CS14

The Council will produce a Supplementary Planning Document setting out additional planning and design guidance for the Waterfront Area to ensure that the objectives of this policy are fully realised. Proposals relating to the development of individual buildings and/or sites within the Waterfront Area submitted before the Supplementary Planning Document is adopted will need to demonstrate that they have appropriately responded to the points within Policy CS17 and that they will not prejudice the overall regeneration ambitions for the area.

Regenerating Great Yarmouth's Waterfront area

5.1.1 Great Yarmouth is the borough's largest town and one of the main centres in Norfolk. However, it needs to reinvent itself as a modern coastal town and take better advantage of the opportunities provided by both its riverside and coastal location, whilst respecting its historic local distinctiveness and character. It needs to ensure that it is able to compete as a sustainable and accessible location for shopping, leisure and business and as a visitor destination, as well as being an attractive place to live with housing that meets people's needs and aspirations. The mixed-use regeneration of the Waterfront area provides a superb opportunity to improve this riverside location close to the town centre, attract investment and create wealth.

5.1.2 The overall approach to the future development and regeneration of the Waterfront area is to facilitate the comprehensive regeneration of Great Yarmouth's historic quaysides in the heart of the town and provide improved linkages

between the town centre and its riverfront, which for many years has been subject to industrial decline and under-utilisation. The overall development aspiration for the area is to create a series of vibrant, mixed-use urban neighbourhoods that meet the needs of existing and future residents, with easy access to jobs, community facilities and public transport services, thus reducing the need for the private car and creating a more sustainable environment.

Defining the Great Yarmouth Waterfront area

5.1.3 The Great Yarmouth Waterfront area consists of approximately 40 hectares of under-utilised, previously developed land in the heart of Great Yarmouth. The area includes North Quay, The Conge, Ice House Quay and Bure Harbour Quay, all of which front the rivers Yare and Bure.

5.1.4 It should be noted that the 2007 version of the emerging Great Yarmouth Waterfront Area Action Plan (AAP) covered a much larger geographical area, which included South Denes, much of Southtown and Gorleston river frontages and did not include The Conge or a small parcel of land in Cobholm. The reasoned justifications for revising the Area Action Plan boundary in May 2010 were principally because:

- In light of the challenging economic environment, it was deemed appropriate to focus delivery on a small number of priority sites
- Limited support and considerable deliverability constraints were associated with the Runham Broad proposal
- There was resistance to the scale of port land redevelopment
- Completion of the first phase of Eastport UK (Great Yarmouth's Outer Harbour) was undertaken
- A preferred route for the Third River Crossing had been identified
- The inclusion of The Conge would help to promote better connectivity between the railway station, riverside and the market place in the town centre

5.1.5 By directing development to these locations it is intended to promote highly sustainable, healthy lifestyles and assist in overcoming high levels of deprivation and unemployment.

Ensuring high quality design

5.1.6 High quality design will be essential to the regeneration of the Waterfront area. There is a need to secure a built environment and townscape of the highest possible quality, which reflects the town's distinctive identity, enhancing and conserving Great Yarmouth's heritage and improving the character and identity of the river frontage. In particular, there are opportunities to create eye-catching landmark buildings and structures on several key strategic gateway sites, such as Ice House Quay. In accordance with Policy CS9, all development proposals must incorporate principles of good design and create a high quality, safe, stimulating, attractive and accessible environment for everyone.

5.1.7 Public realm enhancements and planting within the Waterfront Area should seek to reinforce the character of the wider area by defining key spaces and vistas and softening the potential impact on residential amenity from existing/proposed employment areas within and adjacent to the Waterfront Area.

Delivery and implementation

5.1.8 The emerging Great Yarmouth Waterfront Supplementary Planning Document will be a key instrument in delivering the ambitions of this policy. Since work began on the Core Strategy and the emerging Supplementary Planning Document, there has been a global economic downturn. This downturn has changed the housing market, in particular the funding available to developers to build housing and for mortgages. This has impacted on the ability of developers to both build and sell housing. There has also been a change to Government policy in relation to viability and planning, as well as changes in public sector finances. This has seen a reduction in regeneration funding, thereby impacting on the Council's ability to deliver its regeneration priorities in the timescales originally envisaged.

5.1.9 It is critical to the economic and social welfare of the borough that the Council meets its development needs and provides land for housing that is economically viable for development. An adequate supply of good quality houses is needed if the borough is to meet the economic challenges ahead. If these development needs are not met, the economy will suffer and residents seeking a new property may move elsewhere, adding to the trend of out migration.

5.1.10 Taking into account these factors and the various constraints to delivery, such as low land values, flood risk, financial viability, multiple land ownership, potential contamination, poor ground conditions and the archaeological heritage, it is unlikely that the regeneration of Great Yarmouth's Waterfront area will be fully realised within the plan period. However, the economy is likely to recover over time and it is important that plans are in place to ensure the redevelopment of Great Yarmouth's Waterfront area can commence as soon as market conditions allow. It is anticipated that the regeneration of the Waterfront area will start to take shape in areas such as Bure Harbour Quay, North Quay and Runham Vauxhall during the last six years of the plan period.

5.1.11 The Supplementary Planning Document will only be realised through a coordinated approach to implementation and strong partnership working to investigate potential funding sources and delivery mechanisms. The Norfolk Development Company has been established to aid this programme of delivery and close working relationships with organisations such as the Environment Agency are seen to be crucial to the future success of delivery. When adopted, the Supplementary Planning Document will ensure that development in the Waterfront area comes forward in a timely and co-ordinated manner by setting out detailed guidance to support the delivery of new housing, employment space, retail, leisure and tourism facilities, community facilities, open space, transport initiatives and environmental enhancements. In addition, Policies CS14 and CS16, along with the emerging Infrastructure Plan, will ensure that key infrastructure to support the development of this site is appropriately phased.

Policy CS18 – Extending the Beacon Park development at land south of Bradwell

The existing Beacon Park development is a high quality, mixed-use area of both residential and commercial uses. It also benefits from Enterprise Zone Status. To ensure that the proposed sustainable urban extension to Beacon Park at land south of Bradwell is developed to the highest possible standard, proposals must:

a) Seek to create a series of locally distinctive, high quality, walkable neighbourhoods that are well connected to the existing urban areas of Bradwell and Gorleston and the wider rural countryside through enhanced bus connections, footpaths, bridleways and cycle ways

b) Provide for approximately 1,000 new homes, offering an appropriate mix of house types and sizes informed by the Council's Strategic Housing Market Assessment, in accordance with Policy CS3

c) Seek to maximise the provision of on-site affordable housing by undertaking a site viability assessment for each phase

d) Develop a phasing strategy that facilitates the delivery of the total amount of proposed housing within the plan period

e) Provide for approximately 10-15 hectares of new employment land to the south of the new A12/A143 link road and west of the existing Beacon Business Park. This employment area should seek to provide a range of office accommodation and light industrial units in varying sizes (Use Classes B1 and B8), including small starter units or managed units if appropriate

f) Reduce the potential impact of the development on the existing wider transportation network, including the A12 trunk road, by making appropriate enhancements to the surrounding road network and creating a new developer-funded link road from the A12 through Beacon Park to the A143 Beccles Road

g) Provide appropriate new community, retail and health facilities to meet the day-to-day needs of new and existing residents and improve, where possible, existing facilities in Bradwell and Gorleston in accordance with Policies CS14 and CS15

h) Ensure that appropriate educational facilities are provided, including the provision of a new on-site primary school with nursery and off-site contributions towards secondary school provision, in accordance with Policies CS14 and CS15

i) Seek to ensure that new homes and business premises can accommodate high quality telecommunication and high speed broadband facilities when these become available

j) Protect and enhance archaeology, biodiversity and geodiversity across the site and ensure that where appropriate, mitigation measures are undertaken, in accordance with Policy CS11

k) Incorporate a strategic landscaping and tree/hedge planting scheme to soften the impact of the development on nearby dwellings, the adjacent open countryside and the Broads. This may include making appropriate enhancements to the surrounding landscape

l) Provide a variety of multi-functional green infrastructure for activities such as public sport, general recreation, children's play and food production throughout the site, interlinking with existing green infrastructure in the wider area where possible

m) Seek to minimise the risk of flooding by taking into account the findings of the Surface Water Management Plan and the use of Sustainable Drainage Systems (SuDS), in accordance with Policy CS11

Due to the strategic nature of this site, planning permission for parts of the site will not be granted unless it is accompanied by a masterplan for the whole area, supported by a comprehensive planning obligations regime. Pre-application engagement with the Local Planning Authority and the local community should be sought in developing a masterplan. It is recommended that any proposed masterplan document be submitted to the SHAPE east design review panel for consideration before a formal application is submitted.

The need for a sustainable urban extension

5.2.1 The Council's intention is to encourage the development of brownfield sites within settlement boundaries throughout the plan period, where appropriate. Given the significant environmental constraints prevalent throughout the borough, e.g. poor ground conditions, flood risk, financial viability, low land values, archaeological heritage and potential contamination, which limit the number of available/developable sites, a brownfield only approach would be unrealistic. Therefore the Council will need to allocate some development on greenfield sites within or adjacent to the borough's main settlements, which are suitable for growth to ensure that an adequate supply of good quality houses are delivered.

5.2.2 The 2012 Strategic Housing Land Availability Assessment (SHLAA) and focused 2013 update indicate that within the settlement boundaries of the borough's main towns (Great Yarmouth and Gorleston) and key service centres (Bradwell and Caister), there is limited capacity for new housing on greenfield sites within settlement boundaries. There are however several sites adjacent to the settlement boundaries that could be deliverable. Allocating housing as part of a mixed use sustainable urban extension is considered to be the best way of delivering a viable, high quality development that provides much needed homes and jobs within the borough and enables the provision of improved infrastructure.

Determining the location for the sustainable urban extension

5.2.3 In determining the location of potential sustainable urban extensions, several assessment criteria were used. As a minimum, it was decided that the urban extension must:

- Have a realistic chance of being developed within the plan period, i.e. not severely affected by constraints such as flooding, contamination or land of poor building quality
- Comply with the overall sustainable growth strategy (Policy CS2) by directing new development towards the borough's main towns and key service centres

- Be accessible to existing facilities and have a good level of public transport provision
- Benefit the existing adjacent communities through enhanced physical, social and green infrastructure. Any additional population will help boost the economies of nearby settlements and encourage new shops and other businesses. However, there is a need to ensure the provision of new jobs, good public transport, improved community facilities and environmental improvements in a sustainable manner.

5.2.4 Using these criteria, several sites that had been submitted to the Council as part of its Strategic Housing Land Availability Assessment were assessed. Looking at the various constraints and opportunities, it was determined that the land south of Bradwell would be the most appropriate location to allocate development, as it is an area which is not heavily constrained. Bradwell is also well-related to the main towns of Great Yarmouth and Gorleston for access to employment facilities and services. In particular, there are strong links to the existing Beacon Park Business Park, which benefits from Enterprise Zone status, and the Gapton Hall and Harfreys Industrial Estates.

5.2.5 Due to its critical mass, a relatively large, mixed-use sustainable urban extension in this location would also enable the development of a greater range of new services, facilities and infrastructure improvements, including the completion of the link road between the A12 through Beacon Park to the A143. This link road will greatly improve access to and from the James Paget Hospital and Beacon Business Park employment areas, as well as improving the connections between the villages in the southern part of the borough, Great Yarmouth and Gorleston.

5.2.6 Additional information regarding the selection process and discounted sites is in Background Evidence Paper 9 - Key Site: Beacon Park Extension.

Ensuring the Beacon Park development extension is sustainable

5.2.7 The place people live has a major effect on their lives. With this in mind it is essential that the Beacon Park extension to the south of Bradwell is well planned, well designed and well managed to give people living there a good quality of life. However, it is also important that development contributes to improving the quality of life for existing communities.

5.2.8 The south Bradwell sustainable urban extension will deliver:

- A range of housing types and tenures to meet local needs for the longer term

- Additional employment land to meet the demands of (principally) the offshore energy sector
- A softer, more landscaped urban edge to the urban form of southern Bradwell
- Links to a range of new community facilities and services, including retail, education and health provision
- New public open space
- Improved accessibility through the provision of a new A12/A143 link road
- The provision of transport other than just the private car, in a location well-related to other parts of the urban area.

5.2.9 It is therefore appropriate that both housing and employment land are sited in close proximity in the area south of Bradwell to form a seamless extension to the existing Business Park and provide for the comprehensive and sustainable planning of the area. A link to Oriel Avenue may also be achievable to provide vehicular access to this part of Gorleston from the A12/A143 link.

Recognising the importance of good urban design

5.2.10 For this development to be successful, it is essential that it not only relates well to the surrounding area but also supports a sense of local pride and identity. The overall vision should be to create a number of linked neighbourhoods that follow the garden city principles and promote a high quality of design through the creation of a pedestrian-scale urban environment in which people will be encouraged to live, work and socialise and in which a high quality of life can be enjoyed. To achieve this vision, developers should consider (in addition to Policy CS9) the following points:

- Ensure that the design of the new development reflects the local context and sustainable design aspirations for the area. Local buildings and other elements that are considered poor in terms of urban design should not be used as a point of reference to inform the final design
- Design and arrange streets together with buildings. Roads should fit within the spaces created, with adjustments (made as necessary) to ensure that road widths and essential clearances comply with Norfolk County Council's Highway Design Guide
- Use landmark buildings, open space and public art to create an attractive, yet distinct sense of place
- Promote a range of densities across the development area, ensuring that the highest density development is delivered close to the heart of the community to provide a critical mass to support local facilities and public transport links
- Promote energy efficient layouts and buildings, as well as encouraging the harnessing of renewable sources of energy
- Enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration of the landscape
- Promote the use of active, overlooked streets and areas of open space to provide community safety
- Ensure that development is based around existing good quality public transport links and improve the quality and quantity of public transport links where possible
- Ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, as well as good public transport links

Section 6:
Implementation and monitoring

6.1 Implementation

6.1.1 In setting the Vision and Strategy for sustainable development in the borough over the next fifteen years, the Core Strategy is both aspirational and realistic. We therefore need to show that the proposed Strategy is deliverable and how the more detailed policies will bring about the desired objectives. This section explores the general implementation techniques that will be used to help deliver the Core Strategy.

The Infrastructure Plan

6.1.2 The implementation of borough-wide infrastructure requires a joined-up approach in order to realise the wider sustainability benefits. The Council's Infrastructure Plan ensures that the borough grows in a sustainable way, providing not just homes and jobs but all the other elements that collectively make great places in which to live, work and spend time. The plan can aid the delivery of new development, and provide vital and useful information for the Council and its key partners as to what is needed to achieve growth and help guide investment priorities, especially during a period of reductions in public spending and the continuing uncertain economic climate.

6.1.3 The Infrastructure Plan is a key part of the evidence base to support the Core Strategy and has informed other emerging Local Plan documents. However, it is not a static document – as infrastructure priorities evolve and new information becomes available over the plan period, the Infrastructure Plan will be reviewed and updated. A summary of the infrastructure required as a result of proposals within the emerging Core Strategy are set out in Appendix 4.

6.1.4 The Council's Infrastructure Plan provides a baseline of the existing infrastructure capacity and needs in the borough and assesses, as far as possible, the infrastructure required to support the development set out in the Local Plan, including the Core Strategy. 'Infrastructure' in this sense is not just restricted to roads and pipes, but the physical, social and green infrastructure required to enable sustainable development.

The importance of strong partnership working

6.1.5 The responsibility for delivering the Core Strategy is not solely the responsibility of the Council. We are in regular dialogue with our various partners and have a 'Duty to Co-operate' under the Localism Act. These partners include other district and county authorities in Norfolk, the Broads Authority, Waveney District Council and partners in the New Anglia Local Enterprise Partnership.

6.1.6 In delivering the Core Strategy the Council will also be working with statutory delivery agencies, developers, landowners, businesses and community interests to ensure that it has the most up-to-date information on infrastructure requirements and is able to secure deliverable development proposals for mutual benefit.

Delivering development through the planning process

6.1.7 Historically, the planning process has been the domain of the local planning authority, who are responsible for both strategic 'plan-making' and more site-specific 'development control'. With the enactment of the Localism Act, this has been extended to local communities who will have powers to bring forward Neighbourhood Development Plans and Orders. Neighbourhood Development Plans and Orders are required to take into

account strategic policies within the Local Plan. As such, any emerging Neighbourhood Development Plans or Orders would need to be in accordance with the policies within the Core Strategy.

6.1.8 Generic policies and site allocations in the Core Strategy have been based on an up-to-date evidence base, which includes the 2012 Strategic Housing Land Availability Assessment (SHLAA) and the 2012 Employment Land Review along with various other reports covering affordable housing viability, retail and leisure etc.

6.1.9 Going forward, these evidence base documents and others will be used to inform other emerging Local Plan documents, which will seek to add further detail on how the Core Strategy Policies will be implemented. In addition, Supplementary Planning Documents and Planning Briefs may also be prepared to provide additional guidance to applicants where appropriate and to avoid placing an unnecessary burden on development.

6.1.10 As well as plan making, the Council has a primary role for enabling and determining the suitability of development proposals. It will exercise this responsibility proactively to ensure the delivery of the Core Strategy. It will seek to ensure that schemes that come forward are legally, technically and practically feasible in the short, medium and long term before they are approved. It will be proactive to ensure that developers are fully aware of the objectives and expectations of the Local Plan as the basis upon which the suitability of their schemes will be judged. It will ensure that planning applications are submitted with adequate and appropriate information to make informed decisions before the application is accepted. Furthermore, it will ensure strict compliance with all necessary adopted standards, such as design and sustainable construction when planning applications are determined. The Council will resist developments that will prejudice the future development of a neighbouring site and/or prohibit the comprehensive development of a larger site.

Funding sources

6.1.11 New development will be expected to meet its own physical infrastructure needs, such as on-site provision of utilities or a new road junction to access a site. Where new development puts pressure on social or green infrastructure or creates a need, e.g. for new community facilities or open space, then provision will also have to be made. Where necessary and viable, these will be secured through developer contributions. It will also be expected that the cost of affordable housing will be met by development. Statutory agencies, such as Anglia Water, are also responsible for meeting their statutory obligations and responding to growth.

6.1.12 In the current economic climate it is recognised that there are financing constraints on developers that effect viability. It will therefore be vital to strive for efficient solutions that make the best use of existing assets and incorporate effective management regimes. However, the Core Strategy is making provisions for the next fifteen years, during which time the economy will change. We will therefore take a flexible and responsive approach to market conditions, whilst safeguarding the future prosperity of the borough.

6.1.13 To enable the delivery of the Core Strategy there will be a need for co-ordinated investment in capital infrastructure and revenue streams from a variety of different sectors to support development, including:

- Public Sector - through investment in infrastructure to create the necessary environment for other policies and proposals to be delivered. Direct investment in delivering some policies and proposals such as affordable housing and the rationalisation of public sector assets to maximise their effective and efficient use. This will include disposal of assets for alternative uses or co-location for the more efficient use of land. It will also deliver the Core Strategy through enabling development and management by ensuring that development meets all necessary standards and objectives to support infrastructure provision
- Central Government – through regeneration and growth initiative funding as it becomes available
- Private Sector - through direct investment in land and buildings, and developer contributions towards infrastructure delivery
- Voluntary Sector - through direct investment in land and buildings
- Quango (public/private/voluntary mix organisations) - through regeneration and growth grants and through direct investment in land and buildings

6.2 Monitoring framework

6.2.1 Monitoring is essential to establish what is happening now and to understand what may happen in the future. A ministerial letter, dated 30 March 2011 to Chief Planning Officers, withdrew guidance on local plan monitoring and stated that central government will take a step back from monitoring the preparation and content of local plans previously carried out by the Government Office Network.

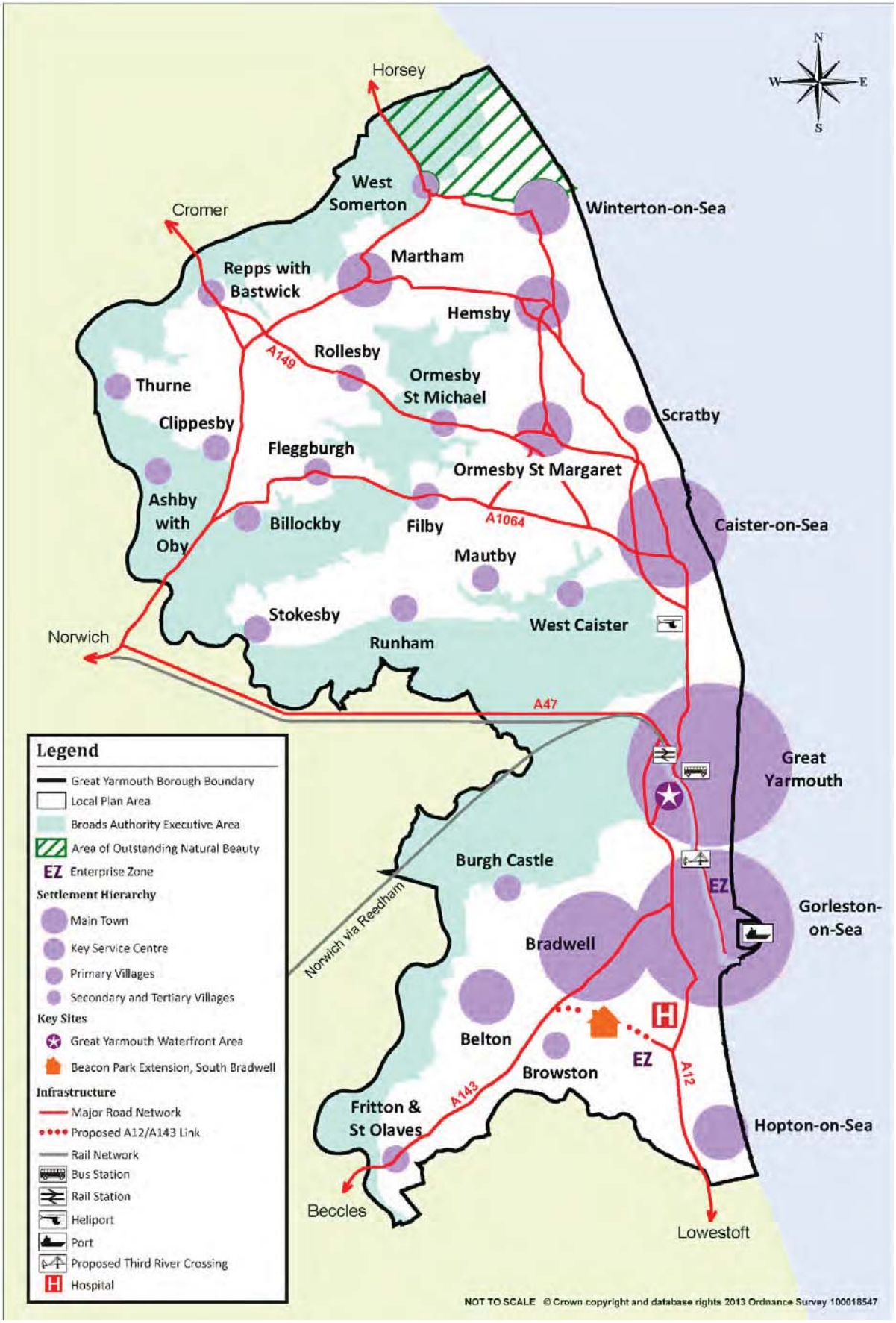
6.2.2 As a result of this, local authorities now have more flexibility when choosing which indicators and targets to report on, as long as they are in line with relevant UK and EU legislation. The Monitoring Framework set out in Appendix 5 has been developed by selecting those indicators and targets from the 2012 Sustainability Appraisal Scoping Report Review that are considered relevant to the implementation of Core Strategy Policies.

6.2.3 Each indicator has been selected as a way of measuring the overall positive (and negative) progress of individual Core Strategy policies in the wider context. To ensure a consistent approach to monitoring, all indicators will be annually monitored through a new style Annual Monitoring Report. In the event that annual monitoring identifies delivery issues in relation to the development strategy or where key policy targets are not being met, a review of the policy or Core Strategy as a whole may be triggered. The monitoring framework is in Appendix 5.

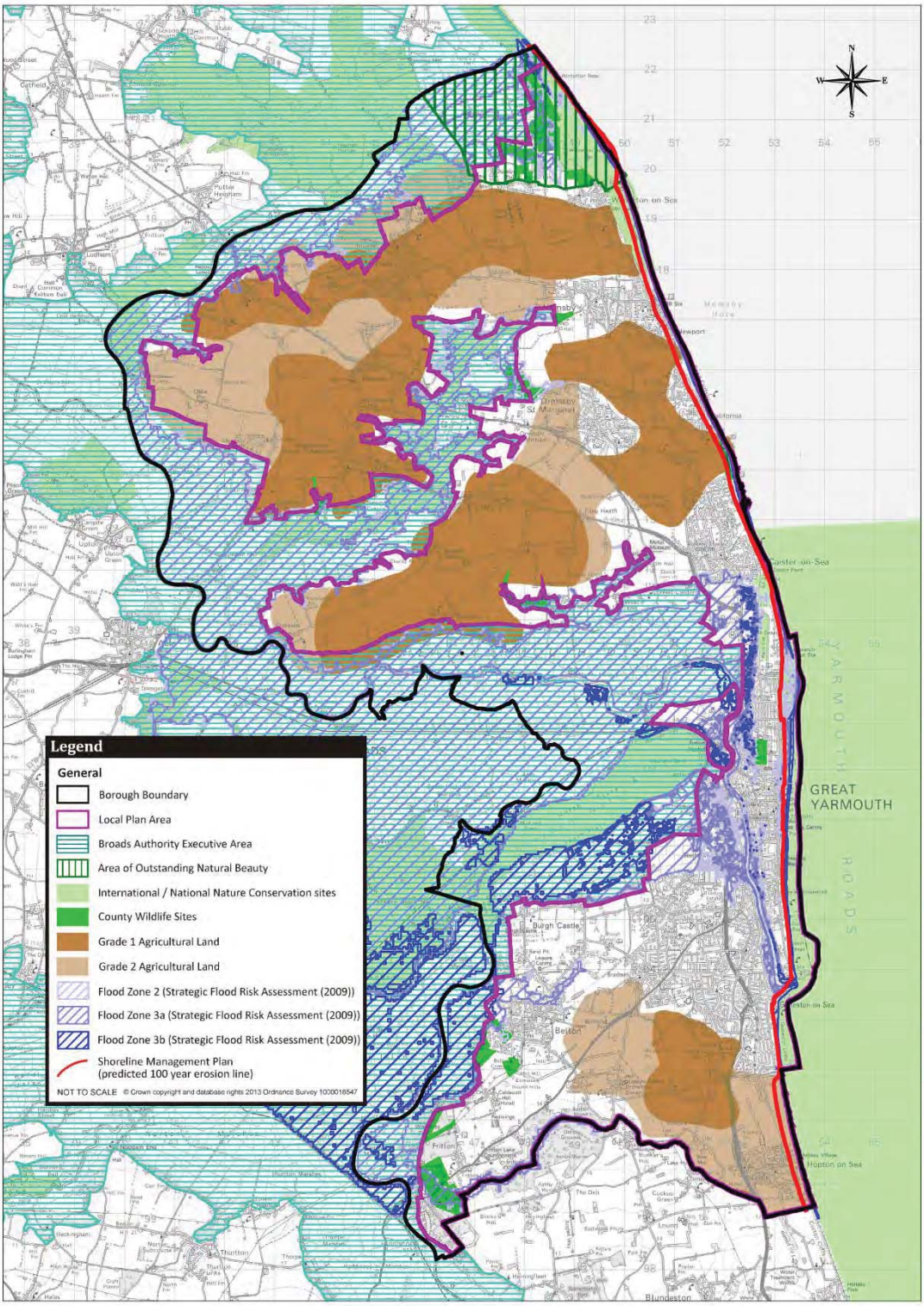
6.2.4 In addition the Council has produced a housing trajectory to set out the expected rate of housing development over the plan period, which is available in Appendix 3.

Appendices

Appendix 1: Key Diagram

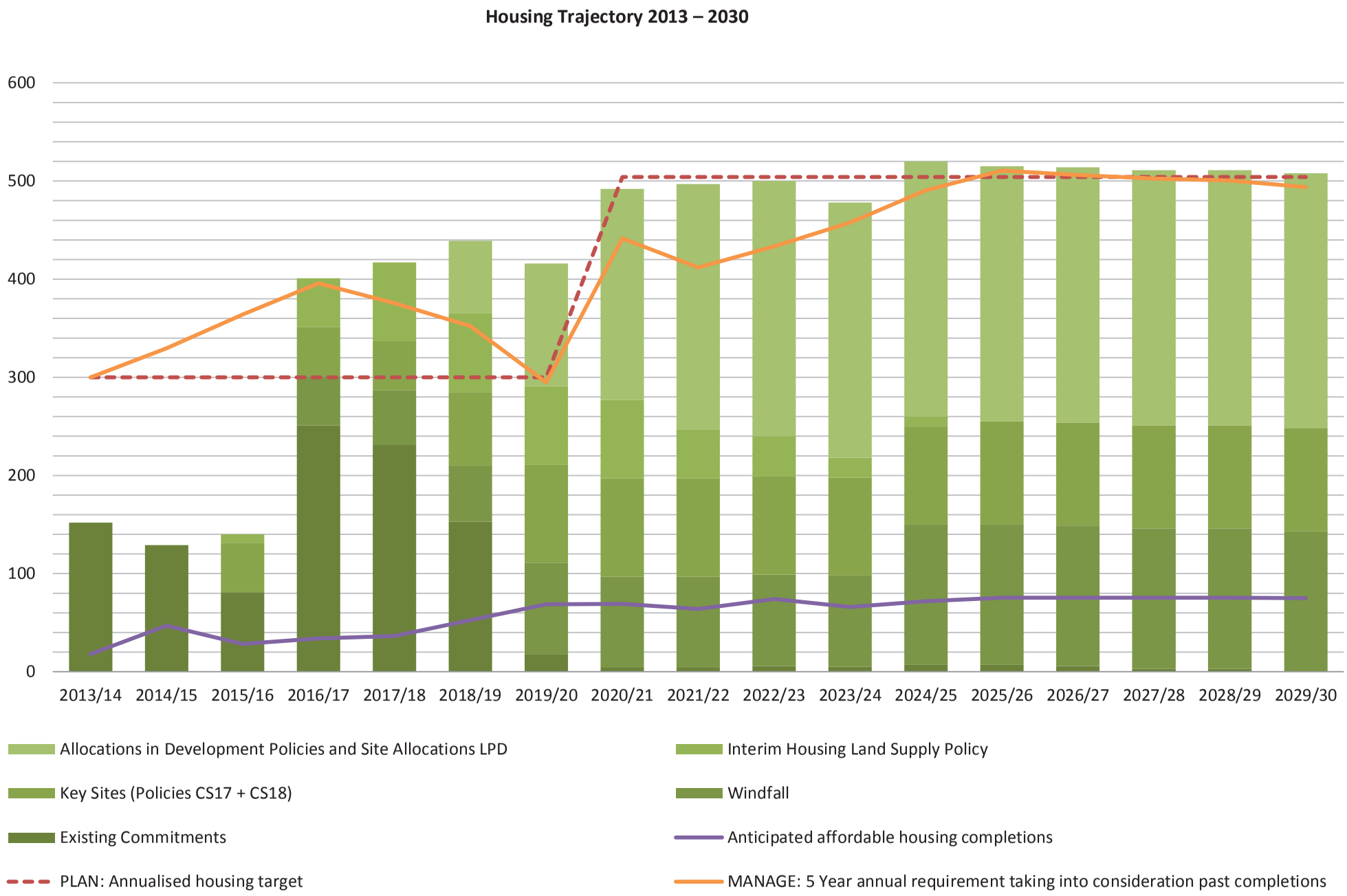


Appendix 2: Constraints Map



Appendix 3: Housing Trajectory

The housing trajectory set out over the next two pages shows the anticipated delivery of both market and affordable housing. New affordable housing is provided as a percentage or 'quota' of the total amount of housing proposed on (otherwise) market housing sites. Given the degree of uncertainty regarding future funding mechanisms for the delivery of affordable housing, it is difficult to anticipate with any accuracy the delivery of affordable housing provision over the full plan period. The housing trajectory therefore illustrates the affordable housing already in the development pipeline and indicates a minimum target level of affordable housing that the Council's planning policies are aiming to achieve.


Housing Trajectory 2013 – 2030
600
500
400
300
200
100
0
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
Allocations in Development Policies and Site Allocations LPD
Interim Housing Land Supply Policy
Key Sites (Policies CS17 + CS18)
Windfall
Existing Commitments
Anticipated affordable housing completions
PLAN: Annualised housing target
MANAGE: 5 Year annual requirement taking into consideration past completions

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Existing Commitments	152	129	81	251	231	153	18	4	4	6	5	7	7	6	3	3	0
Windfall	0	0	0	50	56	57	93	93	93	93	93	143	143	143	143	143	143
Key Sites (Policies CS17 + CS18)	0	0	50	50	50	75	100	100	100	100	100	100	105	105	105	105	105
Interim Housing Land Supply Policy	0	0	9	50	80	80	80	80	50	41	20	10	0	0	0	0	0
Allocations in the emerging Development Policies and Site Allocations Local Plan Document	0	0	0	0	0	74	125	215	250	260	260	260	260	260	260	260	260
Total anticipated completions	**152**	**129**	**140**	**401**	**417**	**439**	**416**	**492**	**497**	**500**	**478**	**520**	**515**	**514**	**511**	**511**	**508**
Anticipated affordable housing completions	**18**	**47**	**28**	**34**	**36**	**53**	**69**	**69**	**64**	**74**	**66**	**72**	**75**	**75**	**75**	**75**	**75**
Overall annual target	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**504**	**504**	**504**	**504**	**504**	**504**	**504**	**504**	**504**	**504**
Manage: Annual requirement taking into consideration past/projected completions	**300**	**330**	**364**	**396**	**376**	**352**	**295**	**441**	**412**	**433**	**458**	**491**	**511**	**506**	**503**	**500**	**494**

Appendix 4: Infrastructure Requirements

The list of infrastructure requirements below is based on the Council's current Infrastructure Plan dated March 2014. The Infrastructure Plan is intended to be a 'living' document that is able to respond to the frequently changing nature of the supply, demand and planning of infrastructure. Therefore the document will be regularly updated and monitored in order for it to be as accurate as possible and to be able to maintain its role and function. The plan will be formally updated and published alongside the Annual Monitoring Report, which is currently published in December each year. It will also be periodically updated and published internally within the Council in order to support the emerging Local Plan.

An estimated timescale is attached to each infrastructure requirement, depending on when it is likely to be delivered. Short term infrastructure is expected to be delivered within the first five years of the Core Strategy's adoption. Medium term infrastructure is expected within ten years of the adoption date, while long term requirements will be delivered over the 15 year lifetime of the Core Strategy. However, these timescales are always subject to change and are likely to be influenced by a number of external factors. Whether infrastructure is seen as population driven or development driven is likely to affect its expected delivery timescale.

In addition each infrastructure item is also classified as either 'critical' 'necessary' or 'desirable'. These definitions are outlined below:

Critical – This is the infrastructure that must happen before any physical development/growth can take place. Critical infrastructure is something that would block development and delay it from happening.

Necessary - This is the infrastructure which is needed in order to deliver growth in a timely and sustainable way. This means that failure to provide infrastructure in this category, while not actively blocking development, if development is not provided in the short term, this could cause further delay in the medium term.

Desirable – While this infrastructure is required in order for growth to be delivered sustainably it is unlikely to cause a delay to development in the short or medium term.

For the full list of infrastructure requirements please see the latest Infrastructure Plan.

Appendix 5: Monitoring Framework

The Monitoring Framework set out over the next few pages has been developed as a way of measuring the overall positive (and negative) progress of individual Core Strategy policies in the wider context. To ensure a consistent approach to monitoring, all indicators will be annually monitored through a new style Annual Monitoring Report. In the event that annual monitoring identifies delivery issues in relation to the development strategy, or where key policy targets are not being met, a review of the policy or Core Strategy as a whole may be triggered.

Policy	Objectives	Indicators	Target	Trigger	Contingency/ies
CS1	All	Due to the overarching nature of the policy, there is no specific target or indicators identified. The sum of all monitoring indicators from the Core Strategy as a whole will determine the successfulness of this policy.			
CS2	SO3 SO4 SO7 SAO5 SAO6 SAO7 SAO10 SAO19	Number of dwellings built/delivered in the Main Towns	35% of all new dwellings to be built within the Main Towns identified in Policy CS2	Less than 33% of dwellings in the Main Towns over a consecutive 3 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) - Work with key partners to identify sites that can be built in 2-5 years and work with them to submit successful applications to meet deficit - Work with developers/ landowners of sites to bring sites forward faster - Consider commencing a review of the Policy
		Number of dwellings built/delivered in the Key Service Centres	30% of all new dwellings to be built within the Key Service Centres identified in Policy CS2	Less than 28% of dwellings in the Key Service Centres over a consecutive 3 year period	
		Number of dwellings built/delivered in the Primary Villages	30% of all new dwellings to be built within the Primary Villages identified in Policy CS2	Less than 28% of dwellings in the Primary Villages over a consecutive 3 year period	
		Number of dwellings built/delivered in the Secondary and Tertiary Villages	5% of all new dwellings to be built within the Secondary and Tertiary Villages identified in Policy CS2	Less than 3% of dwellings in the Secondary and Tertiary Villages over a consecutive 3 year period	
		Number of dwellings built on previously developed land	Increase the number of new dwellings built on previously developed land year on year	N/A	N/A
CS3	SO2 SO3 SAO4 SAO7 SAO8	Total number of dwellings delivered in the borough	Deliver a minimum of 7,140 new homes at an average of 300 new homes per year in years 2013-2020 (2,100 dwellings) and an average of 504 new homes per year in years 2021-2030 (5,040 dwellings)	Shortfall of 20% cumulative over 3 years according to the housing trajectory in Appendix 3	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action - Work with key partners to identify sites that can be built in 2-5 years and work with them to submit successful applications to meet deficit - Bring forward sites indentified for later phases in the plan period if appropriate - Actively seek additional sites through the Call for Sites process - Consider a review of the relevant Policies
		The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period, monitored through the Five Year Housing Supply Statement	Maintain a five year supply of deliverable housing sites with an additional buffer of 20% to ensure choice and competition in the market for land	Not having a five year supply of deliverable housing sites with an additional buffer of 20%	
		Total number of empty homes	Reduce the number of empty homes year on year within the borough	Number of empty homes increasing over a consecutive 3 year period	- Identify the problem and barriers/causes to bringing empty

					homes back into use and decide whether to take action - Consider implementing a review of the Council's Empty Homes Strategy
		Net additional specialist and/or supported housing units	Bring forward an appropriate supply of specialist and/or supported housing units to meet local needs	N/A	N/A
CS4	SO2 SO3 SO7 SAO4 SAO7 SAO8	Total number of affordable dwellings	Bring forward an appropriate supply of affordable housing units to meet local needs	N/A	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action - Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiating Section 106s and other contributions) - Bring forward sites indentified for later phases in the plan period if appropriate - Actively seek additional sites through the Call for Sites process - Consider a review of the relevant Policies
		Total number of applications in each affordable housing sub-market area that have secured an appropriate amount of affordable dwellings, in accordance with Policy CS4	Ensure that all new housing is delivered in accordance with the affordable housing percentages accorded to the affordable housing sub-market areas in Policy CS4	Number of schemes for 5 dwellings or more in affordable housing sub-market area 1 securing at least 20% of all new dwellings to be affordable decreasing year on year over a consecutive 3 year period	
				Number of schemes for 5 dwellings or more in affordable housing sub-market area 2 that secured at least 10% of all new dwellings as affordable decreasing year on year over a consecutive 3 year period	
				Number of schemes for 15 dwellings or more in affordable housing sub-market area 3 that secured at least 10% of all new dwellings as affordable decreasing year on year over a consecutive 3 year period	
CS5	SO2 SO3 SO7 SOA4 SOA5 SAO7	Total number of traveller pitches built/delivered in the borough, monitored through the Annual Monitoring Report	Deliver 10 new gypsy/traveller pitches over the plan period to 2030	No pitches provided within a consecutive 5 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action - Actively seek additional sites through the Call for Sites process - Work with key partners to identify sites that can be developed within 5 years and work with them to
		The total number of net additional traveller pitches that are deliverable as a percentage of the planned traveller pitch provision (in net additional pitches) for the 5 year period monitored through the Five Year Housing Supply Statement	Maintain a five year supply of deliverable traveller pitches	Not having a five year supply of deliverable pitches	

					submit successful applications to meet deficit
CS6	SO1 SO4 SO5 SO7 SAO All	Economic activity rate	Increase economic activity rate within the plan area year on year	Decrease in economic activity rate year on year over a 5 year period	- Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) - Dialogue with New Anglia LEP, etc over grant funding and incentive schemes - Discussions with New Anglia LEP, Commercial Property Agents, Employees etc – about the suitability of land and premises (rents, location, size etc) - Consider review / update of the Council's Economic Strategy - Consider producing additional supplementary guidance for employment areas - Consider a review of the relevant Policies
		Unemployment rate	Reduce average unemployment rate year on year	Increase in unemployment rate year on year over a 5 year period	
		Total amount of developed floorspace in safeguarded local employment areas by use class	Bring forward adequate land to meet identified needs at set out in Policy CS6	Less than 80% of developed floorspace in safeguarded local employment areas used for non B use classes	
		Total number of businesses that are VAT registered	Increase business creation	Decrease in total number of businesses that are VAT registered year on year over a 5 year period	
CS7	SO4 SAO5 SAO19 SAO21	Percentage of ground floor units in retail-based uses (A1, A2, A3) in designated centres	Ensure that designated centres are performing well and have an adequate amount of retail uses	65% or less of town centre uses (A1, A2, A3) in designated town centres	- Work with key partners including Town Centre Partnerships/Groups and commercial property agents to identify the barriers to new development via discussions and/or assessment(s) and decide whether to take action - Review designated centre boundaries to ensure that they are appropriate and fit for purpose - Consider producing additional supplementary guidance for town centres - Consider a review of the relevant Policies
				50% or less of town centre uses (A1, A2, A3) in designated district centres	
		Number of vacant units in designated centres	Reduce the number of vacant units within designated centres year on year	Year on year increase in the number of vacant units over a consecutive 3 year period	
		Local Plan progression	Bring forward adequate land to meet identified retail needs (approx 2,152 sqm (net) 4,305 sqm of new food shopping floorspace and 8,865 sqm of non-food shopping floorspace) over the plan period	No additional sites (in addition to the site proposed in Policy CS17) allocated within the first 5 years of the plan period	
		Amount of new permitted/ completed floorspace for town centre uses (A1, A2, A3) in or adjacent to designated centres		N/A	
		Amount of new permitted/ completed floorspace for town centre uses (A1, A2, A3) outside of designated centres		Increase year on year over a rolling 5 year period	
CS8	SO4	Total tourism value	Increase the total value of tourism	No net increase or an actual decline in	- Identify the problem and

	SO5 SAO6 SAO9 SAO19 SAO20		(including total visitor spend, supplier- and income-induced spend) year on year	total tourism value year on year, based on consecutive 3 year period	barriers/causes to development via discussions and/or assessment(s) - Discuss with partners including the Greater Yarmouth Tourism Board about how to facilitate growth - Identify funding sources to introduce improvements to existing facilities - Consider review/update of Tourism and/or Heritage Strategy - Produce additional supplementary guidance on tourism - Consider a review of the relevant policies
		Total number of applications successfully approved to upgrade or create new key tourist, leisure and cultural facilities		N/A	
		Total actual tourism-related employment	Job creation associated with tourism to increase year on year	No net increase or an actual decline in tourism related jobs within the borough year on year, based on consecutive 3 year period	
		Total number of bed spaces in designated holiday accommodation areas	No net loss of bed spaces in designated holiday accommodation areas	Net loss of 10% or more based on consecutive 3 year period	
		Museum visits per year	Increase culture and heritage-based tourism	No net increase or an actual decline in number of museum visits per year	
		Number of cultural events hosted within the borough			
CS9	SO1 SO2 SO6 SAO1 SAO3 SAO8 SAO13 SAO18 SAO22	Number of pre-application discussions undertaken by the development control team	Ensure that new developments meet the highest possible standards of design	N/A	- Actively publicise the benefits of pre-application discussions between the Council, developers and other key partners - Work with key partners, including developers and the architectural liaison officer at Norfolk Constabulary, to ensure that the relevant standards are being appropriately applied - Produce additional supplementary guidance on design - Consider a review of the relevant Policies
		Number of applications successfully refused on design grounds (citing Policy CS9)			
		Number of recorded crimes	Ensure that new developments are designed to minimise the opportunities for crime	Number of recorded crimes increasing year on year over a consecutive 5 year period	
CS10	SO5 SO6 SAO8 SAO17 SAO18	Number of listed building at risk	No listed buildings at risk	Increased number of listed buildings at risk year on year over a 3 year period	- Liaise with Great Yarmouth BC Conservation Team and provide assistance where appropriate - Consider a review of the relevant Policies
		Document progression	Local List completed and Conservation Area Appraisals and management plans for all conservation areas to be adopted	Local list, appraisals and management plans not completed by 2019	
CS11	SO5 SO6 SAO10 SAO15	Number and total area of SSSIs	No net loss in number, area and quality of ecological and geological designations	Net loss in number and total area of SSSIs	- Liaise with key partners such as Natural England, Wild Anglia, the RSPB and other relevant nature conservation bodies to ensure that
		Percentage of total area of SSSIs in positive management/with a net gain in		Less than 95% of the total area of SSSIs in favourable or unfavourable recovering	

	SAO16 SAO18	biodiversity			the relevant standards are being appropriately applied - Work with key partners to identify nature conservation issues and create an action plan to address these issues - Consider a review of the relevant Policies - Encourage pre-application discussions with developers – Produce additional guidance on mitigation and compensation techniques
		Percentage of total area of County Wildlife Sites in favourable/ unfavourable condition		Less than 75% of the total area of all County Wildlife Sites in the plan area in positive management	
		Percentage of total area of County Geodiversity Sites in positive management		Less than 75% of the total area of all County Geodiversity Sites in the plan area in positive management	
		Number of BAP priority habitats and species	No net reductions in BAP priority habitats and species	Reduction in BAP priority habitats and species	
		Percentage of approved applications achieving a net biodiversity gain	All approved applications achieving no net biodiversity loss	Less than 90% of all approved applications achieving no net loss	
		Percentage of approved applications achieving no net loss	All approved applications achieving a net biodiversity gain	N/A	
		Percentage of new development (excluding domestic applications) in the Norfolk Coast Area of Outstanding Natural Beauty	No new development (excluding domestic applications) in the Norfolk Coast Area of Outstanding Natural Beauty	New development (excluding domestic applications) in the Norfolk Coast Area of Outstanding Natural Beauty	
		Percentage of all waters (inc. estuaries, coastal waters, groundwater and lakes, as well as rivers) rated 'bad' to 'high'	Improving the quality of the borough's inland and coastal water resources	N/A	
		Implementation of the Natura 2000 sites and monitoring programme	No adverse effects on Natura 2000 sites due to new development	Adverse effects on Natura 2000 sites due to new development	- Review mitigation measures
CS12	SO1 SO6 SAO1 SAO10 SAO11 SAO13	Renewable energy capacity installed in Megawatts	To reduce per capita CO_2 emissions and increase renewable power generation	N/A	- Produce additional supplementary guidance on sustainable energy, energy efficiency and design - Consider a review of the relevant Policies
CS13	SO1 SO6 SAO14	Number of inappropriate planning applications approved in areas at risk of coastal change	No inappropriate planning applications approved in areas at risk of coastal change	An inappropriate planning application approved in areas at risk of coastal change	- Work with key partners such as the Environment Agency to ensure that the relevant standards are being appropriately applied - Consider a review of the relevant Policies
		Number of planning applications approved subject to sustained objections from the Environment Agency on flood risk grounds and water quality	No planning applications approved subject to sustained objections from the Environment Agency on flood risk grounds and water quality	A planning application approved subject to sustained objections from the Environment Agency on flood risk grounds and water quality	
		Percentage of new developments incorporating Sustainable Drainage Systems	Sustainable Drainage Systems used in all new developments unless the use is deemed inappropriate	Sustainable Drainage Systems not incorporated into appropriate developments	

CS14	SO2 SO7 SAO All	Planning application approvals and Section 106 monitoring	All major applications to provide contributions towards improvements/ provision of facilities where appropriate	80% or less of major proposals providing contributions	- Identify the problem and barriers/ causes to development via discussions and/or assessment(s) - Update Infrastructure Plan and supporting evidence - Focus on key target areas to focus funding resources - Review and update supplementary guidance on planning obligations - Consider a review of the relevant Policies
		Progress on infrastructure scheme delivery	Progress of critical infrastructure schemes in accordance with the phasing set out in the latest Infrastructure Plan	Progress of critical infrastructure schemes not in accordance with the phasing set out in the latest Infrastructure Plan	
CS15	SO2 SO5 SO6 SAO1 SAO3 SAO4 SAO8 SAO16	Number of applications to convert community buildings to other uses successfully refused because they failed to meet the criteria set out in Policy CS15	No loss of important community facilities to other uses unless they meet the exception criteria set out in Policy CS15	Any loss of important community facilities to other uses unless they meet the exception criteria set out in Policy CS15	- Review and update Infrastructure Plan and supporting evidence - Focus on target areas to focus funding resources - Work with key partners to ensure that the relevant environmental standards are being appropriately applied - Work with Parish Councils and local communities to review the remaining designated open spaces and where applicable identify new Local Green Spaces to be protected - Review Open Space Study and revise standards - Consider producing additional more specific policies in future Local Plan Documents - Consider a review of the relevant Policies
		Number of new community buildings approved/delivered	Support the development of new community facilities	N/A	
		Percentage of new of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace *30 minute travel time by sustainable transport modes	Ensure that where possible all new dwellings have easy access* to a GP, food store, primary school, secondary school, further education and workplace	Less than 80% of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace, over a consecutive 3 year period	
		Number of green spaces awarded Green Flag status per year	Improve the quantity, quality and accessibility of open spaces year on year	N/A	
		Areas of new open space and/or play space delivered through development		N/A	
		Number/hectares of designated open spaces lost to meet development needs		Increase of designated open spaces lost to meet development needs year on year over a 3 year period.	
		Number of beaches awarded Blue Flag status per year	Improve the quality and accessibility of beaches	N/A	
CS16	SO1 SO2 SO7 SAO4 SAO5 SAO12	Percentage of new of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace *30 minute travel time by sustainable	Ensure that where possible all new dwellings have easy access* to a GP, food store, primary school, secondary school, further education and workplace	Less than 80% of dwellings approved within easy access* of a GP, food store, primary school, secondary school, further education and workplace, over a consecutive 3 year period	- Identify the problem and barriers to development via discussions and/or assessment(s) - Identify funding sources to help bring forward critical infrastructure - Dialogue with NCC and bus

	SAO22	transport modes			operators to discuss service coverage - Review and update Infrastructure Plan and supporting evidence - Focus on key target areas to focus funding resources - Consider a review of the relevant Policies - Dialogue with developers over contributions to fund transport/accessibility improvements - Consider a review of the relevant Policies
		Progress on infrastructure scheme delivery	Progress of critical infrastructure schemes in accordance with the phasing set out in the latest Infrastructure Plan	Progress of critical infrastructure schemes not in accordance with the phasing set out in the latest Infrastructure Plan	
CS17	SO1 SO2 SO3 SO4 SO7 SAO3 SAO4 SAO10 SAO19 SAO21	Document progression	Adopt the Great Yarmouth Waterfront Supplementary Planning Document by 2017	Great Yarmouth Waterfront Supplementary Planning Document not adopted by 2017	- Identify the problem and barriers to development via discussions and/or assessment(s) - Work with landowners and other partners to identify sites within the Waterfront Area which can be built in 2-5 years and work with them to submit successful applications to meet deficit - Identify funding sources to help bring forward development in the first phases - Seek to allocate additional sites outside of the Waterfront Key Site to address shortfalls to ensure that the needs of the borough
		Number of applications successfully refused because they failed to respond appropriately to the objectives and overall regeneration ambitions of Policy CS17	No approved applications in the Great Yarmouth Waterfront Area unless they respond appropriately to the objectives and overall regeneration ambitions of Policy CS17	Application approved in the Great Yarmouth Waterfront Area that failed to respond appropriately to the objectives and overall regeneration ambitions of Policy CS17	
		Total number of dwellings delivered in the Great Yarmouth Waterfront Key Site	A minimum of 350 dwellings delivered within the plan period in the Great Yarmouth Waterfront area	Less than 350 dwellings delivered by the end of the plan period	
		Total amount of employment floorspace delivered in the Great Yarmouth Waterfront Key Site	A minimum of 7,700 m^2 of employment floorspace delivered within the plan period in the Great Yarmouth Waterfront area	Less than 2,000 m^2 achieved by 2019 or less than 4,000 m^2 achieved by 2024	
		Total amount of retail and leisure floorspace delivered in the Great Yarmouth Waterfront area	A minimum of 5,050 m^2 of retail and leisure floorspace delivered within the plan period in the Great Yarmouth Waterfront area	Less than 1,250 m^2 achieved by 2019 or less than 2,500 m^2 achieved by 2024	
CS18	SO1 SO2 SO3 SO4 SO7 SAO3 SAO4	Planning application	Production of a comprehensive masterplan for the site	Comprehensive masterplan for the site not submitted alongside any applications for smaller areas within the allocation area	- Work with developers and landowners to identify the problem and barriers/ causes to development and produce an action plan - Seek to allocate additional sites outside of the Beacon Park
		Progress on infrastructure scheme delivery	A12/A143 link road complete by April 2015	A12/A143 link road not completed by April 2015	
		Total number of dwellings delivered in	1,000 dwellings delivered within the plan	Less than 300 achieved by 2019 or less	

	SAO10 SAO19 SAO21	the Beacon Park Extension Key Site	period in the Beacon Park Extension Key Site	than 700 achieved by 2024	Extension Key Site to ensure that the Council delivers its housing target over the plan period
		Total amount of employment land delivered in the Beacon Park Extension Key Site	10-15 hectares of employment land delivered within the plan period in the Beacon Park Extension Key Site	N/A	
		Level of 'sustainability' achieved at the Beacon Park Extension Key Site	Achieve the highest feasible sustainability standards	N/A	

List of Strategic Objectives (SO)

SO1: Minimising our impact on the environment
SO2: Addressing social exclusion and reducing deprivation
SO3: Accommodating a growing population
SO4: Strengthening the competitiveness of the local economy
SO5: Capitalising on the successes of the local visitor economy
SO6: Protecting and enhancing the quality of the local environment
SO7: Securing the delivery of key infrastructure

List of Sustainability Appraisal Objectives (SAO)

SAO1: To improve the health of the population overall
SAO2: To improve the education, skills and training of the population overall
SAO3: To reduce anti-social activity and opportunity of crime
SAO4: To reduce multiple deprivation and inequalities
SAO5: To improve accessibility, essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)
SAO6: To offer everybody the opportunity for rewarding and satisfying employment
SAO7: To provide everybody with the opportunity to live in a decent home
SAO8: To encourage a sense of community identity and welfare
SAO9: To encourage a greater usage of cultural attractions
SAO10: To minimise the irreversible loss of undeveloped land and productive agricultural holdings
SAO11: To minimise waste, fly-tipping and support the recycling of waste
SAO12: To reduce the effect of traffic on the environment
SAO13: To reduce contributions to climate change
SAO14: To minimise the risk of flooding and coastal erosion on development
SAO15: To improve water and air quality
SAO16: To avoid damage to designated sites and protected biodiversity, and losses to special areas and maintain, enhance and expand the range of native habitats, species and geodiversity
SAO17: To conserve and where appropriate enhance the historic environment
SAO18: To maintain and enhance the quality and setting of the Broads and borough landscapes and townscapes
SAO19: To encourage sustained economic growth
SAO20: To encourage and accommodate both indigenous and inward investment
SAO21: To maintain and enhance the viability and vitality of the town centres
SAO22: To encourage efficient patterns of movement in support of economic growth

Appendix 6: Great Yarmouth Borough-Wide Local Plan (2001) Policies to be replaced

On 14 September 2007 the Secretary of State wrote to Great Yarmouth Borough Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Great Yarmouth Borough-Wide Local Plan 2001 that would otherwise have expired. A list of the policies saved can be viewed at: www.great-yarmouth.gov.uk/localplan or at the Town Hall, Great Yarmouth.

The draft Core Strategy contains policies that are intended to supersede a number of the saved policies within the Great Yarmouth Borough-Wide Local Plan 2001, so that these policies will no longer continue to be saved upon adoption of the Core Strategy. Such policies are listed in the table below.

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
Policy SO2 – Strategic Objective (New infrastructure and services)	Policy CS14 – Securing essential new infrastructure
Policy EMP2 – Employment (Existing sites)	Policy CS6 – Supporting the local economy
Policy EMP3 – Employment (Locational strategy)	Policy CS2 – Achieving sustainable growth Policy CS6 – Supporting the local economy
Policy EMP4 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP5 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP6 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP7 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP8 – Employment (Extensions)	Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places
Policy EMP10 – Employment (Land Allocation)	Policy CS6 – Supporting the local economy
Policy EMP14 – Employment (Landscape Buffer)	Policy CS9 – Encouraging well designed distinctive places
Policy EMP15 – Employment (Temporary Uses)	Policy CS6 – Supporting the local economy
Policy EMP16 – Employment (Existing Settlements)	Policy CS6 – Supporting the local economy
Policy EMP17 – Employment (Conversions)	Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places
Policy EMP19 – Employment (Working from Home)	Policy CS6 – Supporting the local economy
Policy EMP27 – Employment (Port Expansion)	Policy CS6 – Supporting the local economy
Policy EMP28 – Employment (Outer Harbour)	Policy CS6 – Supporting the local economy
Policy EMP29 – Employment (Land between Haven Bridge to Bollard Quay)	Policy CS6 – Supporting the local economy Policy CS18 – Regenerating Great Yarmouth's Waterfront
Policy EMP31 – Employment (Land fronting the west of South Town Road)	N/A
Policy HOU04 – Housing (New Housing Provision - Location)	Policy CS2 – Achieving sustainable growth Policy CS3 – Addressing the borough's housing need Policy CS9 – Encouraging well designed distinctive places
Policy HOU05 – Housing (New Housing Provision - Location)	N/A
Policy HOU06 – Housing (New Housing Provision - Location)	N/A
Policy HOU09 – Housing (Developer Contributions)	Policy CS14 – Securing essential new infrastructure
Policy HOU12 – Housing (Static Caravans)	Policy CS2 – Achieving sustainable growth Policy CS3 – Addressing the borough's housing need
Policy HOU15 – Housing (Design)	Policy CS9 – Encouraging well designed distinctive places
Policy HOU19 – Housing (Change of Use)	Policy CS9 – Encouraging well designed distinctive places
Policy TCM1 – Transport and Communications (A47 'Acle Straight' improvement)	Policy CS16 – Improving accessibility and transport
Policy TCM2 – Transport and Communications (Third River Crossing and A143 Bradwell Access Road Alignments)	Policy CS16 – Improving accessibility and transport Policy CS18 – Extending the Beacon Park development

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
Policy TCM3 – Transport and Communications (Motorist Facilities)	N/A
Policy TCM4 – Transport and Communications (Motorist Facilities)	Policy CS7 – Strengthening our centres
Policy TCM7 – Transport and Communications (Pedestrianisation Scheme)	N/A
Policy TCM9 – Transport and Communications (Cobholm)	Policy CS16 – Improving accessibility and transport
Policy TCM11 – Transport and Communications (Corridors of Movement)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
Policy TCM12 – Transport and Communications (Main Distributor Road)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
Policy TCM13 – Transport and Communications (Traffic Impact Statements)	Policy CS16 – Improving accessibility and transport
Policy TCM15 – Transport and Communications (Rail Access South Denes)	N/A
Policy TCM16 – Transport and Communications (Traffic Calming)	Policy CS16 – Improving accessibility and transport
Policy TCM17 – Transport and Communications (Parking Standards)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
Policy TCM23 – Transport and Communications (Public Transport)	Policy CS9 – Encouraging well designed distinctive places Policy CS14 – Securing essential new infrastructure Policy CS16 – Improving accessibility and transport
Policy TCM24 – Transport and Communications (Public Transport)	Policy CS14 – Securing essential new infrastructure Policy CS16 – Improving accessibility and transport
Policy TCM25 – Transport and Communications (Beach Coach Station)	N/A
Policy TCM27 – Transport and Communications (Public Moorings)	Policy CS8 – Promoting tourism, leisure and culture Policy CS16 – Improving accessibility and transport
Policy TCM28 – Transport and Communications (Public Moorings)	Policy CS8 – Promoting tourism, leisure and culture
Policy TCM31 – Transport and Communications (Cycle Network)	Policy CS16 – Improving accessibility and transport
Policy SHP5 – Shopping (Covering of Existing Shopping Areas)	Policy CS7 – Strengthening our centres Policy CS9 – Encouraging well designed distinctive places
Policy SHP6 – Shopping (Local Shopping)	Policy CS2 – Achieving sustainable growth Policy CS7 – Strengthening our centres Policy CS9 – Encouraging well designed distinctive places
Policy SHP9 – Shopping (Local Shopping)	Policy CS2 – Achieving sustainable growth Policy CS7 – Strengthening our centres Policy CS9 – Encouraging well designed distinctive places
Policy TR1 – Tourism (Tourism Strategy)	Policy CS8 – Promoting tourism, leisure and culture
Policy TR2 – Tourism (Tourism Strategy)	Policy CS8 – Promoting tourism, leisure and culture
Policy TR3 – Tourism (Locational Strategy)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting Tourism, Leisure and Culture Policy CS11 – Enhancing the natural environment
Policy TR6 – Tourism (Heritage Sites)	Policy CS8 – Promoting tourism, leisure and culture Policy CS10 – Safeguarding local heritage assets
Policy TR8 – Tourism (Tourist Facilities)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS9 – Encouraging well designed distinctive places
Policy TR13 – Tourism (Hotels and Guest Houses)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS9 – Encouraging well designed distinctive places
Policy TR14 – Tourism (Prime Holiday Sites)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS11 – Enhancing the natural environment
Policy TR18 – Tourism (Change of Use)	Policy CS2 – Achieving sustainable growth Policy CS8 – Promoting tourism, leisure and culture Policy CS11 – Enhancing the natural environment

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
Policy TR20 – Tourism (Vacant Plots)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places
Policy TR23 – Tourism (Racecourse)	Policy CS8 – Promoting tourism, leisure and culture
Policy TR25 – Tourism (Hemsby Holiday Area)	Policy CS2 – Achieving sustainable growth Policy CS7 – Strengthening our centres Policy CS8 – Promoting tourism, leisure and culture
Policy EDC1 – Education and Community Services (Developer Contributions)	Policy CS14 – Securing essential new infrastructure Policy CS15 – Providing and protecting community assets and green infrastructure
Policy EDC4 – Education and Community Services (New Schools Sites – Dual Use of Educational Facilities)	Policy CS15 – Providing and protecting community assets and green infrastructure
Policy EDC5 – Education and Community Services (New Recreational/Community Halls)	Policy CS9 – Encouraging well designed distinctive places Policy CS15 – Providing and protecting community assets and green infrastructure
Policy EDC6 – Education and Community Services (Arts and Cultural Facilities)	Policy CS8 – Promoting tourism, leisure and culture
INF4 – Infrastructure Provision and Public Utility Services (Power Stations)	Policy CS9 – Encouraging well designed distinctive places Policy CS12 – Utilising natural resources
INF7 – Infrastructure Provision and Public Utility Services (Satellite Antennas)	Policy CS9 – Encouraging well designed distinctive places Policy CS10 – Safeguarding local heritage assets
INF8 – Infrastructure Provision and Public Utility Services (Surface or Ground Water)	Policy CS9 – Encouraging well designed distinctive places Policy CS12 – Utilising natural resources Policy CS13 – Protecting areas at risk of flooding or coastal change
INF10 – Infrastructure Provision and Public Utility Services (Surface and Foul Water)	Policy CS9 – Encouraging well designed distinctive places Policy CS12 – Utilising natural resources Policy CS13 – Protecting areas at risk of flooding or coastal change
INF12 – Infrastructure Provision and Public Utility Services (General requirements incumbent on developers)	Policy CS14 – Securing essential new infrastructure
NNV2 – Natural Environment (Landscape Important to the Broadland Scene)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV3 – Natural Environment (Landscape Important to the Coastal Scene)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV4 – Natural Environment (Historic Parks and Gardens)	Policy CS10 – Safeguarding local heritage assets
NNV5 – Natural Environment (Landscape Important to the Setting of Settlements)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV7 – Natural Environment (Countryside)	Policy CS2 – Achieving sustainable growth Policy CS11 – Enhancing the natural environment
NNV9 – Natural Environment (Landscape Enhancement Areas)	Policy CS11 – Enhancing the natural environment
NNV10 – Natural Environment (Enhancement through development)	Policy CS11 – Enhancing the natural environment Policy CS15 – Providing and protecting community assets and green infrastructure
NNV11 – Natural Environment (Demolition)	Policy CS11 – Enhancing the natural environment
NNV13 – Natural Environment (Local Nature Reserves)	Policy CS11 – Enhancing the natural environment
NNV15 – Natural Environment (Accessible nature areas and habitat creation)	Policy CS11 – Enhancing the natural environment
NNV16 – Natural Environment (Agricultural Land)	Policy CS6 – Supporting the local economy Policy CS11 – Enhancing the natural environment Policy CS12 – Utilising natural resources
NNV17 – Natural Environment (Farm Diversification)	Policy CS2 – Achieving sustainable growth Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
NNV18 – Natural Environment (Agricultural and Forestry Buildings)	Policy CS2 – Achieving sustainable growth Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
NNV21 – Natural Environment (Common Land)	Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
BNV1 – Built Environment (Scheduled Ancient Monuments)	Policy CS10 – Safeguarding local heritage assets
BNV3 – Built Environment (Town Wall)	Policy CS8 – Promoting tourism, leisure and culture Policy CS10 – Safeguarding local heritage assets
BNV5 – Built Environment (Listed Building)	Policy CS10 – Safeguarding local heritage assets
BNV6 – Built Environment (Listed Building)	Policy CS10 – Safeguarding local heritage assets
BNV7 – Built Environment (Listed Building)	Policy CS10 – Safeguarding local heritage assets
BNV10 – Built Environment (Conservation Areas)	Policy CS10 – Safeguarding local heritage assets
BNV11 – Built Environment (Conservation Areas)	Policy CS9 – Encouraging well designed distinctive places Policy CS10 – Safeguarding local heritage assets
BNV13 – Built Environment (Local Distinctiveness)	Policy CS9 – Encouraging well designed distinctive places
BNV14 – Built Environment (Gateways)	N/A
BNV15 – Built Environment (Designing Out Crime)	Policy CS9 – Encouraging well designed distinctive places
BNV16 – Built Environment (Modern Architecture)	Policy CS9 – Encouraging well designed distinctive places
BNV17 – Built Environment (Views)	N/A
BNV19 – Built Environment (Public Realm)	Policy CS9 – Encouraging well designed distinctive places
BNV20 – Built Environment (Rural Scene)	Policy CS9 – Encouraging well designed distinctive places
BNV23 – Built Environment (Advertisements)	N/A
BNV24 – Built Environment (Advertisements)	N/A
BNV25 – Built Environment (Advertisements)	N/A
BNV28 – Built Environment (Fly Posting)	N/A
BNV33 – Built Environment (Access and facilities for people with mobility difficulties)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
BNV39 – Built Environment (Historic Buildings and Areas – Accessible to All)	Policy CS9 – Encouraging well designed distinctive places Policy CS16 – Improving accessibility and transport
REC1 – Sport and Recreation (New Sports and Recreational Facilities)	Policy CS2 – Achieving sustainable growth Policy CS9 – Encouraging well designed distinctive places Policy CS15 – Providing and protecting community assets and green infrastructure
REC5 – Sport and Recreation (Local Facilities)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC6 – Sport and Recreation (Open Space and Play Space)	N/A
REC7 – Sport and Recreation (Open Space and Play Space)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC9 – Sport and Recreation (Open Space and Play Space)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC10 – Sport and Recreation (Joint Provision)	Policy CS15 – Providing and protecting community assets and green infrastructure
REC12 – Sport and Recreation (Picnic Spaces)	N/A
REC13 – Sport and Recreation (Outdoor Sporting Activities)	Policy CS6 – Supporting the local economy Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
REC15 – Sport and Recreation (Beaches, Coastline and Coastal Structures)	Policy CS8 – Promoting tourism, leisure and culture Policy CS9 – Encouraging well designed distinctive places Policy CS15 – Providing and protecting community assets and green infrastructure
BL1 – Bure Loop Development Area (Environmental Safeguards)	N/A
BL2 – Bure Loop Development Area (Retailing)	N/A
BL3 – Bure Loop Development Area (Landscaping)	N/A
BL4 – Bure Loop Development Area (Landscaping)	N/A
BL5 – Bure Loop Development Area (Landscaping)	N/A
BL6 – Bure Loop Development Area (Existing Eurocentre)	Policy CS6 – Supporting the local economy

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' Policies	Replacement Core Strategy Policies
BL7 – Bure Loop Development Area (Access)	N/A
BL8 – Bure Loop Development Area (Access)	N/A
BL9 – Bure Loop Development Area (Internal Highway)	N/A
BL10 – Bure Loop Development Area (Internal Highway)	N/A
BL11 – Bure Loop Development Area (Internal Highway)	N/A
BL12 – Bure Loop Development Area (Internal Highway)	N/A
BL13 – Bure Loop Development Area (Foul and Surface Water)	N/A
BL14 – Bure Loop Development Area (Foul and Surface Water)	N/A
BL15 – Bure Loop Development Area (Flood Protection)	N/A
SG2 – South Gorleston Development Area (Discount Durable Goods Retail Warehouses and Food Supermarkets/Superstores)	Policy CS7 – Strengthening our centres
SG3 – South Gorleston Development Area (Residential Development)	N/A
SG4 – South Gorleston Development Area (Residential Development)	N/A
SG5 – South Gorleston Development Area (Hospital Extension)	Policy CS15 – Providing and protecting community assets and green infrastructure
SG7 – South Gorleston Development Area (Existing Land Uses)	Policy CS2 – Achieving sustainable growth Policy CS11 – Enhancing the natural environment
SG8 – South Gorleston Development Area (Neighbourhood Centre)	Policy CS7 – Strengthening our centres Policy CS18 – Extending the Beacon Park development
SG9 – South Gorleston Development Area (Existing Land Uses)	Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
SG10 – South Gorleston Development Area (Landscape Boundaries)	Policy CS9 – Encouraging well designed distinctive places Policy CS11 – Enhancing the natural environment
SG12 – South Gorleston Development Area (Amenity Landscaping)	N/A
SG13 – South Gorleston Development Area (Access)	Policy CS16 – Improving accessibility and transport Policy CS18 – Extending the Beacon Park development
SG14 – South Gorleston Development Area (Traffic Management)	N/A
SG16 – South Gorleston Development Area (Traffic Management)	N/A
SG17 – South Gorleston Development Area (Drainage)	Policy CS18 – Extending the Beacon Park development
SG18 – South Gorleston Development Area (Layout and Design)	Policy CS9 – Encouraging well designed distinctive places
SG19 – South Gorleston Development Area (Noise Protection)	Policy CS9 – Encouraging well designed distinctive places
SG20 – South Gorleston Development Area (Archaeology)	Policy CS10 – Safeguarding local heritage assets

Appendix 7: Glossary

Term	Acronym	Definition
Accessibility		The extent to which somewhere or something is available to as many people as possible.
Active frontages		A building front that promotes activity and encourages cross-movement between the building at ground level and the adjacent public realm by the way the building is designed or orientated. A building provides active frontage if the ground floor avoids blank walls or obscured frontages, includes windows and openings, provides a variety of uses, all of which also contribute to natural surveillance and support the visual and physical relationship between building and ground level.
Adoption		The final confirmation of a **Local Plan Document** as having statutory status by a **Local Planning Authority.**
Affordable housing		Affordable housing includes **social rented, affordable rented** and **intermediate** housing, provided to specified, eligible households whose needs are not met by the market. Affordable housing should: • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Affordable rented housing		Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime (the regime under which the social rents of tenants of social housing are set) but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
Agricultural and classification		Grades agricultural land according to its quality and versatility (ranging through grades 1, 2, 3a, 3b, 4 and 5, from best to least versatile/least good).
Air Quality Management Area	**AQMA**	AQMAs are declared by local authorities in areas of poor air quality where national air quality objectives are not being met. AQMAs can range in size from a couple of streets to much bigger areas. Once declared, the local authority must compile a plan to improve the air quality in this area.
Allocated		Land that has been identified for a certain use in a **Local Development Plan.**
Annual Monitoring Report	**AMR**	A requirement undertaken by a **Local Planning Authority** to report on the implementation of the **Local Plan** and monitor to what extent the objectives of the policies are being achieved.
Area Action Plan	**AAP**	A specific type of **Local Plan Document** that provides a planning policy framework for areas of significant change or conservation. These deal with specific areas and specific requirements, such as the redevelopment of an area of derelict land and buildings.
Area of Outstanding Natural Beauty	**AONB**	An area of the countryside in England, Wales or Northern Ireland specially designated by Natural England as having significant landscape value.
Biodiversity		A term used to refer to all natural life, including plants, animals and other organisms.
Biodiversity Action Plan	**BAP**	A strategy prepared for a local area aimed at conserving biological diversity.
Brownfield land		Brownfield land (also known as Previously Developed Land) is that which is currently, or was previously, occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.

		The definition covers the curtilage of the development although private gardens are no longer regarded as Brownfield land. Opposite to **Greenfield land.**
Code for Sustainable Homes	**CSH**	An environmental assessment method for rating and certifying the performance of new homes based on BRE (Building Research Establishment) Global EcoHomes scheme.
Commitments		Development proposals that already have permission or are allocated in an adopted development plan.
Conservation Area		Areas of special architectural or historical interest where it is desirable to preserve or enhance the character, appearance or setting.
Core Strategy		A **Local Plan Document** that sets the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision.
County Wildlife Site	**CWS**	A site that is considered to be valuable for wildlife at a County level. These sites are managed by a partnership between Norfolk Wildlife Trust, Norfolk County Council and Natural England.
County Geodiversity Site	**CGS**	A site that is considered to be valuable for geodiversity at a County level. These sites are managed by a partnership between Norfolk Geodiversity, Norfolk County Council and Natural England.
Cross-boundary		Indicates that an issue relates to a wider area than the borough boundary and needs to be dealt with in conjunction with other interested parties, i.e. adjoining local authorities, highway, education or health care providers.
Decentralised energy supply		Energy supply from local renewable and local low-carbon sources (i.e. on-site and near site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to describe a wide range of technologies, including micro-renewable, which can serve an individual building, development or wider community locally and include heating and cooling energy.
Department for Communities and Local Government	**DCLG**	The department which sets policy in local government, planning, housing, urban regeneration and fire services. The department is also responsible for racial equality and community cohesion.
Development Control/ Development Management		The process whereby a local planning authority receives and considers the merits of a planning application and in due course, whether it should be given permission having regard for the **Local Plan** and all other material considerations
Development limits		Identifies the area within which development proposals would be acceptable, subject to complying with other policies contained in the **Local Plan**. They seek to prevent development from gradually extending into the surrounding countryside.
Ecological network		By creating links between **habitats,** an ecological network is formed through which wildlife can migrate. For example a hedgerow connecting two woodland areas can allow species to migrate between the woodland.
Economically active		Refers to someone who is either employed or actively looking for work.
Enterprise Zone		A specific area granted Enterprise Zone status, designed to encourage new businesses to locate there by providing financial incentives and other support as well as simplified planning through the use of a **Local Development Order.** The two Enterprise Zone sites in the borough are South Denes in Great Yarmouth and Beacon Park in Gorleston.
Evidence base		There are a number of documents which together form the evidence base for the **Core Strategy**. These studies include data and information, which inform policies.
Examination in Public		**Local Plan Documents** and the **Statement of Community Involvement** will be subjected to independent scrutiny by way of an Examination in Public.
Great Yarmouth Borough-Wide Local Plan (2001)	**BWLP**	A plan produced by local authorities under the former planning system. The Great Yarmouth Borough-Wide Local Plan is being replaced by the **Local Plan.**

Green infrastructure		Defined as the physical environment within and between cities, towns, villages; specifically the networks of open space, waterways, green corridors and open countryside.
Greenfield land		Land (or a defined site) that has not been built on or where the remains of any structure has blended into the landscape over time (opposite of **Brownfield land**). Applies to most land outside the built up area boundaries. Not to be misinterpreted as greenbelt.
Gypsy/Traveller		As defined in the Housing Act 2004, inclusive of all Gypsies, Irish Travellers, New Travellers, Showpeople, Circus People, Bargees, Roma Gypsies and Travellers in bricks and mortar accommodation.
Habitat		The locality in which a population of plants, animals or other living organisms naturally live.
Habitat compensation		Measures taken to make up for the loss of, or permanent damage to, biological resources through the provision of replacement areas. Any replacement area should be similar to or, with appropriate management, have the ability to reproduce the ecological functions and conditions of those biological resources that have been lost or damaged.
Habitat Regulations Assessment	**HRA**	A Habitats Regulations Assessment or Appropriate Assessment is prepared to determine the impact of a plan on areas of designated European environmental importance (a **SAC** or **SPA**) as a requirement under Regulation 48(1) of the Conservation (Natural Habitats &c) (Amendment) Regulations 2006.
Heritage Asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
House in Multiple Occupation	**HMO**	A house which has three or more tenants forming more than one household and sharing facilities in the house, i.e. the kitchen and the bathroom.
Intermediate housing		Homes for sale and rent provided at a cost that is above social rent but below open market levels.
Issues and Options		Document(s) produced during the pre-submission stage of preparing **Local Plan Documents** for the purpose of gaining public consensus on proposals before submission to the government for independent examination.
Key Diagram		A diagram that illustrates the main strategic principles of the spatial strategy of the **Local Plan.** It is not site specific, unlike the **Proposals map.**
Landmark building		A building that stands out from its context by virtue of distinguishing features, such as its creative, innovative or distinctive design.
Localism Act		Introduced in 2011, this Act distributes power from central government to local authorities and communities and brings in a number of measures to enable them to make more decisions about their local areas. The Act introduces new rights for **neighbourhood planning.**
Local Development Order	**LDO**	An area of simplified planning which, subject to a number of criteria, enables development without the need for planning permission. In the borough there are two Local Development Orders, which accompany the **Enterprise Zones** at South Denes in Great Yarmouth and Beacon Park in Gorleston.
Local Nature Reserve	**LNR**	Area of wildlife or geological interest where use by local people for education and enjoyment is encouraged through designation by the local authority.
Local Plan		Local Plan is a term used to describe a group of **Local Plan Documents** that provides the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of the area, where this affects development and the use of land.
Local Plan Documents	**LPD**	Sat within the **Local Plan** portfolio are Local Plan Documents that have been subject to independent testing. The Local Plan Documents collectively deliver the spatial planning strategy for the local planning authority's area.
Local Development Scheme	**LDS**	A public project plan identifying which **Local Plan Documents** will be produced within the **Local Plan,** in what order and when, over a three year period.

Local Enterprise Partnership	**LEP**	A partnership formed between businesses and local authorities with the remit of creating jobs and business growth within a defined economic area. They are business-led and independent from government. The New Anglia Local Enterprise Partnership covers Norfolk and Suffolk.
Local Transport Plan	**LTP**	The transport strategy prepared by the local transport authority, i.e. Norfolk County Council.
Low carbon		An activity that is low carbon minimises the emissions of carbon dioxide.
Microgeneration		Small scale, on-site, low carbon and renewable energy technologies, which generally generate less than 45kw for heat and 50kw for electricity. They harness energy sources such as wind, photovoltaics, solar thermal, biomass, hydro and heat pumps.
Mitigation		Measures taken to avoid or reduce adverse impacts. Measures may include locating the development and its working areas and access routes away from areas of high ecological interest, or timing works to avoid sensitive periods. See also Habitat Compensation.
National Nature Reserve	**NNR**	Area of national importance for wildlife or geological interest, which is accessible to the public for education and enjoyment. National Nature Reserves are declared by Natural England and select the most important parts of the country's **Sites of Special Scientific Interest.**
National Planning Policy Framework	**NPPF**	New planning legislation, which has recently been adopted. The framework replaces existing Planning Policy Statements and Guidance Notes as part of Government reforms to make the planning system less complex and more accessible with an overarching goal of achieving sustainable development.
Neighbourhood Development Plan		Using neighbourhood planning powers, parish or town councils or **neighbourhood forums** can produce Neighbourhood Development Plans containing general planning policies for development and land use within their neighbourhood.
Neighbourhood Forums		A community group designated to take forward neighbourhood planning in areas without parishes.
Neighbourhood Planning		The **Localism Act** (2011) introduced neighbourhood planning to give new powers for local communities to shape new development in their area and to produce **neighbourhood plans.**
Pitch		Area of land on a site that is generally occupied by one **Gypsy/traveller** household. These can vary in size and have different numbers of caravans on them.
Planning Inspectorate	**PINS**	A government body with multi-facing tasks, including the processing of planning and enforcement appeals and holding enquiries into **Local Plan Documents.**
Policies Map		The adopted Policies Map illustrates on a base map (reproduced from an Ordnance Survey map to a registered scale) all the policies contained in **Local Plan Documents.** It is site and location specific, unlike the **Key Diagram**. The Policies Map is revised as each new **Local Plan Document** is adopted and reflects the up-to-date planning strategy in the area.
Preferred Options		Document(s) produced as part of the preparation of **Local Plan Documents**, issued for formal public consultation.
Ramsar Site		Ramsar sites are wetlands of international importance, designated under the Ramsar Convention; an international treaty for the conservation and sustainable utilisation of wetlands.
Registered Provider		Any body that is from time to time included in the Council's list of Registered Providers, with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body registered or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld). This shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA.

Renewable and Low carbon energy		Includes energy for heating and cooling, as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, like wind energy and solar power. Low carbon technologies are those that can help reduce carbon emissions but are not from renewable sources.
Section 106 Agreement	**S106**	Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a developer over a related issue. This is known as a Section 106 Agreement and is the usual method to ensure that any impacts on infrastructure arising from a development are offset by the developer, through providing the necessary upgrades or by providing a contribution towards this.
Sequential test		Planning a sequential approach to development lies at the heart of the planning system. Essentially it means going through a sequence of tests when considering the location of new development. This is to ensure that development is located in the most sustainable location first, before other, less sustainable locations are chosen. Government planning policy, contained in the National Planning Policy Framework, sets out two formal uses of the Sequential Test, in relation to the location of retail development and in relation to the location of development in areas at risk from flooding. The Sequential Test for retail development is set out in paragraphs 24 to 27 of the **National Planning Policy** Framework. It requires that applications for main town centre uses (e.g. shops) should be located in designated centres. If that is not possible then they should locate in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. The Sequential Test for development in areas of flood risk is set out in paragraphs 100 to 104 of the **National Planning Policy Framework**. The aim of this sequential test is to steer new development toward areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonable, available sites appropriate for that development in areas of lower probability of flood risk. Flood risk has a significant impact on development in the Borough of Great Yarmouth and the council has undertaken a **Strategic Flood Risk Assessment.**
Site allocations		A **Local Plan Document** that allocates land for mixed uses. It is separate from the **Core Strategy,** allowing the local planning authority to update allocations in light of changes to other **Local Plan Documents.**
Site of Special Scientific Interest	**SSSI**	Site or area legally protected due to its national importance for wildlife, plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981 (as amended).
Social rented housing		Social rented housing is owned by local authorities and private registered providers for which guideline rents are set through the national rent regime.
Sound		To be found "sound", a **Local Plan Document** should be positively prepared, justified, effective and consistent with national policy. Positively prepared means the plan should be prepared based on a strategy that seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development. Justified means the document must be founded on a robust evidence base and the most appropriate strategy when considered against the reasonable alternatives. Effective means the document must be deliverable, flexible and able to be monitored (Defined in NPPF, paragraph 182).
Spatial planning		The concept of spatial planning is intended to be at the heart of the new planning system. Spatial planning concerns itself with places and how they function together and relate to each other. Its objectives are to manage change to secure the best achievable quality of life for all in the community without hindering resources or damaging the environment. It will include policies that can impact on land use, for example by influencing the demands on development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission.

Special Area of Conservation	**SAC**	Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats in an effort to conserve biodiversity.
Special Protection Area	**SPA**	Strictly protected sites classified in accordance with Article 4 of the European Commission Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species.
Strategic Environmental Assessment	**SEA**	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. This can be combined with the **Sustainability Appraisal.**
Statement of Community Involvement	**SCI**	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the **Local Plan** and **Development Control** decisions.
Strategic Flood Risk Assessment	**SFRA**	The 2009 SFRA updates the 2006 SFRA in line with the requirements of Planning Policy Statement 25: Development and Flood Risk (this has subsequently been replaced by the NPPF and remains a requirement under section 10). It provides flood risk information to support appropriate land use allocations within the borough and includes the mapping of Flood Zones 1, 2, 3a and 3b.
Strategic Housing Land Availability Assessment	**SHLAA**	An assessment to inform the **Local Plan** on future development and the potential allocation of land on **Brownfield** and **Greenfield** sites. Replaces Urban Housing Capacity Studies.
Strategic Housing Market Assessment	**SHMA**	A study which assesses the future housing needs of the borough in terms of size, tenure and affordability of dwellings.
Supplementary Planning Document	**SPD**	A Local Plan document that has not been subject to independent testing and does not have the weight of development plan status, used to provide further detail of policies in the **Local Plan.**
Sustainability Appraisal	**SA**	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
Sustainable tourism		Any form of tourism development, management or activity that ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well being of individuals living, working or staying in the destination.
Sustainable transport mode		A collective term used to describe the following transportation modes: walking, cycling and public transport.
Sustainable Urban Drainage System	**SUDS**	Designed to replicate natural drainage systems, SuDS are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
Use classes		The Town and Country Planning (Use Classes) Order (1987) (as amended) groups land uses into different categories, known as use classes. Change of use within a use class and some changes between classes do not require planning permission.
Windfall site		A site which has unexpectedly become available and therefore has not been identified for development through the plan preparation process.

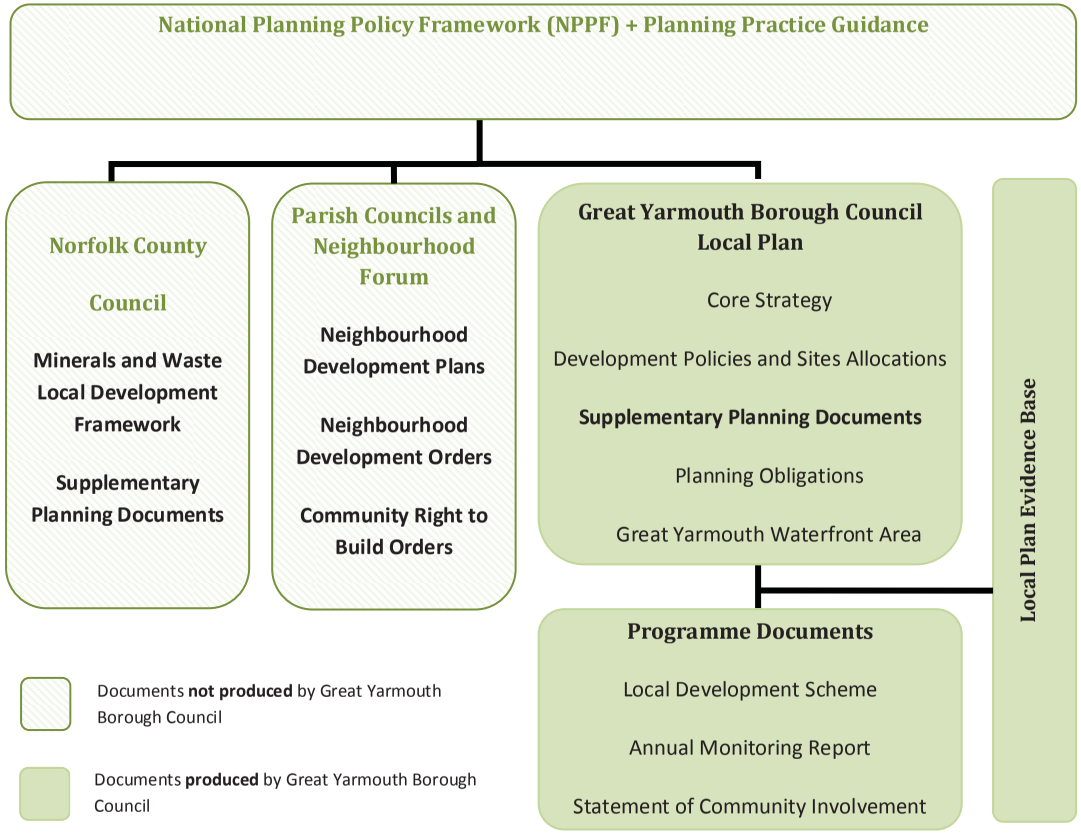
Great Yarmouth Borough Core Strategy Proposed Additional Modifications (May 2015)

The Modifications are expressed as ~~strikethrough~~ for deletions and underline for additions. The Core Strategy text is highlighted in green. The page and paragraphs in the first and second columns refer to the Regulation 19 Core Strategy (2013).

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
AM1	3	Foreword	Replace text as follows: ~~As the main planning policy document for the borough the Core Strategy will be material consideration in assessing planning applications and will serve as the foundation for a range of other planning documents including other Local Plan Documents and Neighbourhood Development Plans.~~ ~~In November - December 2012 we consulted on the Finalising Our Options draft and received a fantastic response from a wide range of residents, businesses and statutory bodies. Since then we've looked carefully at all the responses received, along with all the evidence and prepared this Pre-Submission draft.~~ ~~At this stage, you now have the opportunity to comment on the soundness and legal compliance of this document. To be sound the Core Strategy must be consistent with national policy, justified by a robust and credible evidence base and be the most appropriate strategy when considered against alternatives. It must also be effective, i.e. deliverable, flexible and able to be monitored to check the Core Strategy is working. Legal compliance refers to ensuring that the document has been prepared in accordance with the appropriate regulations and with the Council's Statement of Community Involvement.~~ ~~Remember the Core Strategy is not just the Council's plan for the future, it is our plan, which is why it is so important that you take this opportunity to have your say on soundness and legal compliance."~~ Developing the Core Strategy to meet all of these potentially competing needs has been a major challenge and one that would not have been possible without the help and contributions received from very many individuals and organisations. The Plan has been amended and refined during its	To reflect latest stage

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
			development in response to the matters and concerns raised through the various public consultations and under the Duty. We have also published a wide range of technical studies and evidence to support the overall direction and detailed policies contained within it. Furthermore, each stage of the Plan's production has been the subject of a separate Sustainability Appraisal to ensure that sustainability is at the heart of the document and its delivery. The scale of development set out in this Plan to meet the local needs of the area is both realistic and deliverable. This Plan will serve as the foundation for any future Local Plan Documents and Neighbourhood Development Plans and will be used as a material consideration in the assessment of planning applications.	
AM2	5	Contents	Update contents list as follows: **Section 4: Core policies** … Policy CS13: Protecting areas at risk of flooding and coastal ~~erosion~~ change … Page numbers updated.	To reflect latest stage; accuracy
AM3	8 to 9	Introduction 1.1 to 1.3	Delete text from paragraph 1.1.1 as follows: 1.1.1 Local Planning Authorities must, by law, prepare a development plan for their area to coordinate land use and new development. Great Yarmouth Borough Council is currently preparing a new style Local Plan (~~formerly the Local Development Framework),~~ which directs where new development will take place across the borough area, describes what changes will occur, and identifies how places will be shaped in the future.	For clarity; to reflect the latest Local Development Scheme (Document Ref: G11); to reflect comment CSPub_108 CW & J Cargill Ltd

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
			Delete ~~Figure 1~~ and replace with the following:	



Ref	Page	Policy/ Paragraph	Proposed modification	Reason
			Delete text from paragraph 1.3.3 as follows: 1.1.3 Following the adoption of the Core Strategy ~~in 2014~~ the outcome of each policy will be monitored on an annual basis. This monitoring data will be used to inform other Local Plan documents and future reviews of the Core Strategy.	
AM4	9 to 13	Introduction 1.4	Replace paragraph 1.4.1 to 1.4.5 as follows: ~~1.4.1 Consultation has played a fundamental role in developing the Core Strategy. Between 2008 and 2011 Great Yarmouth Borough Council carried out a series of consultation and information gathering exercises to prepare a vision, establish key issues and objectives, consider strategic development options for the borough (outside of the Broads Authority Executive Area) and alternative development strategies together with key policies through the following documents:~~ ~~• Core Strategy: Issues and Options Stage 1 (October/December 2005)~~ ~~• Core Strategy: Issues and Options Stage 2 (March/May 2006)~~ ~~• Core Strategy: Preferred Options (August /September)~~ ~~• Core Strategy: Amendment to the Core Strategy (February /April 2009)~~ ~~• Core Strategy: Finalising Our Options (November/December 2012)~~ ~~1.4.2 A Consultation Statement has been published alongside this document which sets out:~~ ~~• Who was invited to make representations on the Core Strategy~~ ~~• How they were invited to make representations at each stage of the process~~ ~~• A summary of the main issues raised by the representations~~ ~~• How these main issues have been taken into account in the preparation of the Core Strategy~~ ~~1.4.3 The last consultation in November/December 2012 received a relatively good response and the majority of consultees including statutory agencies were broadly supportive of the aims and intentions of the document. The main issues raised at this stage were regarding:~~	To reflect latest stage; to reflect the publication of the Retail Capacity Refresh (Document Ref: G13); to reflect the publication of the revised Five Housing Land Position Statement (Document Ref: G12)

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
			~~• Accuracy of policy mapping~~ ~~• Housing targets (ensure they are objectively assessed)~~ ~~• Proposed allocation at land south of Bradwell~~ ~~• Renewable energy targets (viability/consistency)~~ ~~• Spatial distribution of new development~~ ~~• Viability (whole plan and the Waterfront Area in Great Yarmouth)~~ ~~1.4.4 Since the last consultation, the Council has reviewed each of the comments received and has amended the Core Strategy where appropriate. In addition, several new background evidence studies and papers have also been prepared to strengthen the evidence base underpinning the policies in the plan.~~ ~~1.4.5 The Council has also ensured that the recent amendments are in conformity with the aims and policies of the National Planning Policy Framework (NPPF).~~ 1.4.1 Consultation has played a fundamental role in developing the Core Strategy. Between 2005 and March 2011, under the previous 2004 and 2008 regulations, Great Yarmouth Borough Council carried out a series of consultation and information gathering exercises to prepare a vision, establish key issues and objectives, and consider strategic development options and alternative development strategies for the borough (outside of the Broads Authority Executive Area). These exercises were achieved through the following documents: • Core Strategy: Issues and Options Stage 1 (October - December 2005) • Core Strategy: Issues and Options Stage 2 (March - May 2006) • Core Strategy: Preferred Options (August - September 2006) • Core Strategy: Amendment to the Core Strategy (February - April 2009) 1.4.2 Following careful consideration of the comments received through these consultations and following changes in regional and national guidance, the decision was made to refresh the preparation of the Core Strategy and undertake a further 'options' consultation in November – December 2012. This 'Finalising Our Options' consultation was undertaken in accordance with the	

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Page 229 of 294			2012 regulations and generated a healthy response. Several key changes were made to the Core Strategy following the consultation together with the completion of additional pieces of background evidence. These included increasing the housing target and a shift in locational strategy, which retained the initial intention of directing the majority of new development towards the Main Towns and Key Service Centres, whilst still planning for an increased amount of development in the Primary Villages. 1.4.3 The final consultation on the Publication draft of the Core Strategy took place in September – November 2013 and representations were invited on soundness and legal compliance. In total 29 consultees responded, raising a total of 145 individual comments. A Consultation Statement has been published alongside this document which sets out: • who was invited to make representations on the Core Strategy • how they were invited to make representations at each stage of the process • a summary of the main issues raised by the representations • how these issues have been taken into account in the preparation of the Core Strategy Re-number subsequent paragraphs as follows: ~~1.4.6~~ 1.4.4 ~~1.4.7~~ 1.4.5 ~~1.4.8~~ 1.4.6 Replace text in paragraph 1.4.8 as follows: 1.4.8 The UK Marine Policy Statement (2011) draws attention to new systems for marine planning that are being introduced through primary legislation. The Secretary of State delegated the Marine Management Organisation (MMO) as the statutory body to undertake marine planning in England. ~~A Marine Plan is currently being prepared for the East Inshore and Offshore plan areas that include the~~	

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Page 230 of 294			~~coastline and estuaries within the Borough of Great Yarmouth.~~ The East Inshore and Offshore Marine Plans were adopted in April 2014. These Marine Plans inform and guide regulation, management, use and protection of the marine plan areas, which include the Borough's coastline and inland areas, such as the Broads and the River Yare estuary. Re-number subsequent paragraphs as follows: ~~1.4.9~~ 1.4.7 ~~1.4.10~~ 1.4.8 ~~1.4.11~~ 1.4.9 ~~1.4.12~~ 1.4.10 ~~1.4.13~~ 1.4.11 ~~1.4.14~~ 1.4.12 Insert and replace text in Table 1:Background Evidence Studies as follows: Local Plan Viability and Deliverability Assessment — 2014 — HDH Five Year Housing Land Supply Statement — 20~~13~~ 14 — Great Yarmouth Borough Council Retail Capacity Refresh — 2014 — Strategic Perspectives Infrastructure Plan ~~(Draft)~~ — 20~~13~~ 14 — Great Yarmouth Borough Council Open Space Study — 2013 — Great Yarmouth Borough Council	

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Page 231 of 294			Strategic Housing Land Availability Assessment 20~~13~~ 14 Great Yarmouth Borough Council Strategic Housing Market Assessment 2013 HDH Development and Planning Transport Modelling Study 2013 Norfolk County Council Affordable Housing Viability Assessment 2012 Three Dragons Employment Land Study (Update) 2012 Great Yarmouth Borough Council Housing Windfall Assessment 2012 Great Yarmouth Borough Council Sustainable Settlements Study 2012 Great Yarmouth Borough Council Retail Study 2011 Strategic Perspectives Strategic Flood Risk Assessment 2009 Capita Symonds Water Cycle Study Scoping Report 2009 Scott Wilson Landscape Character Assessment 2008 Landuse Consultants Employment Land Study 2006 Bone Wells Delete paragraphs 1.4.15 and 1.4.16 as follows: ~~1.4.15 Evidence still to be finalised include the Infrastructure Plan which is currently in a draft form and subject to a separate consultation and a Plan Wide Viability Assessment. The NPPF and 'Viability Testing Local Plans' Guidance by the Local Housing Delivery Group both stress the importance of ensuring planning authorities strike a balance between policy requirements for sustainable development and the realities of economic viability, where there should be both clear justification for the adoption of local standards and policies, and reasonable returns for landowners and developers. Crucially, the sites and scale of development identified in the plan should not be subject to such a scale of burdens that their ability to be developed viably is threatened.~~ ~~1.4.16 In order to satisfy the tests of viability and deliverability as set out in the NPPF the Council~~	

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Page 232 of 294			~~requires an assessment on the cumulative impact the proposed Core Policies within the Core Strategy will have on the viability of future housing and commercial development in the borough over the plan period. When it comes to considering the viability of its policy requirements, the Council is not starting with a blank sheet of paper as the Affordable Housing Viability Assessment, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment and the emerging Infrastructure Plan all provide evidence towards the viability and deliverability of policies and sites within the Core Strategy. The emerging Plan Wide Viability Assessment will build upon existing evidence and provide the necessary information to establish if the emerging Core Strategy policies are viable, realistic and deliverable, or where appropriate recommend amendments to provide additional flexibility or address identified issues and constraints.~~ Re-number subsequent paragraphs as follows: ~~1.4.17~~ 1.4.13 ~~1.4.18~~ 1.4.14 ~~1.4.19~~ 1.4.15 Replace the text in paragraph 1.4.19 as follows Stage B: This stage comprised the main bulk of the SA and involved developing and refining options which were part of the Core Strategy Issues and Options documents 1&2 (November 2005 and April 2006) and assessing draft Core Policies and Key Site Policies which were included as part of the Core Strategy Preferred Options document (August 2006), the Amendment to the Core Strategy document (February 2009) and the ~~current Core Strategy document (2012)~~ Core Strategy Finalising our Options document (2012), the Core Strategy Publication document (2013) and the current Submission document (March 2014).	

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
			Re-number subsequent paragraphs as follows: ~~1.4.20~~ 1.4.16 ~~1.4.21~~ 1.4.17 Delete text in paragraph 1.4.21 as follows: 1.4.21 Plans and projects which have the potential to affect European sites of nature conservation importance have to be assessed against the requirements of the Conservation of Habitats and Species Regulations (2010). A Habitats Regulations Assessment (HRA) has therefore been carried out alongside the development of the Core Strategy to determine whether the Core Strategy is likely to have any significant effects on the integrity of any European designated sites in accordance with the methodology agreed with Natural England in 2008. ~~The HRA Report is also subject to consultation and is available on the Council's website www.great-yarmouth.gov.uk/localplan. Hard copies can be made available at the Town Hall in Great Yarmouth upon request.~~	
AM4	15 to 16	Sub-Section 1.6 to 1.8	Delete paragraphs 1.6.1 to 1.7.1 as follows: ~~**1.6 How can you have your say?**~~ ~~1.6.1 Assuming that no significant changes are required to this document this will be the final consultation before it is submitted to the Secretary of State and examined in public and your last chance to have your say.~~ ~~1.6.2 At this stage you are invited to make representations on the soundness of any paragraph and policy in the document and of the legal compliance of the Plan's content and the process which has been adopted to prepare it, as the inspector will only consider comments relating to legal compliance and soundness.~~ ~~1.6.3 The Core Strategy must meet the requirements for legal compliance which are set out in the~~	To reflect latest stage; to reflect comment CSPub_109 CW & J Cargill Ltd

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
Page 234 of 294			~~Planning and Compulsory Purchase Act 2004 (as amended). Before making a comment on legal compliance you should consider the following:~~ ~~• Is the Core Strategy identified in the current Local Development Scheme and have the key stages been followed?~~ ~~• Was the process of community involvement for the Core Strategy in general accordance with the Council's Statement of Community Involvement? Has the Core Strategy been prepared in accordance with the Town and County Planning (Local Planning) (England) Regulations) 2012?~~ ~~• Have the Sustainability Appraisal Report and Habitat Regulation Assessment documents been prepared effectively and their recommendations taken into account?~~ ~~• Has the Council appropriately engaged with adjacent Local Authorities under the Duty to Cooperate?~~ ~~1.6.4 To be sound the Core Strategy must meet these tests of soundness criteria set out in the National Planning Policy Framework; these are shown below in Table 3.~~ ~~**Table 3: Tests of Soundness**~~ ~~**Be positively prepared**~~ — ~~The document should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so consistently with the presumption in favour of sustainable development.~~ ~~**Be justified**~~ — ~~Based on robust and credible evidence, the document should:~~ ~~• Provide evidence of community participation in its production~~ ~~• Be backed up by facts~~ ~~• Offer the most appropriate strategy when compared with reasonable alternatives, and~~ ~~• Show how policies are sustainable.~~	

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
Page 235 of 294			~~**Be effective**~~ ~~The policies should be deliverable, and the document should:~~ ~~• Include plans for providing supporting infrastructure~~ ~~• Face no barriers to delivery in the form of regulations or national planning law~~ ~~• Identify partners who will help deliver it~~ ~~• Fit in with the strategies of neighbouring authorities~~ ~~**Consistent with national policy**~~ ~~The Core Strategy should be consistent with the National Planning Policy Framework and the Planning for Traveller Sites document.~~ ~~1.6.5 If you wish to make a representation seeking a change to the Core Strategy you should make clear in what way the Core Strategy is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the Core Strategy should be changed. It will be helpful if you also say precisely how you think the Core Strategy should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at this stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he or she identifies for examination.~~ ~~1.6.6 Further guidance on the requirements for submitting comments at this stage can be found on the Council's website at **www.great-yarmouth.gov.uk/localplan**, local libraries and at the Town Hall in Great Yarmouth. Comments can be submitted by electronically through our online consultation portal or by e-mail to the Strategic Planning team on **localplan@great-yarmouth.gov.uk** using the form on the website. Local Plan Comments Forms are also available from local libraries and at the Town Hall in Great Yarmouth. Completed Local Plan Comments Forms should be sent to:~~ ~~Strategic Planning~~ ~~Great Yarmouth Borough Council~~ ~~Town Hall, Hall Plain~~	

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Page 236 of 294			~~Great Yarmouth~~ ~~Norfolk~~ ~~NR30 2QF~~ ~~1.6.7 Please ensure that your comments are submitted using the above methods to the Council's Strategic Planning Team by 5pm on Friday 8th November 2013. Comments received after this time will not be considered as this is a statutory time period.~~ ~~**1.7 What will happen next?**~~ ~~1.7.1 Following the representation period on this document, the Council will assess the representations received and produce a Submission version of the Core Strategy for an independent Examination. Following the Examination and receipt of an Inspector's Report, the Core Strategy (as modified as necessary in line with the Report's conclusions) will then be formally adopted by the Council.~~ Re-number subsequent paragraphs as follows: ~~1.8~~ 1.6 ~~1.8.1~~ 1.6.1 Renumber and delete text in paragraph 1.8.1 as follows: ~~1.8.1~~ 1.6.1 Adopted saved policies in the Great Yarmouth Borough Wide Local Plan (2001) remain part of the Development Plan until superseded by an adopted Local Plan Document. Appendix 8 sets out the 'saved' Great Yarmouth Borough-Wide Local Plan (2001) policies that the Core Strategy will supersede when it is adopted ~~in 2014~~.	

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
AM6	18	Section 2	Delete and replace text from paragraph 2.1.1 to 2.1.3 as follows: 2.1.1 The Borough of Great Yarmouth is situated on the east coast of Norfolk adjacent to the Norfolk ~~Broads~~. The borough covers 17,000 hectares which includes 24 kilometres of coastline, productive farmland and environmentally important wetlands. 2.1.2 ~~The largest settlement in the borough is the town of Great Yarmouth, with a resident population of 27,156~~[1]. The largest settlement in the borough is Great Yarmouth, which is located at the mouth of the River Yare and has a resident population of 27,156[1] As one of the UK's most popular seaside destinations, it has everything that one would expect from a vibrant coastal resort. Great Yarmouth is the principle centre in the borough for retail, services and employment, including port related activities. 2.1.3 To the north-west of the borough, the Trinity Broads are a peaceful reminder of all that the ~~Norfolk~~ Broads have to offer, surrounded by villages, woodland and open countryside dotted with traditional windmills. The largest settlement in the north of the borough is Caister-on-Sea with an approximate population of 8,820[1]. Caister-on-Sea has a variety of shops, restaurants, cafés, pubs, supermarkets and other amenities. Other settlements in the northern parishes include primary villages such as Martham, Hemsby, Ormesby St Margaret and Winterton-on-Sea. Replace text in paragraph 2.1.9 as follows: 2.1.9 The borough's economy is dominated ~~by two major industries: the energy industry and the visitor economy, both~~ by three major industries: energy and engineering, port and logistics, and tourism, all of which make an important contribution to the sub-regional, regional and national economy.	To reflect comments CSPub_69, 71, 72, 73, 74, 76, 77 and 100 Broads Authority; to ensure consistency with GYBC Economic Strategy; to reflect latest Annual Population Survey (ONS))

[1] ONS Census (2011)

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Page 238 of 294			Replace text in paragraph 2.1.11 to 2.1.12 as follows: 2.1.11 With regard to the visitor economy, Great Yarmouth has been a seaside resort since the late 18th century. Today it is one of the most popular British seaside resorts and has over 80,000 available bed spaces, caters for around 5 million visitor nights each year. With regards to the visitor economy, Great Yarmouth is one of the most popular coastal resorts in the UK with around 5 million visitors each year. The Borough offers a wide range of attractions, facilities and accommodation types for visitors to enjoy. Great Yarmouth is also a gateway to the Broads, where visitors can enjoy recreational pursuits such as walking, cycling, sailing, angling and bird-watching. 2.1.12 The borough has a working age population of ~~59,600 of which 46,500~~ 59,100, of which 42,800 are economically active. The majority of these are employees and work full-time but a small proportion of the population are self employed. 85% of the economically active population are employed in the service industry such as distribution, hotels and restaurants. This is slightly higher than the county average of 81.7%. Over 15% of the economically active population are employed in visitor-related services which is significantly higher than the county average of 9.1%. Generally unemployment levels in the area fluctuate with the seasons and are at their lowest during the summer months. The level of unemployment (claimant count) for the Great Yarmouth Borough Council area in ~~January 2012 was 6.9%, when for Norfolk as a whole, the rate was 3.6%[5]~~ October 2013 was 4.7%, whereas for Norfolk as a whole the rate was 2.6%[5]. Replace text in paragraph 2.1.21 as follows: 2.1.21 The borough's natural environment is one of its greatest assets, with several internationally recognised nature designations including Special Protection Areas (including Marine), Special Areas of Conservation and Ramsar Sites. These designations provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. At the Breydon Water SPA and Ramsar and the ~~North Denes SPA~~ Great Yarmouth North Denes Special Protection Area for example the key conservation objective is to protect and enhance the habitats of bird species of European importance…	

Ref	Page	Policy/ Paragraph	Proposed modification	Reason
Page 239 of 294			Renumber paragraph, replace and insert the following text to paragraph 2.1.23 and 2.1.24 2.1.23 The Broads is an area of acknowledged national importance for landscape, biodiversity, and recreational and navigational value. The landscape of the Broads, in particular the wide, flat valley of the Thurne to the north west, is otherwise open and exposed, and of relatively large scale and simple composition. More information on the landscape character of the Broads can be found in the Broads Landscape Character Assessment. ~~2.1.23~~ 2.1.24 The remaining landscape of the borough is a lowland rural and transitional wetland landscape, comprising a simple mosaic of mixed farmland fringed by the wet woodlands and grazing marshes of the ~~Norfolk~~ Broads and associated Broadland River Valleys. The fabric of the rural landscape is in places eroded due to agricultural intensification and settlement expansion, although a more intact field boundary pattern and the influence of minor estates is evident in parts, notably in the wooded valley which forms the boundary with Waveney District Council at the southern end of the borough. ~~2.1.24~~ 2.1.25 Although the maritime environment… Re-number paragraphs from 2.1.19 onwards Delete, replace and insert text in Table 4: Cross Boundary Issues as follows: **Issue** — **Relevant authorities/agencies/ and partnerships** Implications of new development on existing infrastructure networks — • Adjoining Local Planning Authorities • ~~Broads Authority~~ • Norfolk County Council • Suffolk County Council • Highways Agency	

Ref	Page	Policy/ Paragraph	Proposed modification		Reason
			Encouraging improvements to the wider road infrastructure network (including the dualling of the A47) Implications of sub-regional growth in the offshore renewable energy sector Delivery of regeneration objectives in the sub-region Provision of housing to meet local needs	• Infrastructure Plan Steering Group • NHS • Utility providers • Adjoining Local Planning Authorities • New Anglia Local Enterprise Partnership • Local Transport Body • A47 Alliance • Highways Agency • Norfolk County Council • Suffolk County Council • East of England Energy Group (EEEGR) • East Port UK Ltd • Marine Management Organisation • New Anglia Local Enterprise Partnership • Norfolk and Suffolk Energy Alliance • Waveney District Council • Broads Authority • Highways Agency • Homes and Communities Agency • Norfolk Development Company • Waveney District Council • Adjoining Local Planning	

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				Authorities • Homes and Communities Agency • Norfolk Development Company	
			Planning for tourism and managing it's impacts	• Adjoining Local Planning Authorities ~~including the Broads Authority~~ • Environment Agency • Natural England	
			Impact of retail proposals on centres outside of the borough	• Adjoining Local Planning Authorities	
			Minimising and managing flood risk	• Norfolk County Council • Suffolk County Council • Adjoining Local Planning Authorities • Emergency Services • Environment Agency • Internal drainage boards	
			Monitoring and protecting water quality	• Environment Agency • Broads Authority • Anglia Water • Essex and Suffolk Water • Norfolk County Council • Suffolk County Council	
			Monitoring and protecting the marine environment	• Environment Agency • Marine Management Organisation	
			Minimising and managing coastal erosion	• Anglian Coastal Authorities Group • Environment Agency	

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Page 242 of 294			Protection and enhancement of biodiversity and geodiversity (including: Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protected Areas (SPA), RAMSAR, County Wildlife Sites and County Geodiversity Sites) ~~Continued protection and management of Area of Outstanding Natural Beauty (AONB)~~ Continued protection and management of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the Broads Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads	• Marine Management Organisation • Adjoining Local Planning Authorities ~~including the Broads Authority~~ • Norfolk County Council • Wild Anglia Local Nature Partnership • Norfolk Biodiversity Partnership • Norfolk Geodiversity Partnership • Landowners • Natural England • Norfolk Biodiversity Partnership • Norfolk Coast Partnership • Other Local Authorities within the AONB boundary • Wild Anglia Local Nature Partnership • Broads Authority • Other Local Authorities adjacent to the Broads Authority Executive Area • Natural England • Wild Anglia Local Nature Partnership • Norfolk Biodiversity Partnership	

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Page 243 of 294			Promoting opportunities for the understanding and enjoyment on the special qualities of the Broads • Broads Authority • Other Local Authorities adjacent to the Broads Authority Executive Area • Natural England Protecting the interests of navigation • Broads Authority • Other Local Authorities adjacent to the Broads Authority Executive Area • Natural England • East Port UK Ltd • Marine Management Organisation Meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople • Adjoining Local Planning Authorities • Norfolk County Council • Suffolk County Council	
AM7	29	Table 5: Strategic Objectives	Replace SO6 2nd point as follows: • ~~Protecting and enhancing the Broads, the Norfolk Coast Area of Outstanding Natural Beauty and other sites of national and international importance and where appropriate, improving or managing access to these.~~ Protecting and enhancing the landscape quality of the Broads and the Norfolk Coast Area of Outstanding Natural Beauty and where appropriate, improving or managing access to these	To reflect comment CSPub_79 Broads Authority
AM8	33	Policy CS1 supporting text	Replace paragraph 4.1.6 as follows: 4.1.6 ~~Determining the distribution of new development involves considering how the borough~~	To reflect comment CSPub_100 Broads Authority

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Page 244 of 294			~~currently functions, including the role played by settlements within and beyond the borough boundary. The sustainable growth strategy for the borough set out in Policy CS2 recognises both the significant potential for growth within the borough's main urban areas and the need to ensure that the needs of residents in the villages are being fulfilled.~~ Determining the role of each settlement and the distribution of new development involved considering not just how the towns within the plan area interact with each other, but looking at how they interact with settlements in areas outside of the plan area. The sustainable growth strategy for the Borough, set out in Policy CS2, recognises both the potential for growth in the Main Towns and Key Service Centres and also the need to use growth to safeguard key services in the Primary Villages. Delete Sustainability Appraisal summary as follows: ~~Policy CS1 is the Councils overarching policy ensuring that the principles of sustainable development are fully incorporated throughout the Local Plan. Given the purpose of this policy it has been assessed as having largely positive effects upon all the Sustainability Appraisal objectives and considered to have significant positive effects upon; Access to Key Services (5), Quality of Neighbourhood Participation (8), Vulnerability to Climate Change (14) and Landscapes and Townscapes (18).~~ ~~The positive effect upon these objectives have been attributed as largely significant due to their existing poor and declining condition, as identified in the Baseline and the expectation that the policy will significantly improve upon these issues particularly over the medium to long term.~~	
AM9	36 to 39	CS2 Supporting Text	Add text as a new paragraph after paragraph 4.2.2 as follows: 4.2.2 The position of any settlement in the hierarchy is largely a reflection of its size and the scale and range of its services and facilities. Whilst this offers a pointer to its suitability for further development, it does not necessarily follow that new development is either appropriate or required in that location. For example, an individual settlement may be subject to constraints that restrict the scope for further development or have fewer available deliverable sites in comparison to other settlements in that tier. Such findings would not alter its position in the hierarchy but would be a critical factor in determining non-strategic allocations in the Development Policies and Site Allocations Local Plan	To reflect comment CSPub_140 Chapman Farm, CSPub_119, 123, 135 CW & J Cargill Ltd and CSPub_23 Amber Real Estate Limited; to reflect the latest stage

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Page 245 of 294			Document. Re-number paragraphs as follows: ~~4.2.3~~ 4.2.4 ~~4.2.4~~ 4.2.5 Replace paragraphs 4.2.5 and 4.2.6 as follows: ~~4.2.5 Due to the limited amount of unconstrained sites within Caister-on-Sea the settlement would only be able to provide for a modest amount of growth to provide essential new housing, shops, employment and community services addressing the needs of local residents and residents living in nearby villages.~~ In Caister-on-Sea, a more modest amount of new residential development would enable essential new housing and ensure that existing retail and community facilities serving the needs of local residents and residents who live in nearby villages will continue to thrive over the plan period. Given the coastal setting, close proximity to the Broads and existing form of Caister-on-Sea, there is a need to ensure that any new development is appropriately designed, with good levels of connectivity to key facilities. ~~4.2.6 In Bradwell however there are several potential areas for development, the majority of which are located to the south of Bradwell next to the Beacon Park development. New growth in this location will help ensure that the area has a good choice of housing, employment, retail and community facilities.~~ In Bradwell there are several potential areas for new residential development, the majority of which are located to the south of Bradwell next to the existing Beacon Park development and associated Enterprise Zone. New growth in this location, as part a comprehensive planned urban extension, will help support future growth in the Beacon Park site and ensure that the area continues to have a good choice of housing, employment opportunities, retail and community facilities.	

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Page 246 of 294			Replace text in paragraph 4.2.9 as follows: 4.2.9 With regard to the development potential of the Secondary and Tertiary Villages there are large contrasts in the size and service provision between these villages and the Primary Villages; as such any growth should be proportionately limited in scale and well-related to the ~~existing built environment~~ existing settlement and infrastructure. Neighbourhood Development Plans are particularly encouraged in these locations to define locally preferable positive development. Re-number paragraphs as follows: ~~4.2.10~~ 4.2.11 ~~4.2.11~~ 4.2.12 Replace paragraphs 4.2.11 (2nd) and 4.2.12 as follows: ~~**Allocating development sites**~~ ~~4.2.11 The majority of development sites will be identified and allocated through the emerging Development Policies and Site Allocations Local Plan Document. However, two strategic sites that are central to the delivery of the Core Strategy have been allocated in the Key Site policies section of this document. These allocations provide a more comprehensive and planned approach to development, with housing, employment and related facilities such as new schools brought forward in balance, allowing for better control over the phasing and release of development. These allocations also provide developers, investors and infrastructure providers with a clearer view of where new development will be focused within the Main Towns and Key Service Centres.~~ ~~4.2.12 The two strategic mixed-use development sites to be brought forward in the Core Strategy are the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension site at the land south of Bradwell (Policy CS18).~~	

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Page 247 of 294			Amending development limits and allocating sites for new development 4.2.13 Defining Development Limits around settlements has worked well in the past and is strongly supported by local communities. Development Limits protect the countryside from encroachment. Beyond Development Limits there is strict control over development, whilst within Development Limits appropriate development complying with other Plan policies will normally be permitted. Development Limits also have a role in protecting the character of settlements and especially the village edges where countryside meets the built environment. 4.2.14 Development limits will be reviewed and amended through the emerging Development Policies and Site Allocations Local Plan Document to ensure that they are consistently applied and accurately reflect settlement boundaries. Development limits will also be amended to reflect the boundaries of any new sites allocated in the document. 4.2.15 The majority of new development sites for both residential and commercial uses will be identified and allocated in the Development Policies and Site Allocations Local Plan Document. However, there are two strategic sites that are deemed to be central to the delivery of the plan. The key sites allocated in the Core Strategy are the Great Yarmouth Waterfront Area (Policy CS17) and the Beacon Park extension site to the south of Bradwell (Policy CS18). These key site specific policies provide a more comprehensive and planned approach to development, with housing, employment and related facilities such as new schools brought forward in a planned manner, allowing for better control over the phasing and release of development. Delete Sustainability Appraisal summary as follows: ~~Policy CS2 sets out the spatial location and distribution for future development in the borough. Specifically focussing on the likely effects of intended housing and economic development, the policy performs well against the social and economic objectives with significant positive effects relating to Poverty & Social Exclusion (4), Access to Key Services (5), Housing (7) and Revitalising Town Centres (21).~~	

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			~~However the policy is principally concerned with the likely impacts arising from growth (development) over the plan period as the provision of development over the plan period will inevitably have significant negative effects upon the environment. The SA identified, at varying scales and significance, negative effects relating to Soil Resources (10), Waste (11), Traffic (12), Climate Change (13), Vulnerability to Climate Change (14), Water & Air Quality (15), Biodiversity (16) Historic Environment (17) and Landscapes & Townscapes (18).~~ ~~However, taken collectively with specific core policies related to design (CS9), the natural environment (CS11), natural resources (CS12) infrastructure (CS14) and transport (CS16), it is likely that these significant effects will be overcome.~~	
AM10	42	Policy CS3 supporting text	Replace text in paragraph 4.3.1 as follows: 4.3.1 The National Planning Policy Framework (NPPF) requires that the Local Plan housing target is set locally and based on evidence to establish the objectively assessed needs for all housing. The primary evidence used to establish the objectively assessed future housing need is the Strategic Housing Market Assessment (SHMA, 2013) ~~which was completed in August 2013~~. Add text to the end of paragraph 4.3.6 as follows: 4.3.6 There are a number of constraints in the borough which cumulatively limit the amount of land which is available for development. Many of the constraints are multi-layered for example the Broads Authority Executive Area and the European nature conservation sites as illustrated in the Constraints Map in Appendix 2. The main constraints which could potentially impact on the Borough's ability to meet its identified objectively assessed housing needs include, but are not necessarily limited to: • Avoiding areas at risk of flooding and coastal erosion • Protecting designated nature conservation sites and protected landscapes from inappropriate development including Natura 2000 sites as required by Policy CS2 and CS11; and • Encouraging sustainable patterns of movement	For accuracy and to reflect latest stage

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Page 249 of 294			Delete and replace text in paragraph 4.3.11 and 4.3.12 as follows: 4.3.11 The Council's SHLAA (~~2013~~ 2014) ~~shows that there is theoretically enough land available to meet the target of 380 dwellings per year as shown in Table 7. The SHLAA examines the extent to which possible sites, including those suggested by developers, landowners and other parties are suitable, available and achievable over a given timeframe. The SHLAA~~ is a technical study used to inform policy development, it does not determine whether any site is acceptable for future housing development ~~and does not give it any planning status unless it is identified as a key site in this Core Strategy or it already has planning permission~~. The allocation of non-key sites will be determined through the emerging Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans where relevant. Prior to the adoption of these documents planning applications will be assessed against the NPPF, adopted Local Plan Documents and Neighbourhood Development Plans where relevant. 4.3.12 ~~The NPPF guidance advises that local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing. The housing trajectory set out in Appendix 3 shows the anticipated delivery of both market and affordable housing~~ Table 7 shows the potential housing supply over the plan period as of 1 April 2014. The full housing trajectory set out in Appendix 3 shows the anticipated delivery rates of both market and affordable housing over the plan period. New affordable housing is provided as a percentage or ~~'quota'~~ of the total amount of housing proposed on ~~(otherwise)~~ market housing sites. Given the degree of uncertainty regarding future funding mechanisms for the delivery of affordable housing it is difficult to anticipate with any accuracy the delivery of affordable housing provision over the full plan period. The housing trajectory set out in Appendix 3 therefore illustrates the affordable housing already in the development pipeline and indicates a minimum target level of affordable housing that the Council's planning policies are aiming to achieve. Delete Sustainability Appraisal summary as follows: ~~The policy forms the Council's overarching policy towards meeting the objectively assessed housing need for the borough and is therefore expected to significantly improve quantity and quality of new~~	

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			~~housing stock to ensure everyone has the opportunity to live in a decent home, particularly vulnerable groups or individuals within the most deprived areas. Therefore the policy is predicted as having significant positive effects upon Poverty & Social Exclusion (4) and Housing (7).~~ ~~Though largely positive, the policy is expected be in confliction with the aims of minimising the loss of agricultural land (10) and reducing the vulnerability to climate change (14) as the policy is likely to lead to a significant release of greenfield land over the plan period and develop significant housing in the centre of Great Yarmouth where flood risk remains a critical issue. However, the implementation of specific core policies related the natural environment (CS11) and flood risk (CS13) will be expected to overcome negative effects.~~	
AM11	49	Policy CS4 supporting text	Delete Sustainability Appraisal summary as follows: ~~Policy CS4 has been predicted as having a narrow impact upon the SA objectives given its specific, topic based issue. However, it is expected to have a major significant positive effect upon Housing (7) as it seeks to provide a level of affordable housing provision which meets the needs of the borough. This predicted effect is considered to be even more significant given the identified shortfall of affordable housing and past failures to meet affordable need. As a policy which responds to specific housing markets and appropriate target percentages to seek affordable housing on developments, there is the expectation that the policy will significantly improve the provision of affordable housing coming through the plan period.~~ ~~The policy is also considered to have a minor positive effect upon Poverty and Social Exclusion (4) as it seeks to positively improve the living standards of those currently suffering from multiple deprivation issues.~~	To reflect latest stage
AM12		Policy CS5 supporting text	Delete paragraph 4.5.6 as follows: ~~4.5.6 The Norfolk Gypsy and Traveller Accommodation Assessment (GTAA) (2007) published by Norfolk County Council sought to identify site and service provisions to facilitate county wide gypsy and traveller communities. It is considered that the GTAA forms a more robust assessment of the~~	To reflect informal comments made by Gypsy, Roma and Traveller Service (Norfolk and Suffolk); to reflect latest stage

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			~~current situation with regard to the local population than the bi-annual caravan count. The GTAA identified tensions concerning authorised sites, their position within existing communities and their accessibility to local facilities and schools. The assessment also provided a platform to inform the Single Issue Review of the East of England Plan concerning the needs of gypsies and travellers across the region. Although this document formed part of the East of England Plan and was formally revoked on the 3rd January 2013 the evidence base used to prepare the strategy is still valid. The review was published in 2010 for the plan period 2006-2011 and set out a revised policy requiring the borough to provide a total of 19 pitches for gypsies and travellers by 2011. Beyond 2011 the review suggested that targets be based on an annual 3% compound increase. Using this methodology by the end of the plan period there should be 50 pitches for use by gypsies and travellers by the end of the plan period in 2028. As the Council already has 25 pitches at Gapton Hall this would result in the allocation of 25 pitches to meet the anticipated demand.~~ Renumber, delete and replace text in paragraph 4.5.7 as follows: ~~4.5.7~~ 4.5.6 The recently completed Strategic Housing Market Assessment (2013) identifies the need for 10 new pitches over the plan period ~~until 2029~~. This target is based on an analysis of CLG secondary data and qualitative data derived from an interview with Norfolk County's Traveller Liaison Office's Service Manager who suggests that there is need for increased private and social rented provision across the county. The report concludes that given that the current site at Gapton Hall is fully or near to being fully occupied and that need for pitches increase during summer months, it is likely that there is a need for new pitches ~~in Great Yarmouth~~ and recommends that the Council plan for an additional site of about 10 pitches in ~~Great Yarmouth~~ the Borough. Renumber subsequent paragraphs as follows: ~~4.5.8~~ 4.5.7 ~~4.5.9~~ 4.5.8 ~~4.5.10~~ 4.5.9	

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Page 252 of 294			~~4.5.11~~ 4.5.10 ~~4.5.12~~ 4.5.11 ~~4.5.13~~ 4.5.12 Delete Sustainability Appraisal summary as follows: ~~Policy CS5 is predicted as having a range of positive and negative effects upon the SA objectives predominantly split between providing the necessary social infrastructure (positive) against the impacts of development (negative).~~ ~~The policy is also predicted as having positive effects upon Access to Key Services (5), Waste (11), Vulnerability to Climate Change (14), and Water & Air Quality (15). This is principally due to the policy's aspiration and explicit reference to the provision of facilities and location criteria for appropriate sites. Significant positive effects have been predicted against Health and Population (1), Poverty & Social Exclusion (4), and Housing (7). As there is the expectation that meeting the focussed needs of Gypsy, Travellers and Travelling Showpeople will help to significantly improve their quality of life.~~ ~~The development of land for new pitch provision is expected to be in conflict with some environmental objectives. Specifically, the policy is predicted as having minor negative effects upon Soil Resources and Quality (10), Traffic (12), Climate Change (13), as well as Quality of Neighbourhood and Community Participation (8). Whilst the expected loss of greenfield land, increase in traffic volume and contributions towards climate change are predicted as negative effects the scale of the proposed development is small and therefore the overall negative effects of the policy are considered as minor.~~	

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AM13	56	Policy CS6 supporting text	Replace text in paragraph 4.6.5 , 4.6.7 to 4.6.9 as follows: 4.6.5 Unemployment in the borough is frequently twice the national average and there is a distinct seasonal variation with lower unemployment during the summer. Unemployment is at its highest in the inner urban areas during the winter months. ~~In January 2013 the unemployment rate was 6.9%[2] of the working population. In June 2013 this had dropped to 5.5%[3].~~ In February 2013 the unemployment rate was 7.0% of the working population. By August 2013 this had dropped to 5.0%. Tackling unemployment requires a holistic approach looking at everything from job creation and retention to improving skill levels and encouraging flexible working. 4.6.7 All safeguarded local employment areas are identified in the Policies Map. Minor amendments to the boundaries of these sites have been made to reflect the current position on the ground as indicated in the Employment Land Update (2012). Sites previously safeguarded but subsequently released from being allocated for employment are set out in the Employment Land ~~Study~~ Update (2012). 4.6.8 The Employment Land ~~Study~~ Update (2012) shows that over the last ten years (2001-2011) the average annual employment land take-up has been 2.3 hectares per year. If this trend were to continue throughout the plan period then a total of 39.1 hectares would be needed to meet this level of demand. 4.6.9 The Employment Land Evidence Base Report (DTZ, 2009) showed that there was demand for up to 22 hectares over 20 years (up to 1.11 hectares per annum). If the DTZ demand forecast of up to 1.11 hectares of land per year is extrapolated forward ~~for the 15 year plan period there will be demand for 16.65 hectares (net)~~ over the plan period there will be demand for 18.87 hectares of employment land. This is roughly half the historic take up rate. These two sources of data provide an indication of the need for employment land over the plan period.	To reflect latest date from ONS and changes as a result of MM7

[2] ONS January 2013
[3] ONS June 2013

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Page 254 of 294			Delete text from Table 12: Summary of demand and available employment land as follows: **Site area (hectares)** a. Total anticipated demand for employment land over the plan period ~~(15 years)~~… 34.50 Delete Sustainability Appraisal summary as follows: ~~The policy sets out the Council's approach towards supporting the local economy therefore it has performed in a significantly positive manner against the majority of social and economic objectives, specifically Unemployment (6), Prosperity & Economic Growth (19), Indigenous and Inward Investment (20) and Efficient Patterns of Movement (22).~~ ~~Although predicted as a largely positive policy, negative effects have been identified specially relating to traffic based issues. It was considered that given the constraining geography of Great Yarmouth – in terms of the land spit, and limited connections in/out of the town centre – supporting port-related development proposals relating to the Outer Harbour and South Denes was considered to increase the frequency of HGVs travelling through the centre and subsequently have a negative effect upon Traffic (12) and emissions relating to Change (13). This was considered to further exacerbate poor air quality in the town centre and possibly given rise to a significant negative effect – in the form of an Air Quality Management Area (AQMA) - over the long term.~~ ~~To overcome, it is expected that the implementation of specific transport and infrastructure related policies such as CS14 and CS16, will lead to transport network upgrades better public transport provision to a) reduce the need to travel by the car, and b) provide infrastructure which allows better access points through the centre of the town. This is expected to contribute towards the improvement of air quality over the plan period.~~	

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AM14	64	Policy CS7 supporting text	Insert text in paragraph 4.7.9 as follows: 4.7.9 A number of changes have taken place in the borough since the previous centre boundaries were adopted. The number of designated centres and the way that the centres work is different and the mix of uses have changed. The Great Yarmouth Borough Retail Study (2011) and the subsequent Retail Study Capacity Refresh (2014) provides an assessment of the existing shopping provision within the centres ~~around the borough~~ and assesses the retail and leisure needs of the borough to 2031. Replace paragraph 4.7.11 and 4.7.12 as follows: 4.7.11 ~~In terms of food shopping, the Retail Study predicts that there is minimal forecast capacity over the short term (i.e. up to 2021) for major new floorspace, with capacity increasing to between 3,232sqm (net)[4] and 6,464sqm (net)[5] to 2031. However, new food shopping floorspace capacity may reduce where pipeline retail commitments are brought forward.~~ In terms of food shopping, the Retail Study Capacity Refresh predicts that there is minimal forecast capacity over the short to medium term (i.e. up to 2026) for major new floorspace, with capacity increasing to between ~~3,232sqm~~ 2,152 sqm (net) and 4,305 sqm (net). However the capacity for new food shopping floorspace would be reduced as and when existing retail commitments are completed. 4.7.12 ~~The Retail Study also shows there to be capacity for new 'non-food' floorspace, rising from 4,459sqm (net) in 2016, to 19,110sqm (net) in 2026 and 27,672sqm (net) by 2031. It is considered that in the short to medium term, any new major floorspace should be concentrated in Great Yarmouth town centre.~~ The Retail Study Capacity Refresh (Document Ref: G13) also shows there to be no forecasted capacity for new 'non-food' floorspace in 2016, rising only to a minimum of 484sqm (net) in 2021, 4,539sqm (net) in 2026 and 8,742 sqm (net) by 2031. It is considered that in the medium- to long-term, any new major floorspace should be concentrated in Great Yarmouth Town Centre	To reflect the Retail Capacity Refresh (Document Ref: G13)

[4] Under a 'superstore' format akin to Tesco's, Asda or Sainsbury's etc
[5] Under a 'deep discounter' format akin to Lidl, Farm Foods or Iceland etc

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Page 256 of 294			Delete Sustainability Appraisal summary as follows: ~~Policy CS7 relates to strengthening and enhancing the competitiveness of Great Yarmouth and Gorleston town centres and other district and local centres within the borough by encouraging predominantly retail and other appropriate centre uses throughout the plan period. By ensuring that new retail development is aligned with the retail hierarchy the competitiveness of Great Yarmouth as a major centre will be enhanced, increasing 'all year round' employment opportunities and economic growth.~~ ~~The retail hierarchy will also allow some retail development to occur in the lower order centres helping to maintain the availability of essential key services in the rural areas, however the policy's emphasis on 'town centre first' will seek to reduce out-of-centre development, conserving greenfield land. Overall, the Policy is regarded as having major significant positive effects towards Access to Key Services (5), Unemployment (6), Soil Resources and Quality (10), Prosperity and Economic Growth (19), Indigenous and Inward Investment (20) and Revitalising Centres (21).~~ ~~The Policy is also considered to have positive effects upon Crime and Anti-Social Behaviour (3), Cultural Facilities (9), and Landscapes & Townscapes (18) given that the policy seeks to improve townscape aesthetic quality whilst encouraging a diversity of cultural uses in town centres.~~ ~~The policy was predicted as having two negative effects concerning Waste (11) and Traffic (12). There is the expectation that further retail provision will lead to an increase in consumer waste, however the state of waste reduction and recycling measures in the borough is generally good and improving, therefore it is only likely to have a minor negative impact as further recycling measures (through the implementation of Policy CS9) will help to further mitigate the impact.~~ ~~There is the expectation that by increasing the retail competiveness of the borough and subsequently Great Yarmouth's sphere of influence, it is likely to attract more shoppers in to the town thereby increasing traffic. The policy is expected to have a major negative impact as the scale of the impact is likely to major given existing congestion issues accessing the town centre. Notwithstanding this, Policy CS16 seeks to work with partners to improve accessibility and public transport links helping to~~	

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			~~mitigate the policy from otherwise having a significant major negative effect.~~	
AM15	71	Policy CS8 supporting text	Replace text in paragraph 4.8.4 as follows: …For visitors wanting a slightly more tranquil experience, Gorleston has a sandy beach, cliff gardens, a promenade and a newly refurbished bandstand. Away from the coast, visitors can enjoy the open Norfolk countryside and ~~Norfolk~~ the Broads. Delete and insert text in paragraph 4.8.16 as follows: ~~That being said,~~ It is recognised that in some locations tourist facilities can be visually intrusive, cause disturbance, traffic problems and impact negatively on the built and natural environment. Significant growth in visitor numbers and additional recreational pressures from new growth in some areas, particularly environmentally sensitive locations such Winterton-Horsey Dunes Special Area of Conservation, can have detrimental effects**.** ~~And it~~ It is in the interests of tourism developers to conserve the environment upon which they rely. Growth in visitor accommodation must be in accordance with the provision of adequate measures to mitigate against the adverse impacts of visitor access on European wildlife sites (known as Natura 2000 sites) as required by Policy CS11. Delete Sustainability Appraisal summary as follows: ~~Policy CS8 is specifically focused on improving the borough's tourism, leisure and culture offer in order to help sustain a year-round economy and to try and raise the profile of tourism within the borough. Under this pretext, the policy is predicted as having major significant Positive effects upon Unemployment (6), Cultural Facilities (9) and Prosperity & Economic Growth (19).~~ ~~The policy is also predicted as having more general positive effects upon the Historic Environment (17), Landscapes & Townscapes (18) and Indigenous & Inward Investment as it seeks to improve the quality and attractiveness of the borough by encouraging those proposals which utilise vacant or derelict land and buildings to support new cultural clusters like the successful Time and Tide museum.~~	To reflect comments CSPub_142 and 143 Natural England

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			~~Whilst there are negative effects predicted towards Waste (11), Traffic (12) and Air Quality (15), the effects are considered to have a largely temporary nature given the seasonality of the tourism economy. It should be noted that when considered collectively, other core policies which encourage recycling/waste and public transport measures will help to mitigate the policy from having a significant negative effect.~~ ~~Notwithstanding this, the effect upon air quality remains a pertinent issue and whilst these measures may help to ameliorate the cause of poorer air quality, air quality should continue to be monitored in the event of an AQMA being declared and therefore giving rise to a major significant negative effect.~~ ~~Lastly, the effect of the policy upon Biodiversity (16) remains uncertain. The policy seeks to encourage further tourism potential by capitalising on the borough's natural environment. Whilst this is an economically positive approach it may have an effect on protected sites such as Winterton-Horsey Dunes SAC which are sensitive to change or pressure from tourism. Whilst the policy has had regard to the findings Great Yarmouth Habitats Regulations Assessment (HRA), the potential effect remains unknown and will require further monitoring~~	
AM26	75	Policy CS9 supporting text	Delete and insert text in paragraph 4.9.6 as follows: 4.9.6 In general, early engagement with the Council on design produces the greatest benefits. Meeting with Council Officers at the inception of any major scheme will assist developers and their designers in creating a design solution which is site specific and appropriate. To ensure that the design process is well thought out planning applications should be accompanied by a statement that: • Explains the evolutionary process of the development and the thinking behind the final design • Shows how the design of the proposal has taken into account the positive natural**,** ~~and~~ built <u>and historic</u> features of the surrounding area and how it helps to improve the environment. If appropriate it should also assess the effects of development on designated heritage assets…	To reflect informal comments made by English Heritage

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Page 259 of 294			Delete Sustainability Appraisal summary as follows: ~~The emphasis of Policy CS9 is to ensure that all new development contributes towards a high quality environment. The Policy has synergistic qualities with overarching Core Policies CS1 – Focusing on a Sustainable Future and CS2 – Achieving Sustainable Growth which help to promote sustainable development and design throughout the Core Strategy. The Policy is considered to have generally positive effects upon all the SA Objectives as it seeks implementable measures to improve all aspects of the environment. Significant positive effects have been predicted against sustainability issues identified as currently poor and in a deteriorating condition (in the baseline) which have the ability to respond to design measures. These have been centred upon Quality of Neighbourhood and Community Participation (8), Climate Change (13), Water & Air Quality (15) and Landscapes & Townscapes (18).~~ ~~Over the longer term, the policy is predicted as having significant positive effects upon Vulnerability to Climate Change (14) and Biodiversity (16). The policy seeks to implement water recycling and storage measures however the positive effects are likely to become more significant when taken cumulatively over a longer period coinciding with rising sea levels.~~	
AM17	79	Policy CS10 supporting text	Replace text in paragraph 4.10.7 as follows: 4.10.7 Going forward, future regeneration schemes within the borough such as the Great Yarmouth Waterfront ~~Action Plan~~ regeneration (Policy CS17) will continue to use the historic environment as a key inspiration for the delivery of dramatic physical and economic transformation… Delete Sustainability Appraisal summary as follows: ~~Policy CS10 is predicted as having a major significant positive effect upon the Historic Environment (17) as it reflects the general aims of the SA Objective and the scale of the effect is likely to be borough-wide.~~	To reflect the latest stage; to reflect the latest Local Development Scheme (Document Ref: G11)

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			~~The policy is predicted as having further significant positive effects, over the long term upon Cultural Facilities (9) and Indigenous and Inward Investment (20) given the expectation that the policy may help support new heritage-led cultural clusters, and over the long term, cumulatively improve the quality and attractiveness of the borough to encourage inward investment.~~ ~~The policy is also predicted as having largely minor positive effects upon Education and Skills (2), Crime and Anti-Social Behaviour (3), Housing (7), Quality of Neighbourhood and Community Participation (8), Soil Resources and Quality (10), Landscapes & Townscapes (18) and Prosperity and Economic Growth (19). The effects are mainly related to the improvement of the built environment and its expected social and economic uplift against baseline issues.~~	
AM~~18~~	81 to 84	Policy CS11 supporting text	Replace, insert and delete text in paragraph 4.11.2 and 4.11.3 as follows: 4.11.2 The borough has a natural environment that is rich in biodiversity and includes internationally recognised nature designations such as SSSIs, SPAs (including Marine), SACs and ~~RAMSAR~~ Ramsar site. These designations provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. At the Breydon Water SPA and RAMSAR site and the North Denes SPA for example the key conservation objective is to protect and enhance the habitats for bird species of European importance. At North Denes this primarily includes Little Terns; at Breydon Water this includes the Bewick's Swan, Avocet, Golden Plover, Common Tern, Ruff and Lapwing. 4.11.3 The Habitat Regulations Assessment (HRA) of the Core Strategy has identified that there is the potential for adverse impacts on Winterton Horsey Dunes SAC, Breydon Water SPA / Ramsar site (known as Natura 2000 sites) and North Denes SPA, largely due to visitors disturbing wildlife and trampling vegetation. In these areas the Council will work with key partners such as Natural England, Wild Anglia, the RSPB, Broads Authority, Norfolk Biodiversity Partnership and other conservation bodies to ensure that protected species such as Little Terns are adequately protected from any adverse effects of new development. This will be achieved through the assessment of planning applications by refusing applications for inappropriate development or through the use of enhanced prevention, mitigation and compensation measures where appropriate. In addition, a Natura 2000	To reflect CSPub_84, 85, 86, 87 and 88 Broads Authority; CSPub_46 and 50 RSPB; CSPub_142 and 143 Natural England; CSPub_14/15 Norfolk County Council; to reflect the latest stage

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Page 261 of 294			Sites Monitoring and Mitigation Strategy setting out these monitoring and mitigation measures and how they will be delivered will be prepared and agreed with relevant stakeholders, such as Natural England and the RSPB. Additional work is currently underway looking at recreational pressures on Natura 2000 sites across Norfolk in partnership with the other Local Authorities in the county. This work will further inform the Natura 2000 Sites Monitoring and Mitigation Strategy. Renumber paragraphs as follows: ~~4.11.3~~ 4.11.4 Delete text and renumber paragraph 4.11.4 as follows: ~~4.11.4~~ 4.11.5 The borough also includes part of two nationally protected landscapes; the Norfolk Coast Area of Outstanding Beauty and the Broads. The Norfolk Coast Area of Outstanding Beauty Management Plan provides guidance for the conservation and enhancement of the area's special qualities and should be taken into consideration in all development proposals that could affect the area. The Broads has the equivalent status to National Parks ~~as far as landscape conservation is concerned~~. Re-number paragraphs as follows: ~~4.11.5~~ 4.11.6 Renumber and add text to paragraph 4.11.6 as follows: ~~4.11.6~~ 4.11.7 The Broads is an area of acknowledged national importance for landscape, biodiversity, recreational and navigational value. It is a major contributor to the economy and quality of life for the borough and the wider area. The Broads Authority area boundaries are drawn tightly around its constituent river valleys. However, some new development within the borough may still have an impact on the wetland habitats, environmental integrity and landscape quality of the Broads. One way to help lessen any potential impact is to promote the creation of ecological networks. Ecological	

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			networks conserve wildlife in environments that have become fragmented by human activities and consist of several high quality sites which collectively contain the diversity and area of habitat that are needed to support native species. Applicants for proposed developments in close proximity to the Broads should have regard to the findings of the Broads Authority's Landscape Character Assessment and Biodiversity Action Plan when designing their scheme. Renumber and replace paragraphs 4.11.7 to 9 as follows: ~~4.11.7 Biodiversity 2020, the strategy for England's wildlife and ecosystem services recognises that biodiversity is important not just in its own right but because it is critical to human survival. It provides us with services that are vital to our well-being and economic prosperity. The Norfolk Biodiversity Action Plan (BAP) was developed to translate national objectives set by Government into local action. It contains clear targets and actions that specify what needs to be done, by whom and by when, to conserve Norfolk's most endangered animals, plants and habitats. In addition to the existence of priority species and habitats, the diverse landscape of Norfolk also supports a large number of other distinctive species and habitats. This wider biodiversity resource is also of great importance and should be conserved in its own right.~~ 4.11.8 Biodiversity is important not just in its own right but it provides us with services that are vital to our well-being and economic prosperity. The Norfolk Biodiversity Action Plan (BAP) contains clear targets and actions that specify what needs to be done, by whom and by when, to conserve Norfolk's most endangered animals, plants and habitats. In addition to the existence of priority species and habitats, the diverse landscape of Norfolk also supports a large number of other distinctive species and habitats. This wider biodiversity resource is of great importance and should be conserved in its own right. ~~4.11.8 It is important to remember that brownfield sites very often have abandoned buildings that provide nesting sites, walls for plants and invertebrates to colonise and roosting sites for a number of the more urban bat species~~. 4.11.9 In addition to biodiversity on greenfield sites, it is also important to remember that brownfield sites very often have abandoned buildings that provide nesting sites, walls for plants and invertebrates to colonise and roosting sites for a number of the more urban bat species.	

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Page 263 of 294			~~4.11.9 It is important that all new development on greenfield or brownfield sites take appropriate measures to avoid or reduce any negative impacts to biodiversity. This may include carrying out a biodiversity survey of a site, with actions to enhance the biodiversity value, mitigate or compensate for any harm to habitats and/or species.~~ 4.11.10 It is important that all new development that takes place should achieve as a minimum no net loss of, and ideally net positive impact on biodiversity. The first step in achieving this should be to avoid or reduce adverse impacts on habitats and species as a direct or indirect result of development. It is often possible to move the site boundary to avoid damaging a particular habitat feature, or to carry out works at a time of year when vulnerable species are less likely to be present. 4.11.11However in many cases it is also necessary to design specific mitigation measures that will avoid or significantly reduce adverse impacts on habitats and the wildlife species that they support. Mitigation must be realistic, effective and should aim to build on cumulative local, national and international knowledge of habitats and species and the potential adverse impacts that may affect them. Mitigation must be designed around the specific ecological systems on the site and impacts of the development, avoiding the use of broad brush solutions. It is therefore advisable to engage the services of an ecologist to help design effective mitigation. Re-number paragraphs as follows: ~~4.11.10~~ 4.11.12 ~~4.11.11~~ 4.11.13 Add the following text as a new subsection after paragraph 4.11.11: **Marine Planning** 4.11.14 The Marine Management Organisation is an executive non-departmental public body established and given powers under the Marine and Coastal Access Act 2009. They have a wide range of responsibilities, including implementing a new marine planning system. Marine plans are a key part	

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Page 264 of 294			of this new marine planning system. Once adopted, they will inform and guide marine users and regulators managing the sustainable development of marine industries, such as wind farms, shipping, aggregates and fishing, whilst also considering the environment at an early stage, thereby encouraging developments to enhance the benefits for marine ecology and biodiversity. 4.11.15 The East Inshore and East Offshore plans are the first two marine plans to be produced for the English inshore and offshore regions. The East Inshore Marine Plan Area covers an area of 6,000 square kilometres and includes the coastline stretching from Flamborough Head to Felixstowe, extending from mean high water out to 12 nautical miles, including inland areas such as the Broads and other waters subject to tidal influence. The East Offshore Marine Plan Area covers the marine area from 12 nautical miles out from the shore to the maritime borders with the Netherlands, Belgium and France; a total of approximately 49,000 square kilometres of sea. For more information regarding the East Inshore and East Offshore marine plans please contact the Marine Management Organisation. Re-number paragraphs as follows: ~~4.11.12~~ 4.11.16 ~~4.11.13~~ 4.11.17 ~~4.11.14~~ 4.11.18 Add the following text to paragraph 4.11.15: ~~4.11.15~~ 4.11.19 The character areas form the fundamental unit for this assessment and the basis for a detailed description and evaluation. This assessment will help inform the production of the Development Policies and Site Allocations Local Plan Document and guide the location of certain types of development (e.g. wind turbines) to less sensitive areas. Developments in close proximity to the Broads should also have regard to the findings of the Broads Authority's Landscape Character Assessment.	

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Page 265 of 294			Re-number paragraphs as follows: ~~4.11.16~~ 4.11.20 ~~4.11.17~~ 4.11.21 ~~4.11.18~~ 4.11.22 Delete Sustainability Appraisal summary as follows: ~~There is the expectation that Policy CS11 will have a major significant positive impact upon Biodiversity (16) and Landscapes & Townscapes (18) as the policy reflects the aims of the SA objectives in terms of conserving and enhancing biodiversity and geodiversity and seeking to enhance the setting of the Broads and Norfolk Coast AONB. These have been considered as significant as they seek to improve this aspect of the baseline.~~ ~~The policy is also predicted as having general positive effects upon Health and Population (1), Cultural Facilities (9) and Water and Air Quality (15) as a result of the benefits from utilising the natural environment. Whilst the policy affords further protection to designated nature conservation sites and landscapes, it does not explicitly refer to the conservation or preservation of high grade agricultural land. These are finite resources that are likely to experience consumption over the medium to long term as more and more greenfield land is developed. That being said the negative effect is unlikely to be significant when measured against the overall quantum of available high grade agricultural land in the borough.~~	
AM19	88 to 89	Policy CS12 supporting text	Replace paragraph 4.12.14 as follows: 4.12.14 ~~The Waveney & Great Yarmouth Joint Water Cycle Strategy Scoping Study (2009) highlights that while both Waveney and Great Yarmouth have surplus water resources until 2021; beyond this date the supply zones will go into supply deficit and this deficit will increase as growth continues.~~	To reflect comment CSPub_17: Environment Agency and CSPub_14/15 Norfolk County Council; accuracy

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			~~Therefore, further resources and/or demand management measures will be required beyond 2021. In terms of availability of spare licence capacity to overcome these deficits; the borough only has surface water resources available and these are fully utilised at the present time.~~: The Environment Agency's Catchment Abstraction Management Strategies (CAMS) set out how the water resources in a catchment will be managed and also contribute to implementing the requirements of the Water Framework Directive. The Borough is covered by the Broadland Rivers Catchment Abstraction Management Strategy (February 2013). Within the Broadland Rivers area, demand for water remains high. The watercourses and their tributaries, together with the groundwater aquifers, provide the resource for abstraction licensing. There are a large number of abstraction licences within the Broadland Rivers area. The majority of the licenses are for abstraction from groundwater resources and mainly for public water supply and agriculture, with some use made for industrial and commercial purposes. Surface water abstractions are mostly for agriculture, generally spray irrigation. There are also public water supply abstractions from surface water, generally situated in the lower reaches of the Rivers Wensum, Yare, Bure and Waveney. A number of treated wastewater discharges contribute to flow in the rivers. The Broadland Rivers Catchment Abstraction Management Strategy considers the impact of abstraction at all flows and helps to manage future abstraction more sustainably. Replace text in paragraph 4.12.16 and add 2 new paragraphs as follows: 4.12.16 Planning for the sourcing and extraction of minerals and waste management is the responsibility of Norfolk County Council and these matters are dealt with in the Norfolk Minerals and Waste Development Framework. ~~In September 2011 Norfolk County Council adopted their Core Strategy and Minerals and Waste Development Management Plan, which sets out the spatial vision for future mineral extraction and associated development as well as waste management policies~~. The Norfolk Minerals and Waste Development Framework consists of policies in the Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document, and policies in the Minerals Site Specific Allocations and Waste Site Specific Allocations Development Plan Documents. **4**.12.17 The Core Strategy, along with the Proposals Map, sets out the spatial vision for future mineral extraction and associated development and waste management facilities in Norfolk. It contains	

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AM20	92 to 94	Policy CS13 supporting text	Replace and delete text in paragraph 4.13.9 as follows: 4.13.9 ~~The Great Yarmouth Waterfront AAP~~ Policy CS17 and the Great Yarmouth Waterfront Supplementary Planning Document sets out the Council's ambition aims to regenerate the derelict water front areas of Great Yarmouth which falls within Flood Zones 2 and 3. However, development in Flood Zones 2 and 3, including in the Waterfront ~~AAP~~ areas, must still pass the Exception Test and flood risk remains a key consideration. Replace paragraph 4.13.18 as follows: 4.13.18 ~~In addition, Norfolk County Council, Great Yarmouth Borough Council and Anglian Water are currently jointly funding a Surface Water Management Plan (SWMP). The SWMP will cover the whole borough council area but will look in detail at areas that have suffered from surface water flooding. The SWMP is anticipated to be complete by April 2013.~~ In planning new developments, consideration should also be given to the findings of the Surface Water Management Plan. The Surface Water Management Plan investigates the risk of surface water flooding and proposes a surface water management strategy for the Borough. Replace heading in paragraph 4.13.19 as follows: Managing coastal ~~erosion~~ change Delete Sustainability Appraisal summary as follows: ~~Policy CS13 is predicted as having a range of effects upon the SA environmental and economic objectives, notably Vulnerability to Climate Change (14) as a major significant positive effect. The policy reflects the main aims of the SA Objective to direct development away from areas at risk of flood risk and minimise exposure to coastal erosion. Given the borough-wide flood risk issue, the policy outcomes is considered to have a major effect upon reducing flood risk across the borough, and will be more significant over the medium to long term in response to the complications of rising sea levels. The policy is also expected to have positive effects upon Water & Air Quality (15) and~~	To reflect the latest Local Development Scheme (Document Ref: G11); to reflect the latest stage; to reflect comments CSPub_18 Environment Agency, CSPub_91 Broads Authority

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			~~Biodiversity (16) as it seeks to implement natural functioning measures such as Sustainable Drainage Systems which will help minimise the borough's high water consumption and help to naturally improving its water quality, whilst also providing natural occurring habitats to boost ecology. Notwithstanding this, over the long term, rising sea levels and potential saline infiltration may outweigh the positive benefits of the policy's measures. Therefore the condition of nature conservation areas should continue to be monitored in the event of any significant issues arising.~~ ~~The policy is predicted as having a largely positive effect upon Housing (7) as it seeks to minimise both people and their properties from flood risk. However, there is the expectation that the amount of Greenfield land likely to come forward will increase in response to the policy as new development in the inner urban areas of Great Yarmouth (and Gorleston) where flood risk remains high will be dependent upon meeting the Exception Test. As such this policy is considered as having a minor negative effect upon Soil Resources and Quality given the amount of land that is at risk from flooding and the need to meet housing needs.~~	
AM21	95 to 97	Policy CS14 supporting text	Add text in paragraph 4.14.2 as follows: • Physical infrastructure, includes but is not limited to: - Transport: air, sea, road and rail (including improvements to highways, footpaths, cycle paths, and public transport) - Surface water and flood risk management - Provision and maintenance of water supply sewer network <u>including Water Recycling Centres</u> … • Green infrastructure, includes but is not limited to: - Provision of open space - Landscaping - Creation of green corridors and links between spaces - Habitat <u>monitoring</u>, management and creation	To reflect comments CSPub_19 Environment Agency, CSPub_46 RSPB, and CSPub_142 Natural England

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Page 270 of 294			- Enhancement of biodiversity Replace text in paragraph 4.14.6 as follows: 4.14.6 …Regulation 123 of CIL covers the relationship between Section 106 and CIL~~,~~ regarding the use of pooled contributions. After 06 April ~~2014~~ 2015 pooled contributions may only be sought from up to 5 separate planning obligations for an item of infrastructure that is not intended to be covered by CIL. Delete Sustainability Appraisal summary as follows: ~~Policy CS14 has been assessed as having predominantly positive effects on the majority of all social and economic objectives, in particular Poverty & Social Exclusion (4), Access to Key Services (5), Housing (7), Prosperity & Economic Growth (19), Indigenous & Inward Investment (20) and Efficient Patterns of Movement (22). The weight of significance on these effects is largely predicated on the policy being the mechanism to provide planning contributions.~~ ~~The issues concerning the above SA Objectives were considered to be in a poor and deteriorating condition therefore there is the expectation that the implementation of the policy and subsequent contributions will significantly improve their overall condition. The nature of the effects is also considered as being major as the implementation of the policy would be impacted borough-wide.~~ ~~The policy is predicted as having positive effects towards: Health & Population (1); Education & Skills (2); Crime & Anti-social Behaviour (3); Vulnerability to Climate Change (14); Biodiversity (16) and Revitalising Town Centres (21). As above, the policy provides the necessary mechanism to provide contributions. However, given the generally stable or improving condition of SA objectives 1,2,3,14,16 and 21 the effect of the policy is likely to be generally positive but not significant.~~ ~~The policy is also predicted as having largely positive effects upon Traffic (12), Climate Change (13) and Water & Air Quality (15) as it seeks to reduce the reliance upon the car (and a subsequent reduction in greenhouse gas emissions and improvement to air quality) by creating the mechanism by which improvements to public transport, highways, footpaths and cycleways will be sought. Though~~	

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			~~this is largely positive, the policy is reliant upon individual travel choices which are difficult to change without genuine alternative provision that is both accessible and affordable to residents and visitors alike. Therefore the policy is predicted as having a range of positive and uncertain effects upon these objectives. Going forward, alternative uses to the car should be monitored to ascertain people's travelling choices and the effectiveness of the policy.~~	
AM22	100 to 102	Policy CS15 supporting text	Delete text from paragraph 4.15.2 as follows: 4.15.2 The term 'community facilities' is wide-ranging and can include the following amongst other things: • Schools, colleges and other educational facilities • Libraries and community centres • Doctors and dental surgeries, medical and advice centres, hospitals and hospices • ~~Police stations~~ • Child care centres • Youth clubs • Sport and recreational facilities Replace text in paragraph 4.15.6 and 4.15.7 as follows: 4.15.7 Strategic community facility schemes will be developed in partnership with organisations such as the James Paget University Hospitals NHS Foundation Trust, ~~Great Yarmouth and Waveney PCT~~ HealthEast and Norfolk County Council. If appropriate, allocations for strategic community facilities may be made in the Development Policies and Site Allocations Local Plan Document. 4.15.7 A full list of strategic community facility schemes to be delivered over the plan period can be found in ~~Appendix 5~~ Appendix 4. Delete Sustainability Appraisal summary as follows: ~~Policy CS15 is expected to have largely positive effects upon Access to Key Services (5) and Traffic (12)~~	To reflect comments CSPub_3 and 4 Norfolk Constabulary; CSPub_10 and 11 James Paget University Hospital Trust; CSPub_10/11 James Paget University Hospital Trust; to reflect the latest stage

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			~~as the policy gives the assurance that "all new development is supported by, and has good access to, a range of facilities" and "takes a positive approach to the development of new and enhanced community facilities" In addition the policy is expected to have generally positive effects upon: Health & Population (1); Education & Skills (2); Crime & Anti-social Behaviour (3); Poverty & Social Exclusion (4) and Quality of Neighbourhood and Community Participation (8).The policy is also predicted as having a minor positive effect upon Soil Resources & Quality (10) as the provision of new green-space and green infrastructure will help to mitigate the overall resource impact from the expected release of significant greenfield land.~~ ~~Whilst the upgrading of James Paget Hospital will increase traffic, the negative effect will be partly mitigated by the implementation of Policy CS16 which seeks to work with partners such as Norfolk County Council to improve existing road infrastructure. Therefore a minor negative effect is predicted.~~	
AM23	106	Policy CS16 supporting text	Delete Sustainability Appraisal summary as follows: ~~Policy CS16 is anticipated to have positive effects upon: Health & Population (1); Education & Skills (2); Access to Key Services (5); Unemployment (6); Cultural Facilities (9); Landscapes & Townscapes (18); Indigenous & Inward Investment (20) and Revitalising Town Centres (21). In addition significant positive effects were predicted upon Poverty & Social Exclusion (4), Traffic (12), Climate Change (13) Prosperity & Economic Growth (19) and Efficient Patterns of Movement (22) as the policy is interpreted as significantly improving the current baseline, by seeking improved infrastructure the flow of economic growth into the borough will be significantly enhanced and will enable the borough to fully tap into the burgeoning offshore industry as a hub for renewable energy.~~ ~~The baseline identified air quality as a significant issue in the town centre, and whilst the policy seeks to reduce the reliance upon the car and reduce overall emissions, the policy also seeks to support the port and its future development. This is likely to give rise to some confliction as larger good vehicles travelling to the port are likely to contribute towards greater town centre emissions, potentially leading to the declaration of an Air Quality Management Area (AQMA). Therefore the policy is predicted as having largely positive effects upon Air Quality (15) but subject to the reduction of traffic in the town centre. Should the policy be partially implemented, it is likely that air quality will remain~~	To reflect the latest stage

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			~~an issue and give rise to a significant negative effect in the form of an AQMA. Overall the policy is predicted as having an uncertain effect upon Air Quality.~~ ~~As the provision of the A12 to A143 link road is considered to have a minor negative effect, in the short term, given its proposed alignment on Grade 1 agricultural land. This is considered as an expected but justifiable loss as it have overriding benefits to reducing traffic congestion at key pinch points in Bradwell and Gorleston.~~	
AM 24 Page 273 of 294	110 to 113	Policy CS17 supporting text	Insert a new paragraph after 5.1.6 as follows: 5.1.7 Public realm enhancements and planting within the Waterfront Area should seek to reinforce the character of the wider area by defining key spaces and vistas and softening the potential impact on residential amenity from existing/proposed employment areas within and adjacent to the Waterfront Area. Renumber and replace text in paragraph 5.1.7 as follows: ~~5.1.7~~ 5.1.8 The emerging Great Yarmouth Waterfront ~~Area Action Plan~~ Supplementary Planning Document will be a key instrument in delivering the ambitions of this policy. Since work began on the Core Strategy and the emerging ~~Area Action Plan~~ Supplementary Planning Document there has been a global economic downturn… Renumber paragraph as follows: ~~5.1.8~~ 5.1.9 Renumber and replace text in paragraph 5.1.9 as follows: ~~5.1.9~~ 5.1.10…It is anticipated that the regeneration of the Waterfront area will start to take shape in areas such as Bure Harbour Quay, North Quay and Runham Vauxhall during the last ~~five~~ six years of the plan period.	To reflect the latest Local Development Scheme (Document Ref: G11); to reflect the latest stage; clarity

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Page 274 of 294			Renumber and replace text in paragraph 5.1.10 as follows: ~~5.1.10~~ 5.1.11 ~~The long term delivery of this policy and the emerging Area Action Plan will only be realised through the co-ordinated implementation of the key objectives, policies and proposals of the Area Action Plan. It will also require a considerable amount of partnership working with delivery partners and agencies to investigate potential funding sources and delivery mechanisms that can be used to assist the delivery of key phases within the Area Action Plan. The Norfolk Development Company has been established to aid this programme of delivery and close working relationships with organisations such as the Environment Agency are seen as crucial to the future success of delivery~~. The Supplementary Planning Document will only be realised through a coordinated approach to implementation and strong partnership working to investigate potential funding sources and delivery mechanisms. The Norfolk Development Company has been established to aid this programme of delivery and close working relationships with organisations such as the Environment Agency are seen to be crucial to the future success of delivery. When adopted, the ~~Area Action Plan~~ Supplementary Planning Document will ensure that development in the Waterfront area comes forward in a timely and co-ordinated manner by setting out a detailed ~~policy framework~~ guidance to support for the delivery of new housing, employment space, retail, leisure and tourism facilities, community facilities, open space, transport initiatives and environmental enhancements. In addition Policies CS14 and CS16 along with the emerging Infrastructure Plan will ensure that key infrastructure to support the development of this site is appropriately phased. Delete Sustainability Appraisal summary as follows: ~~This Policy is the Council's overarching policy to deliver the aspirations of the Great Yarmouth Waterfront Area Action Plan. The emphasis of the policy is to seek the future comprehensive regeneration of brownfield land in the inner urban area of Great Yarmouth, incorporating parts of Cobholm, Southtown Road and North Quay. The implementation of the Area Action Plan is likely to occur in the last 5 years of the plan period therefore effects, for the most part, are predicted to occur over the long term.~~	

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Page 275 of 294			~~The Key Site Policy is expected to have a largely positive effect upon all the SA Objectives particularly in terms of addressing social and economic needs. This is largely predicated on existing social and economic deprivation issues prevalent to the immediate area and the effectiveness of the policy to help address these issues.~~ ~~Therefore the policy is considered to have a direct positive effect upon Health & Population (1), Access to Key Services (5), Unemployment (6), Housing (7), Quality of Neighbourhood & Community Participation (8), Soil Resources (10), Climate Change (13), Biodiversity (16), Historic Environment (17), Prosperity & Economic Growth (19), Revitalising Town Centres (21) and Efficient Patterns of Movement (22).~~ ~~Although the Great Yarmouth Waterfront Area Action Plan seeks to implement a significant quantum of housing, employment and retail provision, the key site policy only makes provision for a limited amount within the last 5 years of the plan period thereby reducing the significance of the positive effects towards Unemployment (6), Housing (7), Prosperity & Economic Growth (19) and Revitalising Town Centres (21).~~ ~~By seeking the regeneration of the Great Yarmouth Waterfront, the policy is expected to give rise to significant positive effects towards Landscapes & Townscapes (18) and Indigenous & Inward Investment.~~ ~~Significant effects have been predicated against the baseline which identified the quality of the townscape around the Great Yarmouth Waterfront Area as being in a poor and potentially declining state. There is the expectation that by seeking a strong urban form and high quality architecture through comprehensive development, the key site policy will regenerate underused, derelict and contaminated land significantly improving townscape quality.~~ ~~In turn, this is expected to significantly improve the attractiveness of the Waterfront Area, attracting inward investment and new businesses into an area of the town that has traditionally turned its back upon the town centre and subsequently suffers from poor investment and a rise in empty business premises. A high quality urban environment may present an opportunity for emerging sectors such as the offshore renewable energy industry to move into the town centre and reinforce Great Yarmouth~~	

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Page 276 of 294			~~as a regional hub for this industry.~~ ~~The policy is considered to have a negative effect upon Waste (11) as all new development creates waste, either through construction or on-going occupation of premises. Given the scale of development proposed, the amount of waste likely to be generated cannot be overlooked, however the negative effect is not predicted as being significant when measured against the baseline which identifies generally positive waste reduction and recycling rates. Given that the adopted Norfolk County Council (Minerals and) Waste Plan provides on-going waste recycling and treatment capacity, the negative effect is likely to be continue to be suitably managed.~~ ~~The policy is also predicated as having a negative effect upon Air Quality (15) as new development is expected to increase the number of car trips to and from the town centre thereby exacerbating air quality issues identified in the baseline. Whilst air quality levels remain poor, the tipping point towards a significant negative effect lies in the declaration of an Air Quality Management Area (AQMA) in the town centre as this would fundamentally bring future development to a standstill.~~ ~~Whilst this remains a distinct possibility given the potential rise in noxious emissions from traffic; the development of the waterfront is not expected to occur until later in the plan period, by which time there is the expectation that key transport infrastructure upgrades and better public transport provision will be implemented through the Plan and potentially improve air quality and avoid the declaration of an AQMA in the town centre. This is expected to overcome the policy giving rise to a significant negative effect although air quality levels should continue to be monitored prior to the development of the waterfront to gauge the likely impact.~~ ~~The policy appraisal predicted positive effects towards the Revitalisation of Town Centres (21) in the long term given the intended delivery of 5,050sqm of new retail floorspace, however the lack of clarity and identification of town centre sites for retail in the short to medium term (as identified in the baseline) may lead to an increase in edge of centre sites and an ever increasing possibility that existing out-of-centre sites will seek expansion. Therefore over the short and medium term the policy is predicted as having a negative effect against the SA Objective.~~	

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			~~Lastly, the area around Great Yarmouth's Waterfront is located in an area of high flood risk. Whilst the policy acknowledges development will be sought where it is safe for its lifetime, the policy nonetheless seeks to encourage a significant quantum of new businesses and residents within an area of increasing flood risk, particularly over the long term when sea levels are expected to rise. Therefore the approach is considered to have significant negative effects as it is contrary to the aims of the SA Objective Vulnerability to Climate Change (14).~~	
AM25	119	Policy CS18 supporting text	Delete Sustainability Appraisal summary as follows: ~~The key site area is considered as being the most sustainable option and approach to deliver new employment land that is poised to tap into the burgeoning offshore and renewable energy industry and help provide highly qualified and well paid jobs in the area. The comprehensive development also provides the ability to provide key infrastructure (through economies of scale) to help unlock access to additional employment land at Beacon Business Park Enterprise Zone to fully realise Great Yarmouth's potential as a sub-regional hub in this industry.~~ ~~The key site policy provides more certainty and clarity over the delivery of up to 1,000 new homes, and will be subject to a specific viability assessment to maximise affordable housing provision on site and is considered critical to deliver the housing needs of the borough. Therefore the policy is predicted as having major significant positive effects upon Unemployment (6), Housing (7), Prosperity & Economic Growth (19), Indigenous & Inward Investment (20) and Efficient Patterns of Movement (22).~~ ~~The policy is considered to have largely positive effects upon Health & Population (1), Education & Skills (2), Access to Key Services (5), Quality of Neighbourhood & Community Participation (8), Climate Change (13), Vulnerability to Climate Change (14), Biodiversity (16) and Revitalising Town Centres (21). This is largely predicated on the policy providing a development at a scale sufficient to seek new facilities such as healthcare or education provision and be comprehensively designed to the principles of sustainable development. The location and neutrality of the area in terms of flood risk or biodiversity means that development is unlikely to give rise to significant effects however the policy is nonetheless responsive by seeking measures which reduce the risk of flood risk further and seeks~~	To reflect the latest stage

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			~~opportunities to encourage biodiversity into the development.~~ ~~In terms of Climate Change (13), the policy is considered to have an uncertain positive effect upon the SA Objectives. To overcome, careful consideration will need to be given at the masterplanning stage, taking into account the specific viability assessment to ensure social aspirations (such as increased affordable housing) does not necessarily conflict with environmental aspirations (such as on-site renewable energy) and that the overall development is suitably planned to achieve a balanced approach to sustainable issues.~~ ~~The policy will lead to the development of up to 60 hectares of high grade agricultural land to the south of Bradwell and west of Gorleston. Whilst it is recognised that the policy will provide significant economic and social objectives, it will lead to the loss of a significant proportion of Grade 1 agricultural land in the borough – which is contradictory to the aims of the SA Objective. Therefore the policy is considered to have a significant negative effect against Soil and Resources (10).~~ ~~The policy will seek the encroachment of up to 60 hectares of greenfield land leading to the comprehensive urbanisation of the area between Gorleston and Bradwell and significantly altering the viewable landscape. Whilst the development is of a significant scale and size, the area is not of high landscape quality or likely to materially affect the setting of the Broads given its positioning to the south of the existing built up area in Bradwell. Therefore whilst the policy will have an obvious negative effect upon the natural landscape by virtue of development, it is not considered to have a significant negative effect upon landscape quality.~~ ~~The policy is also considered to have a number of negative effects that are related to the impact of development in principle. These have been identified in relation to Waste (11) and Traffic (12).~~ ~~All new development creates waste either through construction or on-going occupation, and given the scale proposed, the amount of new waste likely to be generated cannot be overlooked. However the negative effect is not predicted as being significant when measured against historic waste reduction and recycling rates achieved in the baseline which have been identified as positive and generally improving. Given that new waste and recycling facilities will be provided through the~~	

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			~~adopted Norfolk County Council (Minerals and) Waste Plan, there is the expectation that whilst waste will increase, the negative effect will be continue to be suitable managed.~~ ~~The policy proposes a new A12/A143 link road and seeks appropriate enhancements to the road network. Whilst transport modelling undertaken as part of the strategic case for the A12/A143 link road did not suggest it would have a significant adverse impact upon traffic and congestion at key pinch pints along the trunk road – the policy nonetheless is expected to deliver a major urban extension of up to 1,000 new homes and up to 15 hectares of new employment land therefore it will increase the generation of traffic and is therefore predicted as having a negative effect against the purpose of the SA Objective.~~ ~~The extent to which the proposed link road and possible highway enhancements will mitigate this effect will need to be monitored throughout the plan period.~~	
AM 26	155 to 156	Appendix 7	Add a new glossary definition after Key Diagram as follows: Landmark building | | A building that stands out from its context by virtue of distinguishing features, such as its creative, innovative or distinctive design. Replace text in glossary for mitigation as follows: Mitigation | | Measures taken to avoid or reduce ~~negative~~ adverse impacts. Measures may include: locating the development and its working areas and access routes away from areas of high ecological interest, or timing works to avoid sensitive periods. See also Habitat Compensation.	For accuracy

Subject: Northern Parish Public Toilet Review
Report to: EMT – 20th November 2015
Cabinet – 9th December 2015
Report by: Director of Customer Services

This report identifies and outlines the potential savings in delivering a hybrid service throughout the Northern Parish public toilets and North Drive for the 2016/17 season.

1. INTRODUCTION

In September 2015 Cabinet recognised the importance of the rural north public toilets and identified the need to maintain the facilities in the 2016/17 budget process.

A range of options have been investigated and together with local businesses and Parish Council budget reductions have been identified to secure an ongoing service in the northern parishes.

The Councils Joint Venture Company has also investigated options to offer savings through further integration and rationalisation to form the basis of a lower overall budget.

2. PROPOSALS

A total of 8 toilet blocks within Great Yarmouth and Gorleston were confirmed as part of a previous report these being located at: Pier Head, Ravine and High Street in Gorleston, The Conge, Market Gates, Euston Road, Marina Centre and The Jetty in Great Yarmouth.

The following outlines the agreements reached with Parish Councils and Businesses in securing the operation of the public toilets going forward:

Location	Options
Acle Bridge	To operate under a management agreement with the local business taking responsibility for locking, unlocking and cleaning.
Caister – Beach Road	Operate only if all funding identified from alternative source
Caister – Second Ave	Operate only if all funding identified from alternative source
Caister – High St	Automated locking and unlocking.
Hemsby Beach	To operate under a management agreement with the local business taking responsibility for locking, unlocking and cleaning.
Scratby Cliffs	Management agreement with Parish Council offers potential for savings with flexible opening solutions.
Thurne	Management agreement with the Parish in place to achieve reduced budget.
Winterton	To operate under a management agreement with

	the local business taking responsibility for locking, unlocking and cleaning.
Martham	Automated locking and unlocking with reduced cleaning to be monitored by the Parish Council.
North Drive	Management agreement with local Businesses for locking and unlocking sponsorship to be secured with Seashore Holiday Camp.

The 2015/16 budget provision for all public toilets totalled £325,000 by incorporating the above options there is a further saving of £32,000 for the 2016/17 budget. These options include:

- operating a more flexible delivery model (peaks of demand) with GYB Services
- automated locking and unlocking of facilities.
- replacement of the cess-pit at Winterton.
- Management Agreements with Parishes and Businesses to provide unlocking, locking and cleaning services at no cost.

It was outlined in the January 2015 report that further savings of £40,000 could be achieved with the closure of all Northern Parish Toilets. Concerns over the loss of these facilities has led to extensive work with Parishes and Businesses to identify alternative solutions which generate savings of £32,000 and secures the operation of the public toilets in these areas while realizing an ongoing saving.

3. RECOMMENDATIONS

i. Cabinet is asked to approve the management solutions for the operation of the Northern Parish Toilets for the 2016/17 financial year.

FINANCIAL IMPLICATIONS: Identification was made in the January 2015 report that further savings could be achieved through closure of Northern Parish toilets although no additional provision was made in the 2016/17 MTFS this therefore means that if approved a further saving of £32,000 can be achieved as part of the budget process.		
LEGAL IMPLICATIONS: None		
Does this report raise any legal, financial, sustainability, equality, crime and disorder or human rights issues and, if so, have they been considered?	Issues	
	Legal	No
	Financial	Yes
	Risk	Yes
	Sustainability	Yes
	Equality	Yes
	Crime and Disorder	No
	Human Rights	Yes
	Every Child Matters	Yes

Subject: Arts, Culture and Heritage Investment 2015-16

Report to: Cabinet

Report by: Robert Read, Director of Housing and Neighbourhoods

Date: 9th December 2015

SUBJECT MATTER/DECISIONS TO BE MADE
Cabinet is asked to consider current investment in Arts, Culture and Heritage and is recommend to approve a further one year's grant to St Georges Theatre for 2016/17.

1. BACKGROUND

1.1 In August 2015 the Council and the Arts Council England jointly commissioned John Knell of Intelligence Agency Ltd to undertake work to develop an Arts and Cultural Strategy for the Borough. The aim of the strategy is to secure a greater return on Council investment in arts and culture and to strengthen relationships with co-investors and delivery partners. The strategy will complement other key initiatives such as the Heritage Strategy and the Town Centre Master-Planning and will look at how to achieve the corporate plan objective of using culture and heritage as an economic driver to create jobs and wealth.

1.2 John Knell will hold a session with members early in the 2016 to update on progress with the strategy.

2. CURRENT COUNCIL INVESTMENT IN THE ARTS

2.1 The council has invested in arts, culture and heritage in the borough through different arrangements over a number of years. One of the key aims of the strategy is to ensure the council adopts a strategic approach to investment which brokers the greatest return both for communities and the local economy.

2.2 The current council investment is summarised as follows

Funding Awarded 2015/16

Organisation	Type of Support	Activities Supported	Amount
SeaChange Arts	Service Level Agreement until March 2017	Arts Development Service – providing arts development support and arts promotion on behalf of the council.	£73,212
SeaChange Arts	Grant for Programming	Outthere Festival 2015	£10,900
Creative Music East	Grant for Programming	Rural Touring Scheme	£1,700
Gorleston St Andrews Festival	Grant for Programming	Gorleston St Andrews Festival 2015	£1,200
St Georges Trust	Grant for Capacity Building until March 2016	Grant contribution towards running costs	£40,000
TOTAL			£127,012

In kind contribution 2015/16

Type	Amount
Culture, Sport and Leisure Manager post (1/3 time)	£17,000 (approx.)
Insurances St Georges Park – Outthere Festival	£2,500
TOTAL	£19,500

2.3 In addition, there are a small number of grants which support cultural heritage in the Borough. These are:

Organisation	Type of Support	Activities Supported	Amount
Norfolk Museums & Archaeology Service	Service Level Agreement	To support the running of Time & Tide, the Elizabethan House and the Nelson Museum	£42,800
The Lydia Eva and Mincarlo Charitable Trust Limited	Grant	The preservation of the Lydia Eva Steam Drifter	£4,000
Helping Hands Grants	Grant for young people under 18	Grants to young people who meet set criteria showing excellence in either culture or sport	£4,000
TOTAL			£50,800

In kind contribution 2015/16

Type	Amount
2 days of Conservation Officer post plus desk space as contribution to the Great Yarmouth preservation Trust	£23,000 (approx.)
TOTAL	£23,000 (approx.)

2.4 For information and to complete the picture on Council grants, which began with the report to Cabinet on grants to the voluntary and community sector for advice and support services, appendix A shows current grants awarded for sports and leisure.

2.5 The investment by the Borough Council in 2015/16, and comparable investments in recent years, has helped to secure significant co-investment from key national funders.

2.6 Arts Council England is investing £387,250 into the Borough in 2015/16 (made up of funding to Seachange, and a range of grants for the arts awards including the recent town centre partnership award). This is in addition to the £1.6 million of capital investment (The Drill Hall and Fountain Bar) allocated in 2014/2015, which is still being drawn down in 2015/2016.

2.7 Since 2005, Seachange Trust has also worked through 17 International Partnership projects and levered in over £1.58m from Europe. SeaChange is now recognised as one of the UK's leaders in this field. The 'Out There Festival' has received national and international recognition. Evaluation of the 2015 'Out There Festival', conducted by The Audience Agency, confirms that the total number of participants and attendees was 40,830, and that the total economic activity value (related to the spend by audiences visiting the borough as a result of the festival) was £874,000

2.8 The Heritage Lottery Fund are increasingly seeking to invest in heritage assets which have a wide range of uses (in terms of sustainable business models) including cultural and community activity. In the last 2 to 3 years HLF has invested £3.2 million into the Borough, and in the last decade it has invested £10.2m.

2.9 St George's remains a vital cultural asset, integral to the revitalisation of the cultural offer and the regeneration of the Great Yarmouth Town Centre and King Street area. As well as an estimate that every theatre goer contributes £12 to the local economy, St Georges has also brought back into use a significant cultural asset which has provided a venue for a wide range of entertainment and culture, civic occasions and community events. St George's requires ongoing intelligent support from the Borough Council.

2.10 Moving forward, the Arts and Cultural Strategy will be completed in early 2016. The strategy will highlight opportunities for future strategic investment in the arts by the council, working with others such as the Arts Council and

Heritage Lottery Fund. It is likely that this will inform future spending arrangements. A number of the current arrangements are due for review in 2016, including the SeaChange Arts SLA and so this presents a good opportunity to consider what type of support and investment might be undertaken in the future. A more pressing issue however, is the council's grant contribution towards St Georges Theatre, which is due to end in March 2016.

3. ST GEORGES THEATRE TRUST

3.1 A report from the St Georges Theatre Trust is attached as an appendix to this report.

3.2 St Georges Theatre closed to the public in 2006 as a result of a number of structural deficiencies. A new theatre trust was formed in 2010 and the building was re-opened in 2012 after a £7.45million investment programme led by the council and a range of funding bodies. The council offered an annual grant of £40,000 for the first 5 years of operation, to enable the trust to build a sustainable business model for the future.

3.3 Issues with the construction of the adjacent pavilion building meant that the full site was delayed in opening. In order to assist the trust with the first year of operation the council advanced a year's grant. Therefore the annual grant will end in March 2016, rather than 2017.

3.4 Since 2014 the trust has been building income from its activities and reducing the need for external support, however the anticipated deficit in the trust's budget for 2016/17 will not be met by income from theatre activities.

3.5 Given both the size of the venue and its role as an artistic theatre, there have been challenges in terms of creating a sustainable business model and audience development, given low levels of cultural participation within the Borough as a whole.

3.6 Operations within the Pavilion Café are also being reviewed to identify the best trading options for the St Georges Trading Company to generate sustainable income for the trust.

3.7 Over the past 12 months, St Georges Trust has addressed skills shortages within its board of trustees and has embarked on developing a business plan

to create a sustainable theatre venue for the future. The trust has also explored a closer working relationship with SeaChange Arts and other local organisations, including other similar regional theatres. Key to this will be establishing a relationship with the Arts Council and building a clearer vision for St Georges as a cultural hub within the borough.

4. THE CASE FOR FUTURE INVESTMENT

4.1 St Georges Theatre Trust is requesting a grant from the council of £40,000 for a further year. The Arts Council for England have expressed an interest in match-funding council investment in the Theatre through a bid to the Grants for the Arts Programme and a commitment from the Borough Council would enable a discussion about the level and type of support that they are able to provide. It is expected that the Arts Council would bring expertise in how best to utilise regional national portfolio organisations with theatre and performance venue experience to support St Georges in developing a more sustainable business model.

4.2 Through the development of the Arts and Cultural Strategy, St Georges has been highlighted as a vital cultural asset, integral to the revitalisation of the cultural offer and the regeneration of King Street and the town centre.

4.3 Should the council not continue to award the grant, the trust must consider winding down in accordance with the regulations of the charity commission. The asset would then be returned to the council along with full building liabilities.

5. RECOMMENDATIONS

5.1 **Cabinet is recommended;**

1 To consider the contents of this report and note the current investment profile for arts, culture and heritage within the council's budget.

2 To recommend to Council that a further year's grant of £40k for St Georges Theatre Trust, to support the development of a business plan, is included in the Council's budget for 2016/17. £32k of the funding to be drawn from the savings on Northern Parish Public toilets, with a further £8k of saving being sought from within the service.

3 To award the grant on the condition that the investment is used to

match fund a bid to Arts Council England for strategic support and that a full 5 year business plan is presented to the council by no later than July 2016.

Dept Reference:
Date:
Background Papers:

Financial Implications: Additional budget of £40k to be included in the budget for 2016/17

Legal Implications: None

Executive Board or Director Consultation: EMT

Does this report raise any legal, financial, sustainability, equality, Crime and Disorder or Human Rights issues and, if so, have they been considered?	Issues	
	Legal	**No**
	Financial	**Yes**
	Sustainability	**No**
	Equality	**No**
	Crime and Disorder	**No**
	Human Rights	**No**
	Every Child Matters	**No**
	Risk	**Yes**

Appendix A

Sports & Leisure Grants

Organisation	Purpose	15/16 amount £	Type of funding agreement
Active Norfolk	Core funding	3,400	Annual district contribution
Active Norfolk	Match-funding	5,000	Sport England bid
Norfolk Youth Disability Games	Contribution	1,000	Annual district contribution
Disability Projects	Contribution	1,000	Annual district contribution
Sports Coaching Grants	Contribution	1,000	Grant
Annual Bowls Tournament	Various costs associated with the tournament	13,766	Funding with budgeted corresponding income of £14,290
Total		**25,166***	

*Does not include the budgeted income from the Bowls Tournament of £14,290

Subject: **Council Tax – Tax Base**

Report to: Cabinet – 9 December 2015

Report by: Revenues Manager

The Council Tax base is a technical calculation that has to be formally set each year. It is the first stage of the Council Tax setting process that will be finalised once the budgets have been agreed. This report asks the Cabinet to approve the calculation of the 2016/17 tax base totalling 26,722. This is the total number of domestic properties in the Borough using band D as the average property band. It is recommended that the estimated tax bases for the Borough and for each parish, as shown in Appendix A be approved. The overall tax base for the Borough has increased by 567 Band D equivalents compared to last year.

1 **Tax base calculation**

1.1 Dwellings have been valued in accordance with the following valuation bands:

Valuation	*Range of Values*	*Proportion of 'Band D charge'*
A	Up to £40,000	6/9=2/3
B	Over £40,000 up to £52,000	7/9
C	Over £52,000 up to £68,000	8/9
D	Over £68,000 up to £88,000	9/9=1
E	Over £88,000 up to £120,000	11/9
F	Over £120,000 up to £160,000	13/9
G	Over £160,000 up to £320,000	15/9=5/3
H	Over £320,000	18/9=2

The tax bill for each band is calculated in proportion to band D, which is deemed to be the average for these purposes. Accordingly, a taxpayer whose home is in band A will pay two-thirds of what someone whose home is in band D will pay; a taxpayer whose home is in band H will pay twice what someone whose home is in band D will pay.

1.2 A tax base calculation has to be done in accordance with the Local Authority (Calculation of Council Tax Base) Regulations 1992 and Local Authority (Calculation of Council Tax Base) Regulations 2012 as amended, for each parish based on the number of taxable dwellings calculation in terms of band D equivalent.

1.3 The calculation involves the following:

(a) the number of current chargeable dwellings for each band shown in the valuation list;

(b) the number of discounts and disabled reductions which apply to those dwellings;

(c) the estimated changes during the coming year, for example, for new properties, discounts and appeals;

(d) the proportion which dwellings in a band bear to dwellings in band D (as shown in paragraph 1.1); and

(e) the estimated collection rate.

1.4 The main assumptions used are:

(a) The estimated collection rate is 98.5%; and
(b) The estimated net number of new properties to be added the remainder of this year and next year is about 282.

Departmental reference:	Tax Base Report
Date:	9 December 2015
Background papers:	Local Authority (Calculation of Tax Base) Regulations 1992.
	Local Authority (Calculation of Tax Base) Regulations 2012
	The Local Authorities (Calculation of Council Tax Base) (Amendment) (England) Regulations 2003.
	ODPM Council Tax Information Letters 7 and 8 2003
	Collection Fund (Tax Base) Directions 1993.
	Joint ADC/AMA Practice Note, 17 October 1993.
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TAX BASE -EQUIVALENT BAND'D' for 2016/2017 -OVERALL TAXBASE

Appendix A

PARISH:	Current Data base after discounts	Adjustments for Assumptions: + New Props	Less Appeals	Less Seasonal	Single person discounts	Adjusted total	Non-collection 1.50%	TAX BASE	Current % props in parish
Gt Yarmouth/Gorleston	11,851	117	0	0	0	11,968	-180	11,788	43.84%
Ashby with Oby	23	1	0	0	0	24	0	24	0.09%
Belton with Browston	1,100	4	0	0	0	1,104	-17	1,087	4.07%
Bradwell	3,373	45	0	0	0	3,418	-51	3,367	12.48%
Burgh Castle	396	1	0	-7	0	390	-6	384	1.46%
Caister on Sea	2,764	4	0	0	0	2,768	-42	2,726	10.22%
Filby	296	11	0	0	0	307	-5	302	1.09%
Fleggburgh	376	7	0	0	0	383	-6	377	1.39%
Fritton with St Olaves	269	9	0	0	0	278	-4	274	1.00%
Hemsby	1,331	5	0	-86	0	1,250	-19	1,231	4.92%
Hopton	991	35	0	0	0	1,026	-15	1,011	3.67%
Martham	1,064	28	0	0	0	1,092	-16	1,076	3.94%
Mautby	139	1	0	0	0	140	-2	138	0.51%
Ormesby St Margaret	1,558	5	0	-63	0	1,500	-23	1,477	5.76%
Ormesby St Michael	108	2	0	0	0	110	-2	108	0.40%
Repps with Bastwick	147	1	0	0	0	148	-2	146	0.54%
Rollesby	333	2	0	0	0	335	-5	330	1.23%
Somerton	110	0	0	0	0	110	-2	108	0.41%
Stokesby	115	2	0	0	0	117	-2	115	0.43%
Thurne	51	0	0	0	0	51	-1	50	0.19%
West Caister	75	0	0	0	0	75	-1	74	0.28%
Winterton	563	2	0	-28	0	537	-8	529	2.08%
TOTAL	27,033	282	0	-184	0	27,131	-409	**26,722**	100%

STUART\TAXBASE2016-2017\tbac01for16-17.wb2 (sheet 'C')