

URN: 21-153

Subject: Local Plan Part 2 - Adoption

Report to: Council – 9th December 2021

Report by: Samuel Hubbard – Strategic Planning Manager

SUBJECT MATTER

This report recommends the adoption of Local Plan Part 2 following the conclusion of the examination in public and the publication of the Inspector's Report. Attached to the report is the final version of the Local Plan Part 2 with the modifications required by the Inspector following the examination.

RECOMMENDATION

Policy and Resources Committee recommend that Council :

- **Adopt the Great Yarmouth Local Plan Part 2 (Appendix 1 to this report) is adopted.**
- **Approve the Policies Map to be updated to reflect the Local Plan Part 2 as shown in Appendix 2 to this report.**
- **Revoke the Interim Housing Land Supply Policy (2014).**

1. Introduction and Background

- 1.1. The Core Strategy (Local Plan Part 1) was adopted in December 2015 and sets out strategic policies governing how development should be planned in the Borough. It sets out the overall level of growth and the distribution of growth. It also includes policies to secure regeneration, deliver housing of all types and tenures, support the local economy and protect and enhance the natural, built and historic environments.
- 1.2. The Local Plan Part 2 (which is attached to this report) builds upon and supplements the policies within the Core Strategy, in some cases adding detail to them.
- 1.3. The Final Draft Local Plan Part 2 was approved for publication under Regulation 19 of the Town and County Planning (Local Planning) Regulations (2012) by Council on the 20th February 2020. The 20th February Council decision also gave delegated authority to:
 - Submit the plan for examination following the representations period along with a request to recommend any modifications necessary to make the plan sound and a request to confirm the five-year housing land supply.

- Work with the Planning Inspector and participants to agree any necessary modifications and undertake a public consultation on those modifications (should they arise).
- 1.4. On the 28th February the Local Plan was published for representations to be received. The representations period (consultation period) was planned to run to the 23rd April 2020. However, due to the impact of the Covid-19 pandemic and associated restrictions the consultation period was first extended and then repeated to ensure regulatory requirements were met and to ensure that everyone had a chance to make representations (following Counsel's advice). This was detailed in an update report to Policy & Resources committee on the 19th May 2020.
- 1.5. The plan was submitted for examination by the Planning Inspectorate on 31st July 2020. Planning Inspector Gareth Wildgoose was appointed to examine the plan. The hearings took place virtually between March and April 2021. The hearings can still be viewed on the Council's Youtube channel (<https://www.youtube.com/channel/UCcXjvwYFXW1zCUuE-MdZ8dw>).
- 1.6. On 19th May 2021 the Inspector wrote to the Council with his initial findings following the hearings. The letter concluded that the plan can be made sound providing a number of 'main modifications' are made to the plan. These were reported to Policy and Resources Committee on 1st June 2021. These modifications were then consulted on from 9th July 2021 to 3rd September 2021. Following consideration of comments received during this consultation, the Inspector issued his final report into the plan on the 5th November 2021.

2. Inspector's Report

- 2.1. The Inspector's Report can be read in Appendix 3 and 4 to this report. The Inspector's Report concludes that the plan is legally compliant and is sound subject to a number of 'main modifications' as detailed in the appendix to his report (Appendix 4 to this committee report). The modifications are the same as those consulted on over the summer as detailed above with a small number of tweaks and corrections to the wording.
- 2.2. The majority of the modifications are technical changes to the detailed wording of policies to improve the effectiveness of policies when used in determining planning applications. They do not change the overall thrust or effect of the policy. The most significant modifications are as follows:
- **New Policy UCS4** . Ensures Policy CS4 from the Core Strategy is consistent with the affordable housing thresholds set out in the National Planning Policy Framework.
 - **New Policy UCS5**. Removes the gypsy and traveller pitch requirement from Policy CS5 as it is considered out of date. The new Policy also supports the potential extension to the Gapton Hall site should future needs arise. Finally, the policy commits the Council to an immediate review of the evidence on Gypsy and Traveller accommodation need to inform the Local Plan review.
 - **All site allocations** – extra detail on highway access requirements and pedestrian and cycle improvements as requested by Norfolk County Council.

- **Policies GN4 and GN5 - Beacon Park and Beacon Park Extension** - Protection of employment uses in Beacon Park and Extension in light of new permitted development rights and changes to the use classes order.
- **Policy CA1 – Land West of Jack Chase Way.** Number of modifications including:
 - Consolidation of local centre and healthcare land on site allocated by Policy CA1 – Land west of Jack Chase Way to ensure more effective use of land .
 - Requiring playing fields on the school site to be used as open space to ensure more effective use of land.
 - Requirement for greater consideration of heritage assets including World War 2 gun batteries associated with Nova Scotia Farm.
- **Policy OT2** – addition of vehicular access on to Thurne Way to give flexibility to ensure early delivery of the site due to potential access constraints at Barton Way.
- **Policy H4** – addition of caveats reducing the amount of open space required if there is a local surplus of provision.

2.3. On submission of the Local Plan, the Council requested that the Inspector confirmed the Council's five-year supply of housing land on adoption. The report concludes that, if adopted promptly, the plan establishes a five-year supply of deliverable housing sites. This essentially confirms the Council's five-year supply as per paragraph 75 of the National Planning Policy Framework. This will mean the supply cannot be challenged until 31st October 2022. After that date it is highly likely that the Council will still be able to demonstrate a comfortable five-year supply position, however, it could be disputed and debated at an appeal.

3. Adoption of the Local Plan Part 2

- 3.1. Section 23 of the Planning and Compulsory Purchase Act states that if a Planning Inspector finds a Local Plan sound subject to 'Main Modifications', as discussed above, a local planning authority may adopt that Local Plan with the 'Main Modifications' and any 'additional modifications'. Officers have identified a number of 'additional modifications' to the plan (from that published in February 2020) to address minor factual inaccuracies or improve the clarity of the supporting text. These are not necessary to make the plan sound but do improve the quality of the plan and address some concerns raised by representors. These are included in Appendix 5 to this report.
- 3.2. Appendix 1 to this report includes a final version of the Local Plan Part 2 incorporating all the 'main modifications' and 'additional modifications'. This report recommends adoption of the Local Plan Part 2.
- 3.3. Adoption of the Local Plan Part 2 will supersede all remaining saved policies in the Borough-wide Local Plan of 2001. These policies are listed in Appendix B of the Local Plan Part 2 (Appendix 1 to this report).
- 3.4. Once adopted the Local Plan Part 2 will form part of the development plan for the Borough alongside the Core Strategy (adopted in 2015).

4. Policies Maps

- 4.1. The adoption of the Local Plan Part 2 necessitates updates to the adopted Policies Map, which was last updated on adoption of the Core Strategy. The Policies Map is a geographic illustration of the policies contained within the adopted development plan.
- 4.2. Draft Policies Maps detailing how they will be updated following the adoption of the Local Plan Part 2, were prepared and published alongside the draft plan as detailed above.
- 4.3. Following the examination, the Inspector's Report identifies a small number of changes are required to the policy maps (as submitted in July 2020) to address concerns raised in representations and ensure the policies in the plan are sound. These include:
 - Changes to the Development Limits to include the East Coast Hospice site (south of Beacon Park) and to ensure they reflect the full extent of site allocations and planning permissions for development.
 - Amendment to the Coastal Change Management Area to represent the 'hold-the-line' policy for the Hopton frontage (which was amended as a result of the Gorleston to Lowestoft Strategy)
 - To show the Broads Authority area on the Policies Map
- 4.4. The revised Policies Map is appended to this report in Appendix 2.

5. Interim Housing Land Supply Policy (2014)

- 5.1. The Interim Housing Land Supply Policy was adopted in 2014 to help support the delivery of housing in the interim period prior to the adoption of the Local Plan Part 2, particularly in circumstances where a five-year supply could not be demonstrated. Upon adoption of the Local Plan Part 2 this policy no longer has relevance and therefore it is recommended that Council formally revoke this policy. The policy can still be found on the Council's website at present - <https://www.great-yarmouth.gov.uk/article/2490/Interim-Housing-Land-Supply-Policy>. It will be removed following revocation.

6. Financial Implications

- 6.1. Preparation of the Local Plan is provided for in the agreed Strategic Planning budget.
- 6.2. The adoption of the Local Plan Part 2 will help facilitate growth which in turn will lead to economic benefits to the Borough and potentially increased New Homes Bonus. The Local Plan Part 2 will also play a role in supporting and framing future bids for external funding.

7. Legal and Risk Implications

- 7.1. The Council has a statutory duty to keep its Local Plan up-to-date. The Local Plan Part 2 can now be adopted under Section 23 of the Planning and Compulsory Purchase Act 2004. The plan has been found to be legally compliant by the Planning Inspector. It is supported by a Sustainability Appraisal Report and a Habitat Regulations Assessment which satisfy requirements under the Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats and Species Regulations 2017. The Local Plan is supported by numerous other evidence base documents, all of which are available on the Council's website: <https://www.great-yarmouth.gov.uk/article/2501/Strategic-planning>
- 7.2. An Equality Impact Assessment has also been undertaken and is included as Appendix 6 to this report.

- 7.3. Following adoption, a person aggrieved by the Local Plan Part 2, may under Section 113 of the Planning and Compulsory Purchase Act 2004, make an application to the High Court to challenge it. Such an application must be made within six weeks of adoption.

8. Conclusion

- 8.1. The Local Plan Part 2 is now at a stage where it can be adopted by the Council.
- 8.2. It is recommended that Policy and Resources Committee recommends the following to Full Council:
- That the Great Yarmouth Local Plan Part 2 (Appendix 1 to this report) is adopted.
 - That the Policies Map is updated to reflect the Local Plan Part 2 as shown in Appendix 2 to this report.
 - That the Interim Housing Land Supply Policy (2014) is revoked.

9. Background Papers

Appendices:

- Appendix 1 – Final Local Plan Part 2 (as modified) for adoption
- Appendix 2 – Updated Policies Map
- Appendix 3 – Inspectors Report
- Appendix 4 – Inspectors Report Appendix
- Appendix 5 - Additional Modifications Schedule
- Appendix 6 – Equality Impact Assessment

Area for consideration	Comment
Monitoring Officer Consultation:	Through ELT
Section 151 Officer Consultation:	Through ELT
Existing Council Policies:	Local Plan Part 1 (Core Strategy) & Corporate Plan
Financial Implications (including VAT and tax):	Addressed in the report
Legal Implications (including human rights):	Addressed in the report
Risk Implications:	Addressed in the report
Equality Issues/EQIA assessment:	Report prepared - Appendix 6 to report
Crime & Disorder:	n/a
Every Child Matters:	n/a

Local Plan Part 2 – Adoption (Policy & Resources Committee)

Appendix 1 – Final Local Plan Part 2 (as modified) for adoption



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INTRODUCTION

Local Plan Context

The Borough of Great Yarmouth is situated on the east coast of Norfolk, with the towns of Great Yarmouth and Gorleston-on-Sea at its centre, spanning 24 kilometres of coastline. Inland, the Borough contains dispersed rural settlements of varying sizes, most of which are adjacent parts of the Broads network.

This Local Plan sets out the level of growth in the Great Yarmouth Local Plan area (i.e. the Borough excluding those parts within the Broads Authority area) which needs to be planned for in the Borough, where that growth should be located and how it should be delivered. It also sets out the planning policies which the Council will use in determining planning applications.

The Great Yarmouth Local Plan covers the period 2013-2030.

The Great Yarmouth Local Plan is split into two Parts. The Core Strategy (Local Plan Part 1) was adopted in December 2015 and sets out strategic policies governing how development should be planned in the Borough. It sets out the overall level of growth and the distribution of growth. It also includes policies to secure regeneration, deliver housing of all types and tenures, support the local economy and protect and enhance the natural, built and historic environment. Part 1 also includes two strategic site allocations for development.

Part 2 of the Local Plan builds upon and supplements the policies within the Core Strategy and adds detail to them. Given the timescales passed since the adoption of the Core Strategy, this plan includes some amendments to policies within the Core Strategy, principally around housing and retail requirements. Part 2 also identifies specific sites for allocation for different uses.

The Local Plan Part 2 includes both Strategic and Non-Strategic Policies. Neighbourhood Plans have to be in general conformity with Strategic Policies of the Local Plan.

Given the passage of time it has been necessary to amend and evolve the scope of the Local Plan Part 2 from what was originally envisaged in the Core Strategy. There are a small number of matters which the Core Strategy stated the Local Plan Part 2 would include but are no longer considered necessary or appropriate.

The supporting text of Policy CS6 referred to the intended inclusion of a policy in the Local Plan Part 2 to manage the re-designation of land and buildings within local employment areas. However, on reflection it is not considered necessary to include an additional policy which would be largely repetitious of that already provided in Policy CS6 and the associated approach as otherwise set out in national policy.

Policy CS7 referred to the designation of secondary shopping frontages and holiday frontages in the Local Plan Part 2 where appropriate. Whilst these frontages are not specifically identified it is considered that Policies GY1, R3, GY5 and GY6 provide sufficient and effective scope to encourage traditional 'secondary shopping' and 'tourist shopping' type uses to come forward whilst avoiding unnecessary duplication of local or national planning policy.

The supporting text to Policy CS11 referred to Local Green Spaces and if appropriate, to identify them in the Local Plan Part 2. Having reflected on the approach set out in the National Planning Policy Framework and associated National Planning Practice Guidance, the plan does not specifically designate Local Green Spaces. However, it does seek to protect existing open spaces under Policy E3.

Several Neighbourhood Plans in preparation are seeking to designate Local Green Spaces and this is considered to be a more appropriate mechanism to identify sites of such significant community value.

Policy CS12 stated that in preparing the Local Plan Part 2, potential areas suitable for wind energy will be considered and the plan will identify any suitable areas. The Council considers that given the need in the National Planning Policy Framework for proposals for wind energy to have the full backing of the local community it is considered that it would be more appropriate for such suitable areas to be identified in a Neighbourhood Plan where proposals are subject to a referendum. The Council has no specific evidence at present to suggest where suitable areas for wind turbines might exist but will help support Neighbourhood Plans in identifying them if requested.

Sustainability Appraisal

Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging Plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives. A sustainability appraisal has been undertaken on all the different policy options and site options considered during the preparation of the Local Plan Part 2. The sustainability appraisal also considers the cumulative effect of the Local Plan Part 2 on sustainability objectives together with the Core Strategy.

Duty to Cooperate

The duty to cooperate is a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Great Yarmouth Borough Council has engaged constructively with all partners during the preparation of the Local Plan Part 2. Principally this has been through the preparation of the Norfolk Strategic Planning Framework which constitutes a Statement of Common Ground for the Norfolk authorities.

Parts of the Borough are within the designated Broads Area. Planning policies, development and land use within the Broads Area are controlled by the Broads Authority. The Borough Council works closely with the Broads Authority and has had due regard to its Local Plan in preparing the Great Yarmouth Local Plan Part 2. The Borough Council and the Broads Authority have a 'Duty to Cooperate Statement' agreeing that the Borough Council will meet the full housing needs of the Borough. In addition, the two authorities are part of the wider Norfolk Strategic Planning Framework.

Great Yarmouth Borough Council has also engaged constructively with East Suffolk Council where there are strong links with the north of the district. The Waveney Local Plan which covers the northern part of East Suffolk sets out plans to meet the objectively assessed needs for its area. Therefore, there is no need for Great Yarmouth to meet any need arising from East Suffolk in this Local Plan.

Great Yarmouth constitutes its own housing market area and functional economic area and the Local Plan as a whole meets objectively assessed needs for housing and economic development.

In terms of infrastructure provision, the Council has worked constructively with infrastructure providers such as the health sector and Norfolk County Council. This engagement will be ongoing during the implementation of the Local Plan.

A Statement of Common Ground has also been prepared between coastal districts in Norfolk and Suffolk with respect to coastal management.

The Council has also engaged with the Marine Management Organisation, both in the preparation of this Local Plan and in production of the East Inshore and East Offshore Marine Plans. The Local Plan is considered to be consistent and complementary to the Marine Plans.

Early Review of the Local Plan

This plan document completes the current Local Plan, which has a plan period of 2013-2030. The National Planning Policy Framework states that Local Plans should be reviewed every five years and updated as necessary. The Core Strategy was adopted in December 2015 and therefore will need to be reviewed in December 2020. The Part 2 plan anticipates this and makes some changes to key policies in the Core Strategy to ensure they are up to date. However, a full review of the Core Strategy was not considered appropriate as this would likely delay the introduction of site allocations which are essential to meet housing need now. Therefore, it is proposed to commence a full review of the Core Strategy and this plan immediately following the adoption of this plan. In accordance with national policy the plan review will cover a 15 year period.



STRATEGIC POLICIES

1. AMENDMENTS TO CORE STRATEGY

1.1 The intent of the Local Plan Part 2 is to supplement and deliver the Core Strategy (Local Plan Part 1). However, given the passage of time since the Core Strategy was adopted it has become necessary to make a small number of amendments to the Core Strategy to reflect changes in national planning policy and latest available evidence. These changes are not considered to change the fundamental thrust of the Core Strategy or the key relationships between its different elements.

Adjustment to Core Strategy Housing Target

Policy UCS3: Adjustment to Core Strategy Housing Target

Core Strategy Policy CS3a) is amended to read:

"Make provision for at least ~~7,140~~ 5,303 new homes over the plan period..."

Policy Justification and Supporting Text

1.2 Policy CS3 of the Core Strategy set a housing target of 7,140 homes to be built-up to 2030. However, in July 2018 the Government updated the National Planning Policy Framework and National Planning Practice Guidance to introduce a standardised method of calculating housing requirements known as 'local housing need'. The details of this method are set out in National Planning Practice Guidance. The local housing need is now expected to be the default approach to determining minimum housing requirements unless exceptional circumstances justify an alternative approach. The Framework also requires plans to be revised quickly to take into account changes in the new Framework including the introduction of the 'local housing need'. It also makes clear that where housing requirements in Local Plans are more than five years old the 'local housing need' calculated using the new standard method should be used for assessing and maintaining supply. The above policy therefore amends the original Core Strategy housing target to the 'local housing need' requirement calculated by the new standard method.

1.3 This new standard method significantly reduces the housing need within the Borough from 7,140 to 5,303 homes (this is the sum of housing completions taken between years 2013/14 to 2018/19, + 11 years of the annual minimum local housing need at 363). Having accounted for the housing delivered between 2013 and 2019, the remaining housing requirement to 2030 is 3,993 dwellings (363 dwellings per year).

1.4 The Borough Council has considered other influences that may necessitate adjustment to the local housing need requirement. In accordance with paragraphs 60 and 65 of the Framework, the Local Plan does not need to accommodate any housing growth from any area outside of the Borough boundary. In respect of Norfolk, this agreement is formalised in the joint Norfolk Strategic Planning Framework (2019) Statement of Common Ground between the planning authorities. The Borough Council will meet the full housing needs of the Borough. Any housing completions from the Broads Area of the Borough will still count towards meeting the Borough Council's housing target but they are not required to meet the overall needs. To the south in Suffolk, the recently adopted Waveney Local Plan for the northern part of East Suffolk will meet the housing requirements in full of the former Waveney area. Another consideration is that the Borough has very high levels of need for affordable

housing coupled with low viability and consequent low plan requirements for affordable housing (the plan applies housing market areas requiring 10% and 20% affordable housing). A modest uplift in housing need is considered unlikely to result in significant increases in affordable housing; while a radical uplift to meet the full affordable housing need would be completely unachievable and impractical in policy and housing market terms. For these reasons, each of these factors therefore have no effect on the local housing need target.

1.5 Over the last few years, the Borough Council has been unable to demonstrate a deliverable 5-year housing land supply. There is a recent history of under-delivery on the Core Strategy target, with a total of 1,310 dwellings completed since the start of the Core Strategy period up to April 2019. When measured against the original Core Strategy stepped target for the period at 300 dwellings per annum (a total target of 1,800 dwellings), this causes a deficit of 490 dwellings; but measured over the original Core Strategy's annualised housing target (a total target of 2,520 dwellings), this causes a deficit of 1,210 dwellings. It is therefore clear that the delivery of the original housing target set out in the original Core Strategy was extremely challenging and that the use of the new standard method will be both more appropriate and achievable. Crucially, the new local housing need target will enable the Borough Council to demonstrate a deliverable supply of housing land over a five year period and therefore ensure that development is plan-led in the Borough. Adoption of the new standard method for calculating housing need will not only bring the Borough in line with the Government's requirement at the earliest opportunity but it would also allow the Borough Council to bring the housing target to a level which is considered more realistic and achievable within the plan period.

Provision of Housing to Meet the Need

1.6 The Local Plan Part 2 seeks to provide 7,020 dwellings over the remainder of the plan period. While this is a significant addition to the local housing need target, a buffer of around 32% on the target will provide greater flexibility to deliver the local housing need, particularly in the context of a persistent past under-delivery of housing to meet local plan housing needs. This provision is comprised of:

- 1,691 houses already completed (between April 2013 and March 2020);
- 2,850 houses committed through planning permissions (and resolutions to grant planning permission following Development Control Committee);
- 177 houses remaining to be built in the strategic allocations at Great Yarmouth Waterfront (CS17) and Beacon Park, Bradwell (CS18) (which are expected to be delivered in the plan period);
- 1,636 houses allocated through this plan (which are expected to be delivered in the plan period); and
- 666 houses projected to come forward as 'windfall' (unallocated) sites.

1.7 With the deliberate over-provision of housing, the Local Plan Part 2 has inbuilt flexibility to ensure that the plan will deliver the housing need within the plan period. The plan is not over-reliant on any single site to deliver, and the plan provides a variety of locations, site sizes, types and tenures of housing to meet its need. There is also the potential to significantly boost local housing supply and delivery should the housing market perform strongly over the plan period.

Amendments to CS4 - Delivering affordable housing

Policy UCS4: Amendments to CS4 - Delivering affordable housing

Paragraph a) of Policy CS4 is amended to read:

- a) Maximise the provision of additional affordable housing within the overall provision of new residential developments. Table 7 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's is amended to read:

		Threshold figure	Percentage sought ¹
Affordable housing sub-market area 1	Caister-on-Sea, Gorleston, Great Yarmouth North and Northern Rural	5 dwellings 10 dwellings or site area of 0.5 hectares or more	20% affordable
Affordable housing sub-market area 2	Bradwell, Great Yarmouth South and South Quay, Gorleston West and South West Rural	5 dwellings 10 dwellings or site area of 0.5 hectares or more	10% affordable
Affordable housing sub-market area 3	Great Yarmouth Town Centre	15 dwellings or site area of 0.5 hectares or more	10% affordable

Policy Justification and Supporting Text

1.8 Policy CS4 of the Core Strategy sets out affordable housing requirements for new residential developments. Table 7 of the Policy sets out development size thresholds where affordable housing will be sought. Sites of 5 or more dwellings in sub-market areas 1 and 2 are required to provide affordable housing and site of 15 or more dwellings are required to provide affordable housing in sub-market area 3. Since the adoption of the Core Strategy there have been revisions to national planning policy with respect to the thresholds for affordable housing requirements. The National Planning Policy Framework clarifies that the provision of affordable housing should not be sought for developments that are not 'major sites' (for housing, 10 or more homes or sites of an area over 0.5 hectares or more), other than in rural designated areas (where policies may set out a lower threshold of 5 units or fewer). Therefore, Policy UCS4 amends Table 7 with respect to the thresholds to reflect this change in national planning policy, together with its associated exemptions.

¹ The only potential exemptions from the requirements of Table 7 are through case-by-case consideration of development viability in the limited specific circumstances as set out in Policy GSP8, or those that are otherwise set out in national policy.

Amendments to CS5 - Meeting the needs of gypsies, travellers and travelling showpeople

Policy UCS5: Amendments to CS5 - Meeting the needs of gypsies, travellers and travelling showpeople

Paragraph a) of Policy CS5 is amended to read:

- a) Safeguard the existing travellers site at Gapton Hall (~~25~~ **24** pitches) for use by gypsies and travellers, **and explore opportunities for the reconfiguration and/or extension of the site to meet identified needs.**

Paragraph b) of Policy CS5 is amended to delete:

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

Amend Policy CS5 to include a new paragraph after e):

- f) **The Council commits to an immediate review of the evidence in relation to the needs of gypsies, travellers and travelling showpeople following adoption of the Local Plan Part 2 as part of the Local Plan Review.**

Policy Justification and Supporting Text

1.9 Policy CS5 of the Core Strategy sets out the Council's approach to meeting the needs of gypsies, travellers and travelling showpeople. The policy was based upon the conclusions of the Council's 2013 Strategic Housing Market Assessment (SHMA), setting out a requirement to identify 10 additional permanent pitches for gypsies and travellers, in addition to the safeguarding of the existing traveller's site at Gapton Hall for 25 pitches. The policy also provided a criterion-based approach to allow additional sites to come forward where necessary and in accordance with the policies of the plan.

1.10 The Planning Policy for Traveller Sites (August 2015) was published at a late stage of the examination of the Core Strategy and reflected a national policy shift in the approach with respect to planning for, and meeting the need of gypsies and travellers. As a consequence, the evidence has necessarily been updated to reflect national policy following the adoption of the Core Strategy and has informed the approach taken in this Plan. This has coincided with a recalculation of the borough's needs for new gypsies and travellers' pitches, as concluded in the Council's most up-to-date evidence base², published in October 2017. This calculated a revised need for new gypsy and traveller pitch provision is 4 pitches. This reflects a reduction from 10 new pitches, as required by Core Policy CS5(b).

1.11 Following the adoption of the Core Strategy the Council has not received any planning applications in relation to, nor received any sites put forward for consideration in the Local Plan Part 2 for, gypsy and travellers sites. Consequently, the Council considers that it is neither justified nor

² 'RRR Consultancy (Norfolk Caravans and Houseboats Accommodations Needs Assessment including for Gypsies, Travellers and Travelling Show people) October 2017

effective to retain the existing requirement in Core Policy CS5b) to identify land for 10 additional permanent pitches and thus it is proposed to remove this requirement in the policy.

1.12 To help ensure that the plan brings forward opportunities to meet the most recent evidence of reduced need, it is proposed to amend Core Policy CS5(a) to allow the potential reconfiguration and/or extension of the gypsy and traveller site at Gapton Hall to be explored. The Gapton Hall site remains safeguarded in the Local Plan and currently has capacity for 24 gypsy and traveller pitches (18 permanent, 6 transit), however the internal layout of the site has potential to be reconfigured or extended to provide a small number of additional on-site pitches which would help to meet either most or all of the recalculated need by 2030. By amending Policy CS5(a), the Local Plan provides clarity on the Council's approach to meeting this need.

1.13 The Local Plan is sufficiently flexible to potentially allow new sites and pitches to come forward without reliance upon the possible extension of the Gapton Hall site. The criterion based approach of Policy CS5(d) and Policy GSP1 provide sufficient scope for a range of sites within or outside of the development limits to come forward as windfall to meet this need and any additional need arising for gypsies and travellers during the plan period.

1.14 The current needs assessment was published in 2017 and it is normal practice to review such assessment every five years. Furthermore, the occupation of the existing Gapton Hall site has considerably altered following the surveys undertaken to inform the most recent assessment. This affirms the need for an immediate review of the evidence, whilst maintaining a flexible policy to respond to more up-to-date evidence as it becomes available, alongside the criteria-based approach of Policy CS5 for the determination of planning applications. Policy UCS5, therefore, also amends Policy CS5 to include a commitment from the Council to review the assessment of need for gypsies, travellers and travelling showpeople as part of the immediate review of the Local Plan following its adoption.

Amendments to CS7- Strengthening our centres

Policy UCS7: Amendments to CS7 – Strengthening our centres

Great Yarmouth Town Centre Boundary

The Policies Map is amended by the re-alignment of the Great Yarmouth Town Centre Boundary.

Bradwell District Centre Boundary and Local Centres

Core Strategy CS7a), Table 12 is amended **as follows**:

Classification	Location
Main Town Centre	Great Yarmouth
Town Centre	Gorleston-on-Sea
District Centres	Bradwell (Proposed) Beacon Park and Caister-on-Sea
Local Centres	<p>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</p> <ul style="list-style-type: none"> • <u>In Great Yarmouth:</u> <ul style="list-style-type: none"> ○ <u>Northgate Street</u> ○ <u>St Peters Road</u> ○ <u>Beresford Road</u> ○ <u>Camden Terrace</u> • <u>In Gorleston-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>Bells Road</u> ○ <u>Magdalen Way</u> ○ <u>Lowestoft Road</u> ○ <u>Church Lane</u> ○ <u>Almond Road</u> • <u>In Bradwell:</u> <ul style="list-style-type: none"> ○ <u>Burgh Road</u> ○ <u>Crab Lane</u> • <u>In Caister-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>(Proposed) Land west of Jack Chase Way, as allocated by Policy CA1</u> • <u>In Belton:</u> <ul style="list-style-type: none"> ○ <u>Bell Lane</u> • <u>In Hemsby:</u> <ul style="list-style-type: none"> ○ <u>Kings Way, including land allocated for small-scale shopping facilities under Policy HY1</u> • <u>In Martham</u> <ul style="list-style-type: none"> ○ <u>The Green</u> • <u>In Ormesby St Margaret:</u> <ul style="list-style-type: none"> ○ <u>North Road/Cromer Road</u> • <u>In Winterton-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>Black Street</u>

~~a. The Policies Map **is amended to show** a District Centre Boundary for Beacon Park.~~

Retail Requirements

Core Strategy CS7b) is amended to delete:

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

Policy Justification and Supporting Text

Great Yarmouth Town Centre Boundary

1.15 The decline in high street retailing is a national phenomenon, however, Great Yarmouth is among some of the towns hardest hit by these changes, with high vacancy rates (above the national average) and declining footfall. It has become increasingly necessary to positively manage the shift away from one that is heavily focused upon town centre retailing, to one which, whilst retaining an appropriate amount of retail space, also allows a greater range and flexibility to bring forward other town centre uses to reinforce its future vitality.

1.16 Under this context, it is proposed to alter the extent and coverage of the existing Great Yarmouth Town Centre Boundary (laid down in the 2015 Core Strategy) to better reflect the Council's current approach to controlling where new town centre uses, including retail, should be prioritised first.

1.17 A fundamental change is the creation of a new Primary Shopping Area 'PSA' in Great Yarmouth, designated to be the main area where new town centre uses, particularly retail, will be focused. The PSA is a smaller, more compact area than the 2015 town centre boundary, and wraps around the traditional 'heart' of the town centre, the main retail core fixed around the Market Place and the principal retailing streets contiguous to it. New retail development proposals will need to have regard to the PSA first when applying the necessary sequential and impact tests. This will help to prioritise retail growth at the heart of Great Yarmouth and is consistent with national policy. Further direction on the application of sequential and impact assessments are provided in Policies R1 and CS7 (as amended).

1.18 Moving out from the PSA, the delineation of Great Yarmouth's Town Centre Boundary has been altered to include those areas of the town where wider town centre uses will be encouraged or sought. This includes uses that are not just limited to retail e.g. leisure and entertainment uses (cinemas, restaurants, health and fitness centres etc), offices, as well as art, cultural and tourism development (theatres, museum, hotels and conference facilities).

1.19 To reflect this approach, the re-aligned Town Centre Boundary includes the areas around Greyfriars Way and Queen Street, as well as Church Plain and Priory Row which function as important commercial areas to the town. The area around and including the Great Yarmouth St Nicholas Minster is also included to allow it further flexibility to bring forward ancillary cultural and community uses, where appropriate. The extent of the Great Yarmouth High Street Heritage Action Zone (HAZ), which also includes the St Nicholas Minster and much of the historic town centre within the medieval walls has also been included within the Town Centre Boundary. Lastly, the Town Centre Boundary has also

been re-aligned to exclude areas which are no longer considered necessary or appropriate under the Town Centre Boundary designation. This includes part of King Street and Regent Road.

1.20 Over the past 10 years, the 'natural' contraction of the town centre has been most apparent in King Street with many retail units being converted out of traditional shopping uses or remaining vacant. To help manage the ongoing transition of this area out of 'traditional shopping' uses, the Town Centre Boundary has been re-aligned to exclude the area of King Street south of St George's Theatre to Nottingham Way and relies upon Policy GY4 to manage future land uses within this area.

1.21 Regent Road provides a range of retail, café, restaurant leisure uses, however its function as a link between the town centre and seafront means that these uses are distinctly characterised by their seasonal nature and tourism offer. Policy GY5 provides direction on the types of uses that will be supported within Regent Road and therefore it is excluded from the re-aligned Town Centre Boundary.

Bradwell District Centre Boundary

1.22 Policy CS7 (as amended) of the Core Strategy identifies a 'Retail Hierarchy' for the Borough. Bradwell was identified as a 'proposed' District Centre. At the time of the Core Strategy's preparation the proposals for the major housing and other growth in the area were not sufficiently advanced for certainty about the location and nature of such a centre. Since that time the progress of development and planning permissions in the general Bradwell area allows the location to be defined.

1.23 The area defined for the District Centre is within the growth area referred to as 'Beacon Park development at land south of Bradwell' in the Core Strategy. Policy CS18g) of the Core Strategy states that proposals for the growth area will include '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'. The new District Centre is intended to provide facilities for residents and workers in the Beacon Park growth area and the areas around. The naming of the District Centre as 'Beacon Park' is considered to most appropriately reflect that breadth. (Even though most of the area served is in Bradwell Parish, and the area is treated as part of the functional area of Bradwell in this Plan, the site itself is just outside the parish boundary and in Gorleston Ward.)

1.24 This adjustment of the Core Strategy is complemented by Policy BL1 in the Bradwell section of this Plan.

Retail Requirement

1.25 Policy CS7b) of the Core Strategy establishes the level of new retail need that is required in the Borough to 2030. The Core Strategy retail need was based upon the Council's 2011 Retail Study, which was subsequently refreshed in 2014 during the plan's examination. This identified a need for up to 4,300 square metres (net) of new 'food' floorspace and up to 8,900 square metres (net) of new 'non-food' floorspace.

1.26 Since the adoption of the Core Strategy there has continued to be major structural changes and shifts in the retail economy, in particular tightened and selective consumer spending, the growth in internet shopping and the subsequent physical and technological response by many retailers e.g. reconfiguring store formats/location and driving forward with online presence. During the intervening years in the Borough, the vacancy rate in Great Yarmouth town centre has continued to increase, its

impact being mostly felt within the core shopping areas, with many in long term levels of vacancy. It is considered necessary to recalculate the Borough's future retail (food and non-food) floorspace requirements to 2030 to better reflect the current retail environment, otherwise there remains a risk that over-inflated retail requirements may be used to deliberately encourage further out of town centre development, to the detriment of the Borough's centres.

1.27 In 2019 the Council undertook a refresh of the Borough's retail capacity to 2030. This was prepared taking into account the most up to date national policy and guidance, and was underpinned by a household telephone survey of 1,000 people across the Borough and wider area to gain robust evidence on current shopping patterns. The refresh also took into account the amount of new retail floorspace that was already 'committed' by current planning consents in the Borough. In summary, the retail capacity refresh determined that there was no need for any new retail (food or non-food) floorspace to be allocated over the short (to 2025) and medium (to 2030) term. There was little or no further need in the long (to 2040) term, however this lies beyond the current period of this plan and will be considered again as part of any new retail needs assessment through the next review of the Local Plan.

1.28 On the basis of the current evidence published since the adoption of the Core Strategy, there is no longer a quantitative need for new food and non-food shopping floorspace. Consequently, there is not a requirement under national policy for the Council to specifically identify and allocate sites for new retail-led development and therefore Policy UCS7 deletes the previous retail requirement provided in Policy CS7b). Notwithstanding this, there is evidence of a limited number of locational requirements and accessibility deficits in localised shopping provision that will need to be addressed, including to support the delivery of some of the allocations in this Plan. Therefore, where market interest and demand does arise for new retail development, this will be supported in the town, district and local centres in accordance with the plan's retail hierarchy in Policies CS7 (as amended), CS17, R1, R5 and BL1 and on the land allocated by Policy CA1 to create a new local centre in Caister-on-Sea and on the land allocated by Policy HY1 for small-scale shopping facilities.

Local Centres

1.29 Policy R5 of the Local Plan Part 2 identifies Local Centres on the Policies Map and sets out policy requirements. Given the list of local centres is now more precise than what was referenced in Policy CS7 it is considered necessary to update this list to ensure consistency with Policy R5. Given that the Local Plan Part 2 allocates land for a further Local Centre at Caister to help create a mixed-use development which reduces the need to travel and support and strong vibrant new community, it is considered necessary to also specifically identify this as well. Policy HY1 allows for small-scale retail which will in effect expand the Local Centre in Hemsby for the benefit of local people and tourists alike. Therefore, this Policy is also cross-referenced in the amendments to Policy CS7 for consistency.

2 GENERAL STRATEGIC POLICIES

2.1 The Local Plan Part 2 also includes a small number of Strategic Policies which complement the policies of the Core Strategy. Strategic Policies are those policies which address the strategic priorities of the Borough Council. They help set out the overall strategy for development, infrastructure provision and the conservation and enhancement of the natural, built and historic environment.

2.2 Importantly, Neighbourhood Plans must be in general conformity with the Strategic Policies in the Local Plan.

Development Limits

Policy GSP1: Development Limits

Development Limits are defined on the Policies Map. Development will be supported in principle within the Development Limits subject to compliance with other relevant policies in the development plan.

Development will not be permitted on land outside of Development Limits except where:

- a. it comprises agricultural or forestry development;
- b. it comprises the provision of utilities and highway infrastructure; or
- c. specific policies in the Local Plan indicate otherwise.

Policy Justification and Supporting Text

2.3 The Local Plan makes provision for more than enough development to meet needs over the plan period and therefore satisfies the presumption in favour of sustainable development for plan making. In order for the strategy to be successful, it is necessary that the Local Plan controls and limits development in certain locations. The Local Plan also needs to give clear signals to developers, the community and infrastructure providers about where development will take place and where it will not take place. Development Limits are one of the key policy tools available to achieve this and guide the location, type and amount of development to ensure it delivers, and is consistent with, the overall strategy for development as detailed in the Core Strategy. Development Limits also help to avoid urban/suburban sprawl, the unplanned coalescence of settlements and unnecessary loss of agricultural and undeveloped land. This is particularly important in Great Yarmouth Borough given that much of the agricultural land is high grade.

2.4 The Development Limits defined on the Policies Map do not necessarily include the whole area of every settlement, but exclude areas on the edge of settlements considered unsuitable for general development. This might be, for example, in order to maintain their open and rural character, to avoid development eroding the gaps between settlements, or to discourage backland development (especially where there are large or long back gardens) where this is judged likely to be inappropriate.

2.5 Land within Development Limits is considered broadly suitable for development in principle, however, considerations in other policies of the plan and other material considerations will be relevant in determining whether development will be permitted or not. The policy restricts

development outside of Development Limits except where other policies of the plan indicate otherwise. These include:

- allocations in Neighbourhood Plans under Policy GSP2;
- affordable housing exception sites under Policy CS4 of the Core Strategy;
- rural workers' housing, under Policy H5;
- conversion of rural buildings to residential uses under Policy H7;
- replacement dwellings, under Policy H8;
- domestic extensions and outbuildings within existing residential curtilages, under Policy H9;
- residential annexes, under Policy H10;
- housing for the elderly, under Policy H11;
- traveller accommodation, under Policy CS5;
- retail development, under Policy R1 and Policy R8;
- small-scale employment, under Policy B1;
- tourism and leisure related uses under Policies L1, L2 and L3;
- community and educational facilities, under Policy C1 and C2;
- farm diversification, under Policies R8 & L3; and
- development relocated from a Coastal Change Management Area, under Policy E2.

Housing requirements for Neighbourhood Plan Areas

Policy GSP2: Housing requirements for Neighbourhood Plan Areas

The 'indicative housing requirement' for the following designated Neighbourhood Areas is zero:

- a. Rollesby
- b. Hopton-on-Sea
- c. Winterton-on-Sea
- d. Hemsby
- e. Fleggburgh (including Billockby and Clippesby)
- f. Filby
- g. Any future designated neighbourhood areas

Neighbourhood Plans can allocate land for housing within or outside of the defined Development Limits in addition to the above requirement. In these cases, this will be judged in consideration of:

- h. the proportion of overall planned Borough housing growth indicated for that tier of the settlement hierarchy by Core Policy CS2;
- i. the relationship of the site to the existing built up area of the settlement;
- j. the settlement size, provision of and access to local services and facilities and infrastructure (including road, pedestrian and cycle access); and
- k. the conservation and enhancement of the landscape, heritage, environment and wildlife qualities of the area and its surroundings, with particular regard to formal designations of these (where applicable).

Policy Justification and Supporting Text

2.6 A Neighbourhood Plan is a formal plan and can be prepared by a local community (usually a parish council). It provides the opportunity to shape (but not prevent) development in the area. Once adopted, a Neighbourhood Plan forms part of the development plan and the policies included within it are used to help decide planning applications in the area.

2.7 A Neighbourhood Plan can allocate sites for development including housing. In accordance with paragraphs 65 and 66 of the NPPF, the above policy sets out the indicative housing requirement figures for the Borough's designated Neighbourhood Areas and this is zero. This is due to the provision of housing through existing commitments and the consideration of housing from elsewhere within the Borough to meet the overall housing need of the Borough. Whilst the requirement is zero for each area, this should not discourage or prohibit Neighbourhood Plans from allocating housing to respond to the latest evidence of local housing need, provided that the policy criteria is met. The policy criteria ensures that housing allocations that do come forward through Neighbourhood Plans will be in accordance with the Local Plan to provide housing strategically across the Borough. Some Neighbourhood Areas are both within the Great Yarmouth Borough Council planning area and the

Broads Authority planning area. The Broads Authority do not allocate a housing figure for Neighbourhood Plans. So, the target remains at zero for any Neighbourhood Plan areas that are also within the Broads Area.

2.8 Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. The above policy criteria primarily builds upon Policy CS2 which sets out the broad locations for growth based on the scale and level of service provision in settlements within the Borough. It is important that any new development is of an appropriate scale, well located to access local services and facilities (such as schools, shops and access to public transport), which will complement the existing built form of settlements, and will not have any significant adverse effect upon designated landscape, heritage, or ecological assets and be in conformity with other policies in the Core Strategy.

2.9 It is understood that Rollesby Parish Council is considering to allocate sites for residential development. This will be acceptable provided that it meets the criteria set out in the above policy.

2.10 The housing requirement as set out in Policy GSP2 does not prohibit unplanned 'windfall' development from coming forward within Neighbourhood Plan Areas, where proposals are compliant with other relevant policies of the Development Plan.

Strategic gaps between settlements

Policy GSP3: Strategic gaps between settlements

The gaps between the following built up areas, will be protected from development which individually or cumulatively, significantly reduces either the physical size of the gaps themselves, their general openness or, where relevant, their rural character at:

- a. Great Yarmouth and Caister-on-Sea;
- b. Bradwell and Belton;
- c. Gorleston-on-Sea and Hopton-on-Sea;
- d. Caister-on-Sea and Ormesby St Margaret, and
- e. Hopton-on-Sea and Corton (East Suffolk Local Planning Authority Area).

Policy Justification and Supporting Text

2.11 The Borough is characterised by a number of settlements, generally located close to one another. The Local Plan seeks to maintain the separate identities of these, and maintain distinct gaps as far as practicable. The Core Strategy stated this Plan would include Strategic Gaps between Great Yarmouth and Caister-on-Sea, Bradwell and Belton, and Gorleston-on-Sea and Hopton-on-Sea, and consider others. The Development Limits provide a degree of control to such ends, but this policy applies further considerations to development which may be proposed outside those limits in accordance with other policies of the Plan.

2.12 The Strategic Gap between Great Yarmouth & Caister-on-Sea seeks to preserve an area of undeveloped land between the settlements, particularly along the undeveloped coast and alongside the A149 (Caister Road/ Yarmouth Road). The area includes Bure Park, paddocks and allotments alongside the A149 as well as the Caister Golf Course and Great Yarmouth Racecourse.

2.13 The Strategic Gap between Bradwell & Belton comprises the area between the edge of Bradwell and the Belton Housing Allocation (BN1) along New Road and is largely undeveloped, aside from the Sports and Social Club. The land between the two settlements is largely made up of Grade 2 agricultural land and preserves a rural gap between the built-up areas.

2.14 The Strategic Gap between Gorleston-on-Sea & Hopton-on-Sea comprises land in agricultural uses and the Gorleston Golf Course. The Strategic Gap is identified to maintain this gap and preserve the village character of Hopton-on-sea.

2.15 The Strategic Gap between Caister-on-Sea & Ormesby St Margaret comprises small-scale development with open gaps along Yarmouth Road which helps maintain the identity of the two settlements. This character between the settlements is sought to be preserved through this policy, particularly in the context of recent development to the north of Caister-on-Sea.

2.16 The Strategic Gap between Hopton-on-Sea & Corton helps reduce the risk of further coalescence between the settlements across the local planning authority boundaries. This approach to 'separation' is similarly recognised and shared by East Suffolk District Council.

New development in Coastal Change Management Areas

Policy GSP4: New development in Coastal Change Management Areas

Land to the seaward side of the Coastal Change Management Area Line as identified on the Policies Map is defined as a Coastal Change Management Area. Robust evidence (such as a review of the Shoreline Management Plan) that emerges over the lifetime of the plan which revises the area at risk from coastal change will be considered when determining whether a proposal is within the Coastal Change Management Area or not. Within the Coastal Change Management Area development will be carefully controlled to minimise risk to life and property, to avoid increasing the pressure for new or improved coastal defences, and to guard against development which could have adverse impacts on coastal erosion and vulnerability elsewhere.

Coastal management proposals will be supported where these are consistent with the Shoreline Management Plan recommendations, and can be demonstrated not to have significant adverse impacts elsewhere.

Where development is proposed in the 20 year erosion 'horizon' of the Shoreline Management plan, only a limited range of development types directly linked to the coastal strip, such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping will be permitted and appropriately time limited through conditions.

Other development will be permitted where it:

- a. is demonstrated to be a compatible form of development in regard to any anticipated potential increase in erosion and flood risk due to coastal change during the planned life of the development having regard to the indicative erosion zones identified in the Shoreline Management Plan; and
- b. will provide a wider benefit to the local coastal community and/or economy; and
- c. would not impact significantly on the stability of the coastline, the rate of shoreline change, or increase demands for investment in coastal defences.

Permanent new residential development will not be permitted within the Coastal Change Management Area.

All planning applications for development within the Coastal Change Management Area and 30 metres inland beyond it must be accompanied by a Coastal Erosion Vulnerability Assessment which demonstrates that the development will not result in an increased risk to life or property.

Policy Justification and Supporting Text

2.17 This policy supplements Policy CS13 of the Core Strategy by identifying a Coastal Change Management Area (CCMA) to reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.

2.18 The CCMA is defined on the Policies Map and is based on evidence from the Shoreline Management Plan (2012). The Shoreline Management Plan determines appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with

proper regard for economic and environmental sustainability. The primary output is an 'intent for management' over a 100 year timeframe. The plan identifies the indicative future coastline in 100 years-time based on the management measures set out in the plan. The CCMA is based on the area likely to be impacted by coastal change within the next 100 years (2005 baseline) as identified by the Shoreline Management Plan. This essentially comprises the area between the current shoreline and the expected coastline in 100 years. It should be noted that the expected future coastline as identified in the Shoreline Management Plans is not precise and typically represents a mid-point of a range of where the coastline might be in 100 years. It may be that during the lifetime of this plan further evidence is published which indicates the area of land at risk from coastal change over the next 100 years is different to that detailed in the Shoreline Management Plan. In this scenario the Council will treat the revised area predicted to be at risk as the Coastal Change Management Area for the purposes of this policy.



2.19 Shoreline Management Plans provide a strategic approach to the management of the coast. As such, proposals for new coastal management works should be in accordance with the management policies identified in the Shoreline Management Plan. Where there is a need and/or a desire to develop a coastal management scheme that is contrary to the current Shoreline Management Plan, this should be dealt with through a review of the Shoreline Management Plan prior to a planning application being considered.

2.20 The policy describes the circumstances in which new development will be permitted within a CCMA. The acceptability of a development proposal will depend upon the 'horizon' that the proposal falls in as identified in the Shoreline Management Plan, as this will need to be considered against the

effective lifetime of the development proposed. New permanent residential development will not be permitted within a CCMA, as within its expected 100 year lifetime (i.e. by 2105) it would likely be at risk of loss.

2.21 All planning applications for development within the Coastal Change Management Area need to be accompanied by a Coastal Erosion Vulnerability Assessment. The assessment should consider the management proposals for the coastline and the likelihood of investments being made and the risk of erosion impacting upon the development in light of these factors. The assessment should demonstrate that the development will not be at risk from coastal change for the lifetime of the development. In this regard, the assessment should comply with Policy CC1 of the East Inshore and Offshore Marine Plans. The assessment will also need to demonstrate that the proposed development will not increase the risk of erosion (e.g. from surface water run-off). There are inherent uncertainties with coastal change and the likely level of erosion over a 100 year period. There is also a lack of certainty over the potential for investments to be made in the management of the coast, even where the policy is 'hold the line'. As such, any planning applications for development within 30 metres of the Coastal Change Management Area should also be accompanied by a Coastal Erosion Vulnerability Assessment.

2.22 The policy has also been produced with regard to the Statement of Common Ground on Coastal Zone Planning between the Borough Council of King's Lynn & West Norfolk, North Norfolk District Council, Great Yarmouth Borough Council, East Suffolk Council and the Broads Authority, the area covered by Coastal Partnership East (with the exception of King's Lynn and West Norfolk). The Statement of Common Ground includes a set of agreements which include alignment of planning policies for the coast. Policy GSP4 is consistent with the approaches set out in adopted and emerging Local Plans across the Norfolk and Suffolk Coast and by ensuring policies for managing the coast are 'strategic' (i.e. Neighbourhood Plans have to be in conformity with them).

2.23 A Supplementary Planning Document will be prepared to provide further information and aid in the interpretation and implementation of coastal change policies in the Local Plan.

National Site Network designated habitat sites and species impact avoidance and mitigation

Policy GSP5: National Site Network designated habitat sites and species impact avoidance and mitigation

National Site Network designated habitat sites in and around the Borough will be protected from likely significant effects through implementation of the Borough Council's Habitats Monitoring and Mitigation Strategy.

In order to avoid or mitigate the cumulative potential adverse impacts on these sites associated with the occupancy of new residential and tourist development, a financial charge will be levied on net new accommodation development in the Borough, and applied to monitoring and mitigation measures under the guidance of an expert advisory panel.

In order to avoid or mitigate the cumulative potential adverse impacts arising from such development sites by virtue of their size and/or proximity to National Site Network designated habitat sites, site specific measures will also be required.

Cumulative Impacts

New residential and tourist accommodation development in the identified areas will be required to make the specified financial contribution to the Council's Monitoring and Mitigation Programme to address its cumulative contribution to likely significant effects on designated National Site Network habitat sites.

The charge will be updated annually to reflect inflation. The level of charge and identified areas will be kept under review as part of the Monitoring and Mitigation programme and adjusted if this is found necessary.

Emerging Evidence

The Norfolk planning authorities are working together to identify and mitigate the wider strategic impacts of recreational pressure on National Site Network habitat sites. As a result of these findings, the charge may be updated and the details incorporated into a Supplementary Planning Document where appropriate.

Specific Impacts

Where a proposed residential or tourist development is identified (in the allocation of the site, or in the process of considering the planning application) as having, in itself, a potential significant adverse impact on a National Site Network designated habitat site or sites, permission will be subject to the specific provision of suitable mitigation measures appropriate to the circumstances. These may typically include one or more of the following.

- a. Enhanced informal recreational provision [Sustainable Accessible Natural Greenspace], on (or in close proximity to) the site to limit the likelihood of additional recreational pressure (particularly that relating to exercising dogs) on nearby relevant nature conservation sites. This provision will be likely to consist of an integrated combination of:

- informal open space (over and above the Council's normal standards for play space);
 - landscaping, including landscape planting and maintenance; and
 - a network of attractive pedestrian routes (and car access to these where they are not adjacent to the development sites), which provide a variety of terrain, routes and links to the wider public footpath network.
- b. A financial contribution (in addition to the standard cumulative charge indicated above) to enhanced management of nearby designated nature conservation sites and/or alternative green space.
- c. A programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.

Project-level Habitat Regulations Assessment

Where necessary, planning applications will need to be supported by a Habitat Regulations Assessment (HRA). To provide sufficient information for the Borough Council to make a determination as the competent authority, applicants will be required to submit a shadow HRA³ setting out where there may be likely significant effects, where necessary undertaking Appropriate Assessment, and providing details of avoidance and/or mitigation measures to protect the integrity of the relevant National Site Network habitat site or sites.

Where adverse effects on a National Site Network habitat site or sites cannot be ruled out, planning permission will not be granted.

Policy Justification and Supporting Text

2.24 In accordance with Core Strategy Policy CS11 (b) and (c), the above policy supports on the work of the Habitats Monitoring and Mitigation Strategy, in addressing likely significant effect on National Site Network habitat sites resulting from increased visitor pressures from new planned development. This Plan is supported and evidenced by a Habitat Regulations Assessment (HRA) Report. The HRA concludes that following the implementation of the monitoring and mitigation measures set out in the Habitats Monitoring and Mitigation Strategy, it is likely that there will be no significant effects on National Site Network habitat sites through the new planned development of this Local Plan.

2.25 Of particular relevance, are the following National Site Network habitat sites: Winterton-Horsey Dunes Special Area of Conservation (SAC), North Denes Special Protection Area (SPA), Breydon Water SPA and Ramsar site, Broadland SPA and Ramsar site, and The Broads SAC. One of the main identified impacts from the Plan's HRA is the increased recreational pressures at Winterton-Horsey Dunes SAC and North Denes SPA, both of which provide nesting habitat for the protected little tern colonies.

2.26 The policy sets an initial planning contribution (currently £110, updated annually or when new evidence arises) per new dwelling (or equivalent, including tourist accommodation) to facilitate the

³ A Shadow Habitat Regulations Assessment is a report which provides evidence to inform the Council's duty as competent authority to complete the Habitat Regulations Assessment prior to any approval of planning permission.

implementation of a suite of monitoring and mitigation measures identified in the Habitats Monitoring and Mitigation Strategy. The charge applies across the Borough and is mandatory in order to comply with the Habitat Regulations. As such the contribution will not be reduced due to reasons of viability in the limited circumstances otherwise set out in Policy GSP8. The Borough is relatively small and therefore has relatively short travel distances to access nearby National Site Network habitat sites, which may result in increasing visitor pressures from new residential development (as noted in the Visitor Surveys at European Protected Sites across Norfolk during 2015 & 2016) which further affirms the requirement for the mandatory approach taken by Policy GSP5 and relative to Policy GSP8.

2.27 A single charge per net dwelling unit will be levied. For caravans and hotels where single unit sizes can vary substantially, the charge will apply per six bed-spaces. Other forms of tourist development such as holiday attractions or supporting facilities such as car parks will be considered on a case by case basis, supported by a project-level shadow HRA submitted by the applicant that should identify potential impacts and appropriate mitigation.

2.28 Charges must relate to net increased recreational pressures. Therefore, residential extensions and replacement dwellings are exempt from the charge. Other special reductions or exemptions in charges will only be considered where it is clearly demonstrated that the additional bed-spaces developed will not result in any additional recreational visits to protected sites (e.g. types of residential institution where the residents are not mobile). Where such special reductions/exemptions are given, conditions or other measures will be used to limit the use accordingly, in order that the charge can be applied in the event that the circumstances justifying the reduction or exemption no longer pertained.

2.29 The policy provides for an annual review of the charge to reflect inflation and, for example, any increase or reduction in mitigation measures required, identified through the monitoring process. The majority of such charges will be pooled for application to monitoring and predominantly non-infrastructure related mitigation measures such as wardening under the Strategy.

2.30 Depending upon the type, extent and location of development, there is the potential to require further financial contributions to ensure the protection of National Site Network habitat sites from new development. Residential development sites within immediate proximity to National Site Network habitat sites, and tourist development (including tourist development that does not result in new accommodation), may be applicable for separate, additional contributions where these have been identified as more likely to give rise to increased visitor pressures or create direct adverse impacts. These may be collected by Section 106 agreements or by other means such as Section 111 undertakings.



2.31 A number of National Site Network habitat sites extend beyond local plan boundaries. The Borough Council is working collaboratively with other authorities (for example, through the Norfolk Strategic Planning Framework) to ensure that the impacts of planned development are considered and dealt with strategically across local plan boundaries. Depending on the outcome of this work, it may be that the charge is updated. In the event of this, the up-to-date details would be set out in a Supplementary Planning Document where

appropriate, or alternatively as part of a reviewed local plan document.

2.32 The Borough Council is also liaising at least biannually with key stakeholders including Natural England, the Norfolk Wildlife Trust, the Broads Authority and the RSPB, forming an Advisory Panel to guide the successful implementation of monitoring and mitigation measures.

2.33 Following recent caselaw⁴, it is important that Appropriate Assessment is undertaken before any mitigation measures are applied to deal with potential adverse effects. The above policy therefore sets out that in such cases a project-level HRA will be required, with applicants preparing a shadow HRA to provide evidence to inform the Borough Council's determination on such matters as competent authority. To simplify this process for low-impact developments (i.e. those located further than 400m away from National Site Network habitat sites and of a smaller scale of less than 10 dwellings or 1-20 tourist bed spaces) applicants may be able to use the Borough Council's [template HRA from its website](#). In all other cases, applicants will be expected to provide their own shadow HRA undertaken by an appropriate qualified individual (such as an ecologist).

⁴ The 'Sweetman' case - People Over Wind & Sweetman v. Coillte Teoranta (C-323/17)

Green Infrastructure

Policy GSP6: Green Infrastructure

To contribute to and enhance the natural environment, provide a proactive approach to mitigating and adapting to climate change and deliver net-gains for biodiversity, opportunities will be sought through development to strengthen and extend the area's Green Infrastructure network, including for the benefit of nature conservation, recreation or landscapes, creating resilience to current and future pressures on the ecological network or any appropriate combination of these.

Particular endeavours will be made in this regard:

- a. along the coast, and the Yare and Bure valley corridors;
- b. in the vicinity of The Broads, where this helps conserve or enhance its natural beauty, wildlife or cultural heritage, or its enjoyment by the public;
- c. in, or in the vicinity of, the Norfolk Coast Area of Outstanding Natural Beauty, where this helps conserve or enhance its natural beauty; and
- d. along other important ecological corridors or to support priority habitats or species.

The Borough Council will work with the other Norfolk planning authorities to develop a County-wide strategy to improve Green Infrastructure provision, in order to accommodate growth while improving nature conservation, landscape, quality of life and encouraging healthy lifestyles.

Policy Justification and Supporting Text

2.34 The above policy seeks to enhance the Borough's Green Infrastructure network supporting policies CS11, CS15 and GSP5. The policy recognises the potential for green infrastructure to improve nature conservation and the protected landscapes, identifying landscapes of specific importance such as The Broads.

2.35 The Local Plan Policies Map does not define specific designated sites or ecological corridors, these designations are generally made and defined by other organisations. The Borough Council will work with other conservation bodies to identify, protect and enhance the natural environment. In accordance with Policies GSP5 and GSP8 of this plan and CS11 of the Core Strategy and national planning policy, the Borough Council will continue to protect and where possible enhance the hierarchy of international, national and local designated sites, to support the measures of Biodiversity Action Plans, and take advantage of opportunities to strengthen the wider ecological network. The Council when determining planning applications for development will have regard to national planning policy on protection and recovery of priority species.

2.36 Consideration will need to be given to how Green Infrastructure could contribute to demonstrating 'biodiversity net gain' should this pass through into legislation. DEFRA consulted on its proposal to implement a requirement for greenfield sites to achieve a 10% net gain in biodiversity (i.e. habitats and species). In such cases the baseline biodiversity for a site (i.e. the undeveloped site) will be crucial, but also the opportunities to provide improvements onsite as part of the development. Where these are not available, there may be opportunities to enhance local or more strategic green infrastructure features to meet this requirement.

Potential strategic cycling and pedestrian routes

Policy GSP7: Potential strategic cycling and pedestrian routes

Potential Strategic Cycling and Pedestrian Routes, as identified on the Policies Map, will be safeguarded from development which would prejudice their potential for future cycling or walking routes.

An alternative use of any identified safeguarded route will only be permissible where a convenient, alternative route for the use is re-provided.

The Council will work with adjacent planning authorities in Norfolk and Suffolk to seek opportunities to improve greater strategic coverage of cycling and pedestrian access.

Policy Justification and Supporting Text

2.37 The Local Plan Part 1 seeks to promote sustainable means of transport by reducing the dependency on the car and improving general accessibility by enhancing linkages between existing 'green travel' routes in order to create a coherent network of footpaths, cycle ways and bridleways. This has the benefit of offering a mode of travel that helps contribute towards healthier lifestyles, improved quality of life for residents and an attraction for visitors.

2.38 The borough benefits from having a number of former railways which, radiating from the main urban area, have the potential to significantly increase the network and distance of 'green travel' routes across the borough and in some cases, link strategic with other protected railways in neighbouring plans (e.g. Local Plan for The Broads).

2.39 Whilst there is no immediate prospect of the former railway trackways being converted, they are nonetheless a finite resource, and their future importance is recognised by their safeguarding. This policy also provides a clear steer to other stakeholders, such as Norfolk County Council who are currently investigating what the future benefits that individual stretches of former railways across Norfolk may bring towards improving health, mental well-being, increased biodiversity and alleviation of congestion.

2.40 Between Gorleston-on-Sea and Lowestoft there is a specific need to bring forward future proposals for enhanced cycling and pedestrian provision. The inter-connectedness of the two towns means that there is significant movement between them for work and for facilities, such as the James Paget University Hospital. Major development planned around Corton (East Suffolk District) is likely to increase this need further, but also provide an opportunity to shape how this provision may be possibly met, such as continuing southwards the cycle path adjacent to the A47 or providing a more rustic route of former railway lines.



2.41 To help bring forward an appropriate solution, the Borough Council will continue to work with East Suffolk Council to encourage such provision and any complementary measures required within the Borough.

Planning obligations

Policy GSP8: Planning obligations

To provide necessary infrastructure and facilities, the Council will consider the need to require planning obligations where they:

- a. are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development; and
- b. cannot be secured by a planning condition.

In the above circumstances, the following types of planning obligations may be considered for residential development:

- c. Affordable housing, in accordance with Policies CS4 (as amended by UCS4), H1 & H2.
- d. Educational needs; unless the proposal comprises:
 - entirely 1 bed accommodation; or is
 - limited by a specific age-related restriction e.g. sheltered housing.
- e. Library needs; unless the proposal comprises:
 - residential care homes; or
 - student accommodation.
- f. Healthcare needs
- g. Pedestrian and highway safety improvements.
- h. Recreational open space and green infrastructure, in accordance with Policy H4.
- i. National Site Network designated habitat sites monitoring and mitigation measures, in accordance with Policies CS11 & GSP5.

Other contributions may be considered where they meet criteria a. and b. (as above).

Development viability with respect to planning obligations will only be considered at the planning application stage under limited particular circumstances where:

- j. the cumulative total for planning obligations would exceed £15,000 per unit in addition to the affordable housing requirement under Policy CS4 (as amended by UCS4); or
- k. the development scheme is on previously developed land.

Policy Justification and Supporting Text

2.42 Planning obligations, commonly referred to as 'developer contributions' or 'section 106' agreements are legal obligations which are often entered into to make development possible, typically by providing infrastructure, facilities, or affordable housing to mitigate the impacts of a development proposal. National policy and guidance is clear that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition, and must only be sought

where they are necessary, directly related to, and both fairly and reasonably related in scale and kind to the development.

2.43 This policy identifies both the range and circumstances that different types of planning obligations may be required when determining new development proposals, giving effect to Core Strategy CS14 and paragraphs 56 and 57 of the National Planning Policy Framework.

2.44 Many of the common planning obligations sought relate to Norfolk County Council matters such as the provision of roads, schools, libraries and fire hydrants. Where relevant, development proposals should have regard to Norfolk County Council's 'Planning Obligations Standards' (available to view at: <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/planning-obligations>). This provides information on the calculation and level at which these planning contributions will be sought, and is reviewed each year to take account of any changes in national guidance or standards, as well as inflation. These standards, together with an assessment of need have informed the level of financial contributions required for the housing allocations in this Local Plan.



2.45 For those infrastructure items listed in the policy from c. to f., such contributions will generally be sought where there is an identified infrastructure need. There may be some circumstances where specific locations benefit from a surplus of such infrastructure provision. In such circumstances, where there is an identified surplus of infrastructure provision to support the proposed development and where improvements to the quality or condition of existing infrastructure are otherwise not required, the Borough Council will not seek contributions for these.

2.46 To assist with the deliverability of development in circumstances where evidence is provided to demonstrate that payments could reasonably be staged and where such infrastructure is not required prior to the commencement of that development, the Borough Council will consider the staging of payments at appropriate phases within the build out of large scale development.

2.47 Some development proposals, particularly larger scale residential schemes will be required to contribute towards healthcare infrastructure. An engagement protocol⁵ has been adopted between all Norfolk local planning authorities, Norfolk and Waveney Sustainability & Transformation Partnership (STP), Clinical Commissioning Groups (CCGs), Health Partners and Public Health Norfolk, to plan for future growth and healthcare service delivery. Through the protocol, the Borough Council will consult Norfolk County Council Public Health and the STP and any other relevant health partners for all housing development proposals over 50 dwellings, as well as all planning applications for care homes, housing for the elderly, student accommodation and any proposals which would lead to the loss of significant public open space.

2.48 The Norfolk and Waveney STP is currently preparing the Great Yarmouth Health Infrastructure Delivery Plan (IDP) to ascertain the land and building requirements for healthcare facilities based upon the housing growth set out in the Great Yarmouth Local Plan. Financial contributions relating to necessary primary, acute and mental healthcare facilities have been calculated from the IDP and included within each of the housing allocations in this Local Plan. Financial contributions related to other individual planning applications will be considered on a case by case basis with regard to the requirements in the IDP and the Health Protocol.

2.49 The Local Plan requires all new residential development to make a contribution towards the provision of new open space, including accessible natural greenspace, to meet the needs of the growing population. This contribution will either take the form of on-site/off-site provision or a financial contribution in lieu. Policy H4 provides further detailed information on the application of this contribution.

2.50 Planning obligations will also be sought for monitoring and mitigation measures to address likely impacts on National Site Network habitat sites. This will be required for the majority of new residential and tourism development coming forward during the Local Plan. The detailed approach relating to this planning obligation is provided in Policy GSP5.

2.51 National policy and guidance is clear that planning applications will be considered as viable where they comply with planning contributions set out in up to date policies, and only in particular circumstances will the consideration of viability be appropriate. The Local Plan Part 2 Viability Assessment indicates that viability is likely to be challenging on brownfield sites (i.e. previously developed land) and in situations where the cumulative total for planning obligations would exceed £15,000 per unit in addition to the affordable housing requirement. Therefore, in these scenarios the Council will consider lowering affordable housing and planning obligation requirements where robust viability evidence is submitted with a planning application. In all cases, viability assessments will need to be in compliance with the National Planning Practice Guidance and have regard to other professional guidance published by the Royal Institute of Chartered Surveyors or other professional bodies. Where viability is a matter at the development stage, changes to the affordable housing tenure mix should be considered before reducing the overall target or other planning obligation requirements as this may improve viability sufficiently.

2.52 National Planning Practice Guidance is clear that planning obligations can be negotiable to provide flexibility in ensuring that planning permissions respond and scheme specific circumstances. Nevertheless, any negotiation on planning obligations which would lead to development proposals

⁵ Planning In Health – August 2019

and/or would create unacceptable impacts (such as upon highway safety) would be resisted, as such circumstances would likely result in refusal of planning permission.

3 POLICIES FOR PLACES: STRATEGIC AREA AND SITE SPECIFIC POLICIES

3.1 This part of the plan sets out specific strategic site allocation policies and area specific policies for the Borough's settlements to deliver the respective visions set out on pages 24-26 of the Core Strategy. The policies in this section are considered to be 'Strategic Policies' like the Amendments to the Core Strategy and General Strategic Policies, as they set out the Council's approach to addressing strategic priorities. The housing and employment allocations are considered to be 'Strategic Policies' as they are essential to achieving the objectively assessed needs for development and the overall spatial strategy for the Borough.

3.2 The strategic site allocations proposed in the plan ensure that objectively assessed needs will be exceeded by a sufficient margin as discussed above in Section 1 of this Plan.

3.3 Policy CS2 of the Core Strategy sets out the general distribution of growth across the plan area and identifies a settlement hierarchy to direct approximate proportions of total new residential growth. The proposed allocations broadly meet the distribution proposed in Policy CS2 which seeks to ensure that the majority of new housing is delivered in the Main Towns and Key Service Centres.

3.4 The plan only includes site specific and area specific policies for the Main Towns, Key Service Centres and Primary Villages. Housing requirements in Secondary and Tertiary villages will be met by existing planning commitments. Neighbourhood Plans may also make allocations for development in these locations alongside other area specific policies relevant to their localities.



Main Towns

3.5 The Core Strategy identifies the settlements of Great Yarmouth and Gorleston-on-Sea as ‘Main Towns’ to deliver approximately 35% of new housing growth over the plan period. A large amount of development is already committed in the Main Towns through existing permissions, strategic allocations (with CS17 – Great Yarmouth Waterfront) and an allowance for windfall, as well as units already completed. The Main Towns are also the focus for employment development and Great Yarmouth Town Centre is the focus for new retail development.

Table 3.1 Summary of expected housing delivery in Main Towns

Homes Built 2013-2020	Existing Housing Commitments	Homes allocated in Local Plan expected to be delivered in plan period	Anticipated Windfall	Total Growth 2013-2030
627	914	617	430	2588

Great Yarmouth

3.6 Great Yarmouth is one of the eastern-most towns in the UK and has developed over a period of 1,000 years. The current population is around 28,500 persons. Across the River Yare, to the south and southwest of Great Yarmouth town is Gorleston-on-Sea. To the west is Breydon Water (in The Broads 'national park', and outside of the Great Yarmouth Plan Area) and its surroundings.



3.7 The Town benefits from its coastal location, with the River Yare and Outer Harbour together supporting domestic and international port activity, and the sandy beaches providing the basis for tourism. Great Yarmouth port and quay areas have maintained their strategic importance from the Napoleonic Wars and through the World Wars. The Port serves the growing offshore energy industry, with increasing emphasis on offshore renewables projects in the North Sea.

3.8 The Town is rich in historic assets with the largest unparished church in the country, one of the best preserved medieval walls in the country, a large number of listed buildings including the piers, The Hippodrome, St George's Theatre and the Winter Gardens. Nelson's Monument is a Grade I listed structure located in South Denes built in memorial to Admiral Nelson. The built form of the oldest part of the Town is also distinguished by a network of over 100 narrow, historic rows. The Town's Venetian Waterways and Boating Lake (Grade II listed on the Historic Parks and Gardens Register), dating from the mid-1920s have recently been restored. The Great Yarmouth High Street Heritage Action Zone (HAZ) was designated in early 2020 and aims to create an enhanced historic environment in the centre of the town. The zone covers the area from St Nicholas Minster Church to St Georges Theatre and includes parts of King Street, the Market Place and the historic rows. The HAZ will focus on re-using, restoring and enhancing vacant properties along with improvements to the public realm.

3.9 Great Yarmouth has the largest town centre in the Borough and functions as the main retail, commercial and cultural destination for the Borough. Like many similar sized towns across the country, Great Yarmouth has suffered the loss of many major high street retailers, either moving out of the town or to the out-of-centre offer at retail parks.

3.10 Much of the Town to the immediate east and west banks of the river is at risk of flooding (within Flood Zone 3A), with the most significant risk posed from tidal flooding.

3.11 Overall, there is little opportunity for further expansion of the settlement. Within the existing built-up area there are few large-scale brownfield development opportunities remaining. The main exception to this is the Great Yarmouth Waterfront area, which is already an adopted strategic allocation.

Great Yarmouth Town Centre Area

Policy GY1: Great Yarmouth Town Centre Area

The Great Yarmouth Town Centre Boundary, Primary Shopping Area and Protected Shopping Frontage is defined on the Policies Map.

Main Town Centre Use Development (as defined by the National Planning Policy Framework) will be permitted within the Great Yarmouth Town Centre Area in accordance with Policy R1 and Policy CS7 of the Core Strategy (as amended by Policy UCS7).

Proposals for the change of use of active ground floor uses outside of the Protected Shopping Frontage area will only be permitted where it would not individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre. Within Protected Shopping Frontages changes of use will be considered in accordance with Policy R2.

To support the continued viability and vitality of Great Yarmouth town centre, consideration will be given to:

- a. increasing residential uses within the town centre through the re-purposing of vacant buildings and/or upper floors;
- b. proposals which enhance and expand the Great Yarmouth Market Place and its associated facilities;
- c. new development proposals which re-purpose, reconfigure or potentially redevelop vacant or underutilised buildings and space to improve the vitality, appearance, permeability and connectivity of the town centre;
- d. supporting the refurbishment or replacement of shop frontages; or
- e. measures or enhancements which improve the appearance, safety and environmental quality of the area and public realm.

Within the town centre, improvements to car parking provision will be considered where this:

- f. makes the town centre a more attractive place to shop, live or visit;
- g. supports local businesses; or
- h. maintains or improve the quality of the townscape.

All development proposals should have regard to the Great Yarmouth Town Centre Regeneration Framework and Masterplan and any subsequent updates thereof, including any emerging town centre strategies or policies arising from the outcome of the Future High Street Fund.

Policy Justification and Supporting Text

3.12 Great Yarmouth Town Centre is identified within the Core Strategy retail hierarchy (under Policy CS7, as amended) as the Borough's 'main' town centre. The town centre is principally contained within the historic market place, stretching north-south between the Great Yarmouth St Nicholas Minster, Market Place and King Street; and east-west between Market Gates Shopping Centre, Market Row

and the River Yare. The main retail core of the town centre is fixed around the Market Place and the principal retailing streets that are contiguous to it. This forms the delineation of the Great Yarmouth Primary Shopping Area, where main town centre uses, and in particular retail, will be focused. A wider town centre boundary has been delineated which reflects the location of other supporting town centre uses such as commercial and residential, lying within the functional area of the town centre.

3.13 Great Yarmouth is the largest retail, leisure and service centre within the Borough, providing a wide range of activities, uses and functions. It does, however, continue to face a myriad of challenges affecting its vitality and viability, including rising levels of vacancies, tightened and selective customer spending, and continued competition from out-of-centre retailing. Managing the future role and direction of the town centre is a priority of the Council and new investment opportunities and initiatives are currently being pursued in the town centre through the Council's adopted Great Yarmouth Town Centre Regeneration Framework and Masterplan and Future High Streets Fund. This policy seeks to support the vitality and viability of Great Yarmouth town centre in accordance with the Core Strategy and national policy, and in the context of supporting new development opportunities and initiatives currently being pursued by the Council.



3.14 The main retailing frontages situated along the Market Place, King Street (to corner of Regent Road) and Market Row are designated as Protected Shopping Frontage, therefore new changes of use within this area will need to be carefully considered under Policy R2. Outside of the Protected Shopping Frontages, the Council will allow more flexibility to the types and range of active ground floor uses in consideration of the character, appearance, retail function, viability and vitality of the town centre.

3.15 Non-main town centre uses, including residential uses can play an important role to support the vitality of centres providing activity and critical mass to support services and facilities. Proposals for residential uses will be particularly encouraged on upper floors. Consideration will be given to the repurposing of vacant buildings to residential use where this would not be detrimental to the function and character of the town centre, such as the permanent loss of ground floor activity within the Protected Shopping Frontages area.

3.16 The Great Yarmouth Market Place lies at the heart of the town centre and is an example of an extremely high quality townscape and built environment, providing a direct connection to the town's past heritage. The southern end of the Market Place is home to the town's permanent covered market which consists of around 40 small stalls; however its current canopy structure is in a poor condition. The revitalisation of the permanent covered market is identified as a key objective in the Great Yarmouth Town Centre Regeneration Framework and Masterplan therefore proposals which seek to strengthen the market's central role in the town's social and economic life, enhance the tourist experience, dwell time and spend within the town centre, will be generally supported.

3.17 Many of the major and traditional retailers are beginning to change their store formats and locational requirements in response to the growth of online sales and to provide a more exciting and engaging shopping experience. Out-of-centre retail parks are often favoured to meet this demand due to the often perceived constraints of traditional town centre environments e.g. tighter shopping environments and restrictions from conservation areas and listed buildings, (however these can be overcome through good design and appreciation and regard to context and setting etc). It is essential, therefore, that consideration be given where potential opportunities exist to provide larger modern units either through the re-purposing, reconfiguration or potential redevelopment of underutilised space in Great Yarmouth town centre. Any new development proposals should be designed to maximise pedestrian permeability and connectivity to drive footfall within the town centre.

3.18 Along King Street and the Market Place, the main array of shop frontages and facades are located in the town centre. Some frontages form part of, or are attached to, listed buildings and many are in a poor state of condition or of a design which does not complement the listed building or enhance the historic setting of the town. The Council will support the refurbishment or replacement of shopfronts, particularly where this strengthens the local distinctiveness of the town and its heritage. The reinstatement of original ground floor frontages, such as historic townhouses, will also be encouraged for their contribution to the town's historic character, unless this has an adverse impact on the Protected Shopping Frontage, or on the designated heritage assets, as per Policies R2, E5 and CS10.

3.19 Improvements or measures which upgrade or enhance the town centre's public realm and facilities for the enjoyment of residents, shoppers and businesses operating in the area will be encouraged. This may include the provision of new public facilities e.g. toilets, seating, public art, as well as well-designed and attractive wayfinding signage to optimise the movement of people around the town centre and to wider facilities and attractions in the town. The Council will also consider ways in which to address deficiencies in the public realm for example seeking environmental improvements or encouraging the replacement or alteration of buildings and structures which present a blank facade at ground level or an impediment to pedestrian movement.

3.20 The Council will consider proposals which improve the overall quantitative and qualitative car parking offer within the town centre. Proposals will be particularly encouraged where these contribute to vitality of the town centre and help to enhance the townscape. New proposals should be considered in combination with Policy I1.

Market Gates Shopping Centre

Policy GY2: Market Gates Shopping Centre

Land at Market Gates Shopping Centre, as identified on the Policies Map, is designated for main town centre uses, and where appropriate, residential, as part of a mixed-use scheme.

The Council will encourage future development in this location that seeks to improve linkages between Market Place and Temple Road, as well as improvements to the public realm around the bus station.

To maintain core retail frontage within the existing Shopping Centre, any new proposals which provide frontage to the shopping centre entrance (off Market Place); or provide frontage along its principal internal corridor (linking Market Place and Regent Road); will be determined against Policy R2 'Protected Shopping Frontage'

Policy Justification and Supporting Text

3.21 The Market Gates Shopping Centre is designated within the Great Yarmouth Town Centre Boundary and Primary Shopping Area. It is the premier covered shopping centre in the Borough and is highly visible from, and connected to, the Market Place and performs a key anchor role for the town centre.

3.22 There is a need for the Market Gates Shopping Centre to diversify in order to respond to structural changes in the retail market. This policy provides greater flexibility to allow a wider mix of main town centre uses, such as a hotel or cinema, to strengthen both the offer of the shopping centre and town centre more generally. New residential uses, where part of an appropriate mixed-use development scheme, may also be considered as these can play an important role in ensuring the vitality of the town centre.

3.23 To facilitate these changes, the Council will consider the merits of potential changes of use, and partial or comprehensive redevelopment of the Market Gates Shopping Centre. Proposals which improve connections between the Market Place and Temple Road, and in particular enhancements to the public realm around the Bus Station will be encouraged.

3.24 Whilst this policy allows for a greater flexibility of uses within the shopping centre, it is necessary to retain, where possible, certain areas within the shopping centre for core shopping uses, as the vitality of the town centre would likely be undermined if the main shopping units providing active frontage to Market Gates (and by extension, to the Market Place) were to be significantly diluted out of core retail uses.

3.25 To ensure that the existing Market Gates Shopping Centre retains a principal focus on core retail uses, any proposal coming forward on units which provide frontage either; to the main shopping centre entrance off the Market Place; or along the principal internal shopping corridor between Market Place and Regent Road, will be determined against Policy R2 'Protected Shopping Frontage'.

Hall Quay Development Area

Policy GY3: Hall Quay Development Area

Hall Quay Development Area, is a specific area within the Great Yarmouth Town Centre Area (Policy GY1) as defined on the Policies Map. Hall Quay has the potential to contribute to the regeneration of the town centre by improving the public realm and widening the food, drink and leisure offer. Within the Hall Quay Development Area new development proposals and uses will be particularly supported where they contribute to any of the following strategic aims:

- a. Addresses a gap in the town centre's food and drink offer.
- b. Complements and improves the town's early evening and night-time economy.
- c. Introduces new recreational and leisure uses to support the tourist and visitor economy.
- d. Helps to bring listed buildings back into permanent active use.

The following uses will be focused within buildings which provide principal frontage to Hall Quay.

- e. Food and drink uses.
- f. Hotels.
- g. Retail and office uses where these provide active ground floor frontage.
- h. Residential uses on upper floors.

To help deliver the policy aspirations for Hall Quay, the Council will help to bring forward projects and proposals which:

- i. reduce the dominance of traffic and highway uses along Hall Quay;
- j. improve the public realm and townscape of the area;
- k. improve pedestrian linkages with the rest of the town centre, utilising The Rows, where possible; or
- l. encourage improved short stay mooring and information facilities for visiting leisure craft in the general vicinity of Haven Bridge.

The adopted Hall Quay Planning Brief Supplementary Planning Document provides further supplementary policy and guidance to more closely define the type, size and form of development to be brought forward through this policy.

Policy Justification and Supporting Text

3.26 This policy adds further detail to Core Policy CS7(d) by specifying the particular town centre uses which will be actively encouraged within Hall Quay in order to help bolster a widening of the town centre's food, drink and leisure offer.



3.27 Hall Quay is situated within Great Yarmouth's town centre but in recent years the area has undergone a period of significant commercial change, with many of the high street banks having moved or relocated to the Market Place leaving vacant many of the large and listed former banking halls fronting the quay. The re-purposing of this area towards a new food, drinking and leisure 'cluster' is identified in the Council's adopted Town Centre

Regeneration Framework and Masterplan and a subsequent Planning Brief Supplementary Planning Document was adopted in July 2019 to provide further supplementary guidance to more closely define the type, size and form of development to be brought forward in this area.

3.28 Development proposals which are located or positioned along the principal frontage to Hall Quay will be carefully managed to ensure that an appropriate mix and type of uses are brought forward to help to stimulate activity and prioritise pedestrian movement within the area. In pursuance of this, new food and drink and hotel proposals will be particularly supported within the area. Other retail and office related uses may also be permitted where these continue to provide active ground floor frontage i.e. window displays, entrances and views of internal activity. Residential uses will be generally supported within the entire policy area, but will be restricted to upper floors only where proposed in buildings fronting Hall Quay. This is to help avoid blank or un-activated frontages on Hall Quay.

3.29 The policy also seeks to support the implementation of other complementary projects to help fully deliver the vision of Hall Quay, as envisaged by the Town Centre Regeneration Framework and Masterplan. This includes supporting major highway and public realm improvements to help reduce the dominance of the highway in order to engineer an environment more conducive to the uses being proposed in Hall Quay e.g. casual dining, public open space.

3.30 The role of Great Yarmouth as a destination/stopover for sailing yachts and motor-boats is poorly represented, with negligible facilities and information for visiting craft. The encouragement of a greater number of leisure craft to visit the town will help to strengthen its tourist economy and the presence and appearance of mooring vessels would both complement and help support planned leisure-focused regeneration of Hall Quay.

3.31 Such facilities could take a number of forms, and could potentially be located either at Hall Quay, or on the opposite bank near the Ice House. Arrangements for the management and maintenance of such facilities would be an important factor, as would ensuring that the facility does not compromise commercial craft movements and other port activities, but both of these are successfully achieved in many other ports and towns.

King Street enhancement area

Policy GY4: King Street enhancement area

This area of King Street (as defined on the Policies Map), comprises many buildings of heritage value in a variety of uses.

To preserve and enhance the heritage assets, their settings, and overall appeal of this area, the Council will:

- a. encourage the restoration and renovation of existing units;
- b. support the residential conversion of buildings currently in a main town centre use; and
- c. in all development proposals, expect the historic character of the buildings to be enhanced by restoring/retaining attractive features of the building frontage that contribute to the heritage, local distinctiveness and general appearance of King Street.

Policy Justification and Supporting Text



3.32 The King Street enhancement area was formerly within the Town Centre Boundary as defined by the Policies Map following the adoption of the Core Strategy. It has now been removed from the Town Centre Boundary, as defined by the Policies Map, to allow its diversification beyond a focus upon main town centre uses. Policy GY4 provides flexibility to regenerate the area of King Street towards a more residential offer whilst enhancing its historic qualities as a periphery area to the town centre. Such enhancements can take place by

retaining and restoring key building features of the facades. These could include (but should not be limited to): doors, windows, sills, arches, balconies, railings, and the continued use of original materials where they are still in place. The policy extends along the length of King Street and incorporates properties which currently provide frontage between 120 to 140 King Street (western side) and 33 - 60 King Street (eastern side).

3.33 The Borough Council will ensure that the historic environment and mix of uses (including main town centre uses where appropriate) will continue to provide a strong 'sense of place' to King Street, which is a vital component in its regeneration. Accordingly, the policy supports the continued use of existing units in main town centre use within this area, particularly where there are opportunities to enhance buildings currently in a poor condition. In considering the heritage value of the buildings and the potential to impact on these, the Borough Council will have regard to Core Strategy policies CS9 and CS10, Policy E5 of this plan and national planning policy.

3.34 Residential conversions will also be supported within this area, particularly where these help to bring back into use either vacant or underutilised heritage assets. When submitting residential conversion proposals, applicants should have regard to Policy A1 to ensure the amenity of both

existing and likely future adjacent occupiers are duly considered, and if necessary, mitigated against the impact of the development.

3.35 Restrictions to some types of ‘permitted development’ will also apply as the entire area covered by this policy lies within the adopted King Street Conservation Area, with many of the buildings listed.

Regent Road

Policy GY5: Regent Road

The Regent Road area defined on the Policies Map will be promoted as a vibrant link between the seafront and town centre in terms of both access and activities.

New development proposals and uses will be supported where it:

- a. provides year-round active ground floor frontage to Regent Road;
- b. conserves or enhances the Conservation Area and the setting of any nearby Listed Buildings, particularly with regard to any shopfronts and/or advertisements;
- c. integrates successfully with any existing residential or holiday accommodation properties in the immediate vicinity, and preserves or enhances the amenities of their occupiers; and
- d. does not undermine the vitality or viability of Great Yarmouth Town Centre.

Subject to the criteria above, the following uses will be supported in Regent Road.

- e. Ground-floor retail, food and drink uses.
- f. Leisure uses.
- g. Upper floor self-contained residential accommodation.

Uses which meet both tourist and local needs would be especially welcomed.

Policy Justification and Supporting Text

3.36 Regent Road is a strategically important link between the town centre and the seafront providing a range of retail, cafe, restaurant and leisure uses. This policy supports development proposals that will improve the overall quality of development, and conserving and enhancing the best of the character of Regent Road in order to strengthen this strategic historic, cultural and commercial link between the seafront and the town centre. This area is currently constrained from reaching its full potential, in part due to the preponderance of the seasonality of uses focused on summer tourism. Therefore, the policy seeks to redress this balance by encouraging new retail and leisure uses which support year-round use and maintain active frontages to Regent Road.

3.37 Regent Road is excluded from being within the Great Yarmouth Town Centre boundary. Therefore, to appropriately balance the strategic aim of improving Regent Road's offer and role in Great Yarmouth without undermining the vitality and viability of Great Yarmouth's town centre, a threshold of 200sqm (net) is used as a basis to determine the scale that retail development uses will be considered generally appropriate in Regent Road, without having to undergo sequential assessment. This is based upon the Council's adopted impact assessment threshold set out in Policy CS7.



3.38 When assessing individual proposals for retail, food and drink and leisure uses in Regent Road, these will only be permitted where it provides ground floor frontage to Regent Road and does not exceed 200sqm (net) floorspace. Retail, food and drink and leisure uses over 200sqm (net) floorspace, or other main town centre uses will only be considered in Regent Road where these meet the requirements of the retail sequential and impact assessments.

3.39 All hot-food/takeaway proposals will also need to have regard to Policy R7 to ensure that they are compatible with the amenity of the area and do not have any adverse effects on neighbouring uses and occupiers.

3.40 Regent Road has a number of heritage assets including Grade II* Listed St Mary's Church, Grade II Listed Regent Cinema, townhouses, and a conservation area covering its entirety. All new development proposals including changes of use and new shopfront/advertisements in Regent Road will be required to contribute positively to the historic character of the area.

3.41 A mix of uses serving the needs of the local community and visitors alike is encouraged. Regent Road also provides accommodation for local residents and visitors, therefore development that respects and provides opportunities to improve the amenity of existing and future occupiers will be sought.

Great Yarmouth Seafront Area

Policy GY6: Great Yarmouth Seafront Area

Within the 'Great Yarmouth Seafront Area' as defined on the Policies Map, the Council principally aims to:

- a. encourage year-round, sustainable tourism;
- b. encourage investment in major new tourism, leisure and entertainment facilities;
- c. resist the loss of key tourism uses to non-tourism uses;
- d. conserve the seafront's heritage assets and bring them back into viable, active use where possible;
- e. promote high quality design;
- f. maintain and improve the public realm and the area's open spaces; and
- g. manage access and traffic.

The following uses will be generally encouraged within the Great Yarmouth Seafront Area, subject to the consideration of compatibility with the existing surrounding uses and potential impact on the character and setting of the Seafront Conservation Area:

- h. Hotels.
- i. Self-catering accommodation.
- j. Bed & Breakfast establishments where the owner is resident on the premises.
- k. Food and drink uses.
- l. Holiday entertainment.
- m. Dance halls and nightclubs.
- n. Amusement arcades.
- o. Sport and leisure facilities.
- p. Other ancillary facilities and uses to support the above.

Within the Great Yarmouth Seafront Area, proposals for self-contained residential apartments, offices and similar business uses will only be permitted on upper floors of buildings. Residential accommodation which is not self-contained, and other forms such as houses of multiple of occupation, hostels and similar uses, will not be permitted within the Seafront Area.

Policy Justification and Supporting Text

3.42 Great Yarmouth's Seafront Area provides the main focus for holiday makers with the greatest concentration of tourist attractions and range of other related tourism and entertainment uses. It is therefore strategically important to the Borough's economy.

3.43 The holiday market is changing, and this policy provides sufficient flexibility to support major and incremental investment in the seafront area to support the evolution and improvement to its overall

offer. This policy also provides further detail to Core Policy CS8 to assess development proposals and appropriate uses along the Seafront.

3.44 Maintaining and encouraging new vibrant and visually active uses along the seafront is fundamental for the continued vitality of the Borough's tourism, leisure and cultural offer. They provide interest and 'pull' along the extent of its area, and help to encourage a variety of visitors, spend and footfall throughout the year. In furtherance of this, investment in new leisure, entertainment and tourist uses will be flexibly supported throughout the Seafront Area and particularly where this maintains or re-introduces ground floor frontage and/or activity to the seafront. Tourist and leisure proposals which activate the upper floors of seafront buildings will also be positively encouraged, particularly where this helps to secure the long-term maintenance and integrity of heritage assets.



3.45 Proposals for food and drink uses such as café/restaurants, drinking establishments and takeaways provide a complementary function to the tourist and leisure offer along the seafront. However, it is necessary to manage these proposals more carefully to ensure that their proposed concentration (as a main town centre use) does not undermine the vitality of Great Yarmouth town centre, nor the amenity of adjacent residents or business occupiers, especially where in the form of new kiosks or stalls. Individual proposals for new cafe/restaurants, drinking establishments and takeaway uses will be considered generally acceptable in principle where it provides up to 200sqm (net) floorspace in the Seafront Area. Proposals over 200sqm (net) floorspace will only be considered acceptable where these meet the requirements of the retail sequential and impact assessment. Under both circumstances, proposals will need to satisfy compliance against Policies R6 and R7.

3.46 The Council will resist the loss of tourism uses to non-tourism uses where it currently provides ground floor activity or frontage to the Seafront Area. Within upper floors, there will be more flexibility to determine non-tourist related uses. Where it is demonstrated that there is no longer a need for upper-floor tourist related uses, the Council may allow proposals for self-contained residential apartments, offices (subject to compliance with the sequential test set out in Policy R1 and Policy CS7

of the Core Strategy) and similar business uses to support the viability and vitality of the area. Proposals for residential accommodation which is not self-contained, and other forms such as houses of multiple occupation, hostel and other similar uses will not be permitted within the Seafront Area.

3.47 The Seafront Area contains many nationally recognisable listed buildings, including the Britannia and Wellington Piers, former Empire Cinema, Hippodrome and Winter Gardens, and also lies mostly in, or adjacent to, multiple conservation areas including the Seafront conservation area. The quality and condition of the Seafront's heritage assets is currently of some concern, with the Grade II* Winter Gardens and seafront conservation area both being identified by Historic England as being in poor condition⁶. There is a need to ensure that all development proposals both complement and enhance the historic fabric of the Seafront Area, have regard to the setting of designated heritage assets and be of high quality design in line with Policies CS9, CS10, and E5 and the National Design Guide. Proposals which seek active, viable uses of key seafront heritage assets will be particularly encouraged and supported for the benefit of maintaining the long-term maintenance and integrity of heritage assets. Proposals for new illuminated signage and advertisements will also be managed carefully in line with Policies CS9 and A3 to balance their needs against their potential impact on the amenity and character of designated heritage assets.

3.48 The Seafront's public realm facilities and open space will continue to be upgraded or enhanced for the needs and enjoyment of residents, tourists and businesses operating in the area. Consideration will be given to the provision of new public facilities such as toilets, seating and shelters, and well designed, attractive signage, wayfinding to optimise the use of open space, the beach and wider resorts and facilities linked to the town centre and train & bus stations. The Council will also consider ways in which to address deficiencies in the public realm, for example seeking environmental improvements or encouraging the replacement or alteration of buildings and structures which present a blank facade at ground level or an impediment to pedestrian movement.

3.49 The Council will continue to liaise with the local highway authority, public transport providers and local accessibility groups to strengthen pedestrian and cycling access throughout the Seafront area, and ensure, as far as practicable, access for people with disabilities to all public areas and facilities. Where new parking for cars, motorcycles, cycles and coaches is required, proposals will be considered where the form does not detract from the streetscape and holiday appeal of the seafront.

⁶ Heritage at Risk Register, Historic England

Great Yarmouth Back of Seafront Improvement Area

Policy GY7: Great Yarmouth Back of Seafront Improvement Area

Within the 'Back of Seafront Improvement Area', as defined on the Policies Map, the aims will be to:

- a. improve the character, amenity and physical conditions of properties by encouraging existing and new uses and investment which strengthen its positive characteristics;
- b. improve the street scene through environmental improvements and the encouragement of the refurbishment and maintenance of properties;
- c. avoid uses which typically give rise to disturbance and loss of amenity (to ensure compliance with Policy A1); and
- d. Use available enforcement powers pro-actively to control developments adversely affecting the area.

In order to achieve those aims the following uses will be encouraged in the area:

- e. Self-contained dwellings (including houses and apartments).
- f. Hotels providing wholly or predominantly short term holiday accommodation.
- g. Offices and other light industrial and research & development facilities.
- h. Health and related facilities.
- i. Professional services to visiting members of the public where the likely number and types of visits will not give rise to disturbance and are compatible with the limited on street parking in the locality.
- j. The development of further Houses in Multiple Occupation (and commensurate uses) within this area will be resisted, and such uses steered to alternative locations.

In determining applications for development in this area the following considerations will be given particular attention:

- k. Improvement to the physical condition and maintenance of properties will be encouraged.
- l. Resisting the infilling of curtilages to the rear of sides of existing properties.
- m. Provision of adequate, concealed bin storage for the intended use, out of sight from the street.
- n. Flexibility in the current parking arrangements.

Policy Justification and Supporting Text

3.50 The above policy provides guidance for assessing development proposals and appropriate uses in areas at the back of Great Yarmouth seafront. These areas are built-up and largely contain Bed and Breakfast (B&B) establishments and residential properties. As the demand for holiday accommodation has changed over the years, the previous predominance of hotels and B&Bs in these areas has lessened. The intention of the policy is to manage that process of change.

3.51 The area has significant potential for the future by making the best use of its pleasant buildings, proximity to the sea and relatively low property values. A study into appropriate land uses in the

former 'Borough-Wide Local Plan' Secondary Holiday Accommodation Areas, identified the potential of encouraging more family occupancy and professionals' offices into the area, but recognised the challenges of limited parking and an increasingly run down character.

3.52 The Council has previously undertaken successful environmental enhancements in parts of the area, but there is not sufficient funding currently available for this to be rolled out over the whole area. Notwithstanding this, this policy provides a clearer steer to the future management of spaces and amenity within the area, including the resistance of infilling of some building curtilages to avoid additional pressure on parking space and ensuring adequate and concealed bin storage to maintain and improve the character and amenity of the area.



3.53 Within the area, consideration will also be given to providing some flexibility in car parking provision requirements in order to encourage investment in the locality and in recognition of the constraints of the layout of the area and the proximity of public transport and public parking facilities. However, changes which would place major demands on parking in the locality will be resisted in order to avoid significantly exacerbating the existing pressure on parking in the locality.

3.54 There has been a tendency over a number of years for former hotels and B&Bs in the area to become Houses in Multiple Occupation (HMOs), and this has led to complaints and generally more negative perceptions of the area. While there is a recognised need for HMOs in the Borough, a significant minority of them can result in problems for neighbouring occupiers, and an increasing concentration of them is not conducive to either the continued success of the remaining tourism businesses, nor in gradually developing a positive new character for the area. The policy therefore seeks to resist further HMO use in this particular area. This is consistent with the approach of Policy H12 Houses in multiple occupation which details when and where HMOs will be permitted.

3.55 The policy provides positive encouragement of other forms of residential accommodation and professional uses which will contribute to improving the character and physical condition of the buildings, and more generally improve the overall appearance of the area. To help manage this transition of uses, particular on the amenity of existing and adjacent occupiers, Policy A1 (Amenity) should be considered.

Great Yarmouth Racecourse

Policy GY8: Great Yarmouth Racecourse

Within the 'Great Yarmouth Racecourse' area, as defined on the Policies Map, the existing racecourse use will be safeguarded for its role as a major visitor attraction and local amenity.

Support will be given to development proposals which:

- a. are ancillary to the racecourse use;
- b. help secure the racecourse's long term future; and
- c. protect and enhance the North Denes SSSI located within the race track.

Policy Justification and Supporting Text

3.56 This policy provides a positive approach to help guide the future long-term use of the Great Yarmouth Racecourse, a strategically important leisure facility and visitor attraction. The Great Yarmouth Racecourse has been established on the North Denes since the 1920s, and provides a major 'all year round' visitor attraction that contributes to the tourism offer in the Borough and the wider region, being only one of two horse racing courses within Norfolk (the other being Fakenham). The policy seeks to safeguard the racecourse and maximise its future role in contributing to the Borough's tourism and leisure offer. The policy therefore complements the ambitions of Policy CS8 of the Core Strategy.

3.57 In recent years the use of the racecourse and its ancillary facilities have been widened to flexibly accommodate alternative tourism uses such as conferencing and wedding facilities and areas for camping and caravanning leisure. This policy therefore continues to support future development proposals which are both ancillary to the racecourse and expected to continue securing its long-term future use for the benefit of the tourism economy, both locally and regionally.

3.58 Within the centre of the racecourse lies part of the North Denes Site of Special Scientific Interest (SSSI).

3.59 New development proposals will be assessed in combination with Policy A1 (Amenity) and Policy CS11(a) (Enhancing the natural environment) to minimise any unreasonable impact upon the amenities of existing and future businesses, as well as the integrity of the North Denes SSSI.

Great Yarmouth North Denes Airfield

Policy GY9: Great Yarmouth North Denes Airfield

The continued use of the North Denes airfield for aeronautical use, and especially helicopter operations, will be encouraged in the interests of the long term value of the facility to the area's offshore and other industries.

Development to facilitate such operations, including crew, passenger, maintenance and storage facilities will be supported.

Temporary changes to alternative uses would be acceptable if it would not prejudice its long term availability for the intended aeronautical use.

Development which would lead to permanent loss of the aeronautical use will be resisted unless it can be conclusively demonstrated that there is no realistic potential for such use in the longer term.

Any new built development proposals will need to be accompanied with a site-specific Flood Risk Assessment and a Landscape and Visual Impact Assessment.

Policy Justification and Supporting Text

3.60 This policy complements Core Policy CS16(f), providing the framework by which the continued availability and re-use of North Denes Airfield for aeronautical uses will be encouraged.

3.61 Although the use of the airfield for helicopter operations has been suspended by the current owner (who has focused its operations elsewhere) the airfield is a specialised and finite facility, located in close proximity to the Norfolk coast and on a main transport corridor with good links to Great Yarmouth and its Enterprise Zones. The retention of the airfield is therefore considered necessary given its strategic importance in the context of the continued growth of the offshore energy sector in Great Yarmouth and the Borough's economy overall.

3.62 The Council's Level 1 Strategic Flood Risk Assessment identifies the airfield as being within Indicative Flood Zone 3b. To clarify the risk from flooding, any new built development proposals will need to be accompanied with a site-specific Flood Risk Assessment. If the Assessment confirms that the site is within Flood Zone 3b, new built development will be prohibited, being contrary to national policy.

3.63 The site is adjacent to the Caister Water Recycling Centre. As such, in line with Policy A1, any development proposals should be supported by an odour assessment to ensure amenity impacts are avoided and mitigated.

3.64 The site is immediately adjacent the Broads Area. Therefore, in addition to national planning policy, development proposals will need to consider the requirements of policies CS11: Enhancing the natural environment, and Policy E4: Trees and landscape. Applicants will be required to submit a Landscape and Visual Impact Assessment (LVIA) to consider and address any landscape impacts arising. Accordingly, the Broads Authority will be consulted on any significant development proposals on this site.

Great Yarmouth Port & Harbour Area

Policy GY10: Great Yarmouth Port & Harbour Area

The Port and Harbour Area defined on the Policies Map will be reserved for port activities such as maritime related transport, storage, industrial and office uses, and small-scale uses ancillary to these.

Proposals for port-related developments, and in particular development related to the offshore energy industry, will be encouraged.

Business uses and infrastructure which are unrelated to port operations will be permitted only where it can be demonstrated it is compatible with the continuing long-term availability and adequacy of port related land. In particular that of the quays and land immediately adjacent to them must be available for port-related surface storage and to facilitate the requirements of vessels moored at the quayside.

Existing business uses which do not conform to the above will be given assistance to relocate elsewhere where this frees up land to strengthen port related activities in general, and the offshore energy sector in particular.

Housing will not be permitted in the Port and Harbour Area, because of its strategic significance for the Borough's economic future.

Policy Justification and Supporting Text

3.65 The port, quays and harbour in Great Yarmouth and Gorleston-on-Sea (along sections of the west bank of the River Yare) are key strategic infrastructure assets for the Borough supporting offshore-related industries, and particularly the offshore energy industry. In accordance with Policy CS6, the above policy recognises the strategic need and importance of retaining land for such uses. The strategic importance of the South Denes part of the port area is recognised in the Norfolk Strategic Planning Framework. National access to this area will be significantly improved via the strategic road network when the Great Yarmouth Third River Crossing is in place. The scheme has been granted a Development Consent Order by the Secretary of State and construction is expected to commence in January 2021.

3.66 Within part of this area there are further opportunities to encourage offshore energy and related port and logistics activities at the South Denes Enterprise Zone; and within the Local Development Order (LDO) for South Denes (2012) which enables some types of development through self-certification.

3.67 Existing business uses that do not contribute to offshore-related industries are given assistance by the Borough Council to relocate to a suitable alternative location, freeing up further land for the appropriate uses.

3.68 In determining new proposals for port related developments, applicants should have particular regard to the impact of traffic from increased port activity on the Great Yarmouth seafront and wider town area, in compliance with Core Policy CS16.

3.69 Residential development is not considered to be compatible with port related activity, as it would permanently reduce land conveniently located for port related activities. This would compromise the strength and future potential of one of the Borough's key growth industries. Accordingly, residential development will not be permitted in the Great Yarmouth Port and Harbour Area.

3.70 The 24-hour operational nature of the Port & Harbour Area means it has the potential to impact on the amenity of neighbouring uses. In accordance with national planning policy and Policy A1, when considering amenity, the Council will apply the 'agent of change' principle. This ensures that unreasonable restrictions are not placed on existing businesses, facilities and uses in the port as a result of new development in close proximity to the port. It will be for the applicant (the agent of change) to demonstrate that suitable mitigatory measures can be incorporated into the development to minimise any impacts on amenity to occupants of the new development arising from existing operations at the port.

Gorleston-on-Sea

3.71 Gorleston-on-Sea is the Borough's 'second' town, located across the River Yare and to the south of the town of Great Yarmouth. It has a current population of around 25,600. 'Gorleston', as it is more commonly known, runs from the southern part of the west bank of the River Yare, past the river mouth towards the smaller coastal settlement of Hopton-on-Sea. To the west is the connected settlement of Bradwell, effectively forming a large urban conurbation.

3.72 Gorleston has a long history of port-related industry including fishing, shipbuilding and, more recently the offshore energy industry. The town is also a popular seaside resort, offering more modest facilities than Great Yarmouth but with a distinctive character of its own. Features include Gorleston Pavilion and the Ocean Room, along with its golden sandy beach.

3.73 Gorleston has a number of major economic drivers. Beacon Park Business Park has been one of the country's most successful Enterprise Zones, and now hosts a regionally significant cluster of offshore, renewable and other high-tech businesses. In addition, the James Paget University Hospital is a strategic community facility serving an area stretching beyond the Borough and County boundaries, which also provides a large number and variety of jobs to the area. Gorleston Town Centre is a thriving, resilient high street, providing day-to-day food, services, and evening economy uses and functions.



Land South of Links Road Housing Allocation

Policy GN1: Land south of Links Road, Gorleston-on-Sea

Land to the south of Gorleston-on-Sea (25 hectares) as identified on the Policies Map is allocated for approximately 500 dwellings with open space. The site should be developed in accordance with the following site-specific criteria:

- a. Provide two points of access from Links Road to the residential development, with visibility in accordance with current highway standards.
- b. All residential access roads should link internally within the site.
- c. Provision of formal cycle crossing facilities at Links Road and 3.0m shared use cycle paths:
 - to link the north side of Links Road between the A47 and the existing cycle path that joins Links Road (west of no.61);
 - along the entire south-side frontage of Links Road, to link with the existing facility at the A47; and
 - at the western side of the development, between Links Road and the southwestern corner of the site, connecting with the existing facility at the A47.
- d. The development shall have an active frontage at Links Road.
- e. Parking spaces should have regard to Norfolk County Council standards for provision, with a mix of parking solutions applied to ensure a well-designed and safe environment for all users.
- f. A mix of housing sizes, types and tenures must be provided, including:
 - a minimum of 15% affordable housing, provided on site, with the tenure mix reflecting the needs and demands of the local area; and
 - provision of retirement and/or housing with an element of care equivalent to at least 10% of the total housing for the site (50 units or more).
- g. Provision of appropriate structural landscaping and new publicly accessible open space to the south of Masons Farm of approximately 5.15 hectares in accordance with Policy H4 to:
 - mitigate the visual impact of the development, especially from views to the south from Hopton-on-Sea; and
 - provide an acoustic barrier to the A47.
- h. Financial contributions will be required towards the improvement of local primary schools, local healthcare facilities and enhanced library provision to serve the development.
- i. Development should exhibit exceptional urban design and include a series of locally distinctive, walkable neighbourhoods set in an overall framework of a thoughtful and high-quality design ethos.
- j. A variety of materials and finishes/treatments across the development should be applied with innovation and local distinctiveness clearly evidenced.

- k. Retention of trees where practicable with suitable replacements provided where trees are required to be removed.
- l. Development proposals should minimise impacts on and provide net gains for biodiversity and ensure that where appropriate, mitigation measures are undertaken.
- m. Submission of a site-specific Flood Risk Assessment.
- n. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.
- o. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- p. Submission of a Transport Assessment and Travel Plan and implementation of agreed highway mitigation measures, including features to encourage lower vehicle speeds at Links Road.
- q. Submission of a Heritage Impact Assessment accompanied by the results of an archaeological field evaluation, with any relevant mitigation measures set out.
- r. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- s. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures, including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.74 Whilst the site proposed is noted to be within the parish boundary of Hopton-on-Sea, the site would in effect represent a sustainable extension to the settlement of Gorleston-on-Sea, with close access to services notably within Gorleston-on-Sea, Bradwell and Beacon Park. The location is in particularly close proximity to the James Paget University Hospital, Beacon Business Park and the schools to the north.

3.75 The allocation site is on the southern edge of the built-up area of Gorleston-on-Sea, between the A47 trunk road and Warren Road. The site is currently in arable use.

3.76 The site has good access to existing services and facilities in Gorleston-on-Sea and in the future will have good access to a primary school, community centre and retail facilities which are to be provided as part of the major housing development to the south of Bradwell and the proposed Beacon Park District Centre, off Woodfarm Lane. The site is also well located to Beacon Business Park and the James Paget University Hospital. A range of other amenities are accessible by regular public transport or the cycling network.

3.77 Vehicular access is possible off Links Road, which provides a suitable carriageway width for through traffic. No direct access is to be taken off the A47 trunk road. Necessary improvements to

integrate the site into the existing pedestrian and cycling networks will be sought as part of the development of the site. Highway modelling to inform the Local Plan has identified that development on this site has the potential to impact upon the capacity of the A47/Beaufort Way roundabout. This should be further investigated through a site-specific Transport Assessment with necessary mitigation identified and secured. A Travel Plan should also be submitted identifying measures to encourage sustainable modes of transport.

3.78 The site will be expected to provide 15% affordable homes (approximately 75 dwellings) on site. This level of affordable housing provision has been blended to take account of the site straddling two affordable housing market areas.

3.79 An element of retirement and/or housing with an element of care, such as sheltered housing, very sheltered housing, extra care housing or a care home, totalling at least 10% of the housing units on site (about 50 units) should also be provided to meet the needs of the borough's ageing population. The site presents an ideal opportunity to accommodate this need when taking into consideration the level of development combined with the site's good accessibility and integration with existing amenities, such as James Paget University Hospital. To ensure timely delivery, the provision of retirement/extra care housing should be provided before the occupation of the 250th dwelling (50%) on the site. The affordable housing requirement will not apply to the accommodation comprising retirement/extra-care, care housing, as this type of housing has less viability to cross-subsidise the delivery of affordable housing.

3.80 The design of the whole scheme is exceptionally important. The development should be designed so that it creates a locally distinctive neighbourhood which is sympathetic to the environment it lies within. There should be a good variety of house types and styles and a variety of different materials and treatments used, as well as thoughtful landscaping, green infrastructure and tree-planting to encourage healthy living. Design tools such as the Building for Healthy Life criteria should be applied when designing the scheme and assessing the quality of the design. Proposals will need to be in accordance Policies CS9 and A2 on design and the National Design Guide.

3.81 The layout and design of the main roads within the site must enable appropriate permeability by buses. The layout of all streets should have regard to desire lines for pedestrians to minimise the length of journeys. As such cul-de-sacs, private drives and road with unnecessary bends which frustrate pedestrian and cycle movements should be avoided where possible.

3.82 Car parking provision within the site should have regard to Norfolk County Council Parking Standards both with regard to the number of spaces per dwelling and the width of parking spaces to accommodate modern cars (2.5m). Parking provision should include a mix of solutions including on-plot parking, well designed on-street parking and parking courts. Rear parking courts should only be used in limited circumstances where spaces are well surveilled, secure and close to the respective dwellings. Continuous front curtilage parking should be avoided as this creates a car-dominated environment as well as limiting the scope for on-street visitor parking. Where garages are provided, they must be a minimum of 3m wide (internal dimensions) to allow people to park within them and be able to open the car doors sufficiently wide to enter/leave the car with relative ease. The highway authority may consider applying waiting restrictions within the development's road layout to protect visibility splays from parked vehicles, particularly at Links Road to secure the safe operation of the proposed highway accesses.

3.83 There is a lack of capacity in nearby primary schools, therefore a financial contribution of £3,940 per dwelling will be required to expand local primary schools.

3.84 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £2,315 per dwelling.

3.85 The development will put pressure on the existing Gorleston library, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.86 The site is relatively flat with open land around. Maintaining a clear gap between the built-up area of Gorleston-on-Sea and that of Hopton-on-Sea is an important consideration. To this end, the allocation policy provides for the open space provision to the southern end of the site (south of Masons Farm), together with structural landscaping around the site, that will help to maintain that gap, provide a soft edge to the development and provide an acoustic barrier to the adjacent A47 trunk road. Part of the site may also be used to facilitate rollback of the adjacent golf course. Whilst the precise details of the open space provision (such as the mix of facilities) will need to be discussed and agreed with the Council at appropriate stages of the scheme, the level of provision must meet the requirements of (currently emerging) Policy H4.

3.87 The site is located in an area of low flood risk, and provision of sustainable drainage systems will limit/prevent any increased surface water run-off. The sand-based geology of the site suggests that good drainage can be achieved. A site-specific Flood Risk Assessment will need to be undertaken to support development proposals and detail the intended surface water strategy.

3.88 There is a likelihood of archaeological potential on site and any planning application must be supported by a heritage statement accompanied by the results of an archaeological field evaluation and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

3.89 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

3.90 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitats sites and identify necessary on-site (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

Table 3.2 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ⁷
Education (expansion of local primary schools)	n/a	£3,940 per dwelling
Primary, Acute, Intermediate and Mental Healthcare	n/a	£2,315 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	5.15 hectares	n/a

⁷ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Emerald Park Housing Allocation

Policy GN2: Emerald Park, Gorleston-on-Sea

Land at Emerald Park Football Ground (2.3 Hectares) as identified on the Policies Map, is allocated for approximately 100 dwellings. The site should be developed in accordance with the following site specific criteria:

- a. Provision of safe and appropriate vehicular access and necessary highway improvements to integrate the site into the pedestrian and cycling networks, including:
 - vehicular access from Woodfarm Lane as far south as a satisfactory highway access layout will allow; and
 - improvement of Woodfarm Lane to a minimum width of 6.0m.
- b. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings to reflect the needs and demands of the local area.
- c. Re-provision of an appropriate equivalent recreational facility, at a minimum equalling the quality of facility currently available at Emerald Park. The full funding or re-provision to be secured and demonstrated by legal agreement (i.e. Section 106 agreement) prior to the loss of any facility at Emerald Park.
- d. Submission of an appropriate desk-based archaeological assessment prior to development, in accordance with the NPPF.
- e. Retain existing trees along the south western border of the site in accordance with the Tree Preservation Orders.
- f. Where further trees may be removed which are not protected, suitable replacements are provided in appropriate alternative locations and remain for the amenity of future residents.
- g. Financial contributions will be required towards enhanced library provision and the improvement of local healthcare facilities to serve the development.
- h. Provide a financial contribution for off-site open space in accordance with Policy H4.
- i. Submission of a site-specific Flood Risk Assessment.
- j. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.
- k. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- l. Submission of a Transport Assessment and Travel Plan and provision of measures necessary to mitigate impacts and encourage sustainable travel.

- m. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- n. Submission of a shadow habitats regulations assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.91 The site is located to the south-west of the built-up area of Gorleston-on-Sea. Land immediately to the north and east of the site is currently used as the Magdalen Recreation Ground with residential and commercial development beyond. To the south lie allotments, beyond which is the James Paget University Hospital. Westwards the land comprises major new residential development that is currently being built as part of the South Bradwell urban extension (Wheatcroft Farm), with the rest of the Beacon Business Park area located beyond to the south. The site is currently in use as the ground for Gorleston Football Club.

3.92 The site is well related to existing services and facilities in Gorleston-on-Sea. It is within walking distance of primary and secondary educational facilities, the James Paget University Hospital, as well as other facilities and amenities accessible by regular public transport. New community and retail facilities are also planned nearby as part of the South Bradwell urban extension and proposed Beacon Park District Centre.

3.93 The site has been proposed for residential allocation by the current landowner, with Gorleston Football Club proposed to relocate to East Norfolk Sixth Form College. Were this to progress, Emerald Park would be lost as a football ground and hence as a community facility – in addition to the Men's First Team, the club runs a Reserves side, a Women's team and a large number of children's teams, and so is a very important part of the local community. It would therefore clearly be inappropriate to allow for any development of this site to take place until the current facility has been relocated to a different site and it can be demonstrated that a new site is deliverable and fully funded. The facilities of the site (pitch standard, spectator stands, admission turnstiles, clubhouse, changing rooms, bar, parking etc) must also (as a minimum) be of sufficient standard to meet the criteria for admission/retention to the league within which Gorleston Football Club's Men's First Team plays (currently the Thurlow Nunn League).

3.94 Vehicular access should be taken off Woodfarm Lane and will require necessary visibility splays for both vehicles exiting and entering the site from Woodfarm Lane. Woodfarm Lane is quite narrow and lacks sufficient footpaths or cycleways to safely connect the site to nearby amenities including the school off Oriel Avenue. The road will require widening and provision of new footways and cycleways to connect to existing facilities to the north and south of Woodfarm Lane. To improve the safety of Woodfarm Lane, it may be necessary to modify the existing prohibition of motor vehicles traffic regulation order.

3.95 The site has been identified by Norfolk Historic Environmental Service as having considerable archaeological potential. They have requested that a programme of mitigatory work is undertaken to determine the scope and extent of any further work that may be required.

3.96 The development will put pressure on the existing Gorleston library, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.97 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions Model, it is estimated that the contribution from this site will need to be in the region of £2,096 per dwelling.

3.98 Policy H4 sets out the open space requirements for residential developments. The site is in close proximity to open space providing a range of uses and therefore it is not necessary to have additional open space on-site. Furthermore, it would not be an effective use of land with an on-site open space requirement. However, there are wider deficits of open space in the locality and therefore an off-site open space contribution is required to improve open space provision in the locality.

3.99 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

3.100 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling (currently £110), in line with the Council's Habitats Monitoring and Mitigation Strategy.

3.101 A planning application for development of this site has been submitted (reference 06/18/0707/O) as well as a planning application for a replacement facility at East Norfolk Sixth Form College (reference 06/18/0533/F) but at the time of writing this plan, neither have yet been determined.

Table 3.3 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ⁸
Primary, Acute, Intermediate and Mental Healthcare	n/a	£2,096 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	n/a	up to £1,800 per dwelling

⁸ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Land at Ferryside, High Road, Housing Allocation

Policy GN3: Land at Ferryside, High Road, Gorleston-on-Sea

Land at Ferryside, off High Road, Gorleston (0.56 hectares) as identified on the Policies Map, is allocated for approximately 20 dwellings. The site should be developed in accordance with the following site specific criteria:

- a. Provision of safe and appropriate access to the satisfaction of the local highways authority, including:
 - vehicular access only from High Road, specifically no vehicular access from Ferryboat Lane, nor Malthouse Lane; and
 - the improvement of the footway at Malthouse Lane along with visibility from Ferryboat Lane.
- b. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings to reflect the needs and demand of the local area.
- c. A well designed scheme that is sympathetic to the surrounding historic character of the area.
- d. Retention of the historic flint wall.
- e. Retention of all trees with Tree Preservation Orders where practicable. Suitable replacement trees should be provided where the trees are required to be removed in order to achieve a well-designed development.
- f. Car parking provision for residents and guests.
- g. Financial contributions will be required towards enhanced library provision and the improvement of local healthcare facilities to serve the development.
- h. Provide a financial contribution for off-site open space in accordance with Policy H4.
- i. No development shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority.
- j. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.
- k. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- l. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.102 The site is within the existing built-up area of Gorleston-on-Sea. The land is brownfield, with a disused office building occupying the site. Surrounding land uses include residential to the south and a fire station with business/industrial uses to the north and east associated with the river frontage.

3.103 The site is within walking distance of Gorleston town centre and other amenities including schools and a health centre. There is a bus stop in front of the site offering regular bus services between Gorleston-on-Sea and Great Yarmouth.

3.104 Vehicular access will be taken from High Road only. Vehicular access to the site from Ferryboat Lane or Malthouse Lane is not considered to be appropriate and will be resisted. The site will require appropriate improvements to footway provision at Malthouse Lane and visibility splays from Ferry Boat Lane.

3.105 The site is adjacent to a conservation area, in close proximity to a number of listed buildings, and there are protected trees within the site. The site itself contains a building of local heritage interest, but this is now partially demolished. A flint wall running to the boundary of Malthouse Lane contributes to the amenity of the site. A well designed scheme that is sympathetic to the local environment, i.e. retaining key features including the protected trees and the historic flint wall, has the potential to positively enhance the character of the site and the conservation area. Taking account of those constraints, the Council's assessment of the site allocation suggests that a lower density of development is required when compared with the standards set in Policy H3 and that typically only 20 dwellings could be accommodated. A recent appeal decision⁹ relating to the site allocation has granted planning permission for a higher density of development comprising 6 houses and 28 flats with associated works. Nonetheless, it is reasonable that approximately 20 dwellings reflects an appropriate threshold for the allocation as it would be necessary, should the existing planning permission not be brought forward, that an alternative proposal also demonstrate that the constraints can be overcome through high quality urban design and landscaping.

3.106 The site has been identified by the Norfolk County Council Historic Environment Service as having considerable archaeological potential. Remains are anticipated relating to a former Augustinian Friary and this historic River Yare crossing point. The policy therefore requires an Archaeological Written Scheme of Investigation to be submitted to the Borough Council for consultation with Norfolk County Council Historic Environment Service prior to the commencement of the development.

3.107 The development will put pressure on the existing Gorleston library, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.108 Policy H4 sets out the open space requirements for residential developments. In accordance with this, the above policy seeks to provide off-site open space owing to the limited size of the site and quantity of housing proposed in order to make efficient use of land.

3.109 The development will put pressure on existing primary and acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the

⁹ Appeal Ref: APP/U2615/W/20/3245040, application Ref: 06/16/0190/F - date of decision: 6 July 2021

Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £1,678 per dwelling.

3.110 The development viability of brownfield sites is challenging. Therefore, in line with Policy GSP8, reductions to affordable housing provision and/or other planning obligation contributions will be considered if justified by a site-specific viability assessment. Development viability will not be a reason for departing from other policy requirements such as the protection and provision of trees, the character of the surrounding historic environment and the retention of the flint wall.

3.111 The site is within an area where development is likely to give rise to in-combination effects on internationally protected habitats and species. This will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

Table 3.4 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹⁰
Primary and Acute Healthcare	n/a	£1,678 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	n/a	up to £1,800 per dwelling

¹⁰ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Beacon Business Park

Policy GN4: Beacon Business Park

The land defined as the Beacon Business Park as indicated on the Policies Map, will be reserved for development proposals for new, extended or replacement office, research & development, light industrial and storage & distribution uses which are of high quality and distinctive design. Such employment uses will be particularly encouraged where they promote higher value technology, research and development sector business uses, and those associated with the offshore energy industry.

Residential development, and industrial employment uses (falling under class uses B2 and related Sui Generis Uses) or those uses which could give rise to excessive disturbance on existing occupants will not be permitted within this area.

Policy Justification and Supporting Text

3.112 Beacon Business Park has been a major success story for the Borough. With the benefit of Enterprise Zone status, it has grown to a regionally important employment site with a specialist focus on the offshore energy industry, and is recognised as such in the Norfolk Strategic Planning Framework. The site provides employment and business space for high tech sectors including the offshore energy industry.

3.113 Some forms of development can be permitted by 'self-certification', a simplified form of planning permission through the Beacon Park Local Development Order (2012) applying to the original business park area. This policy addresses development proposals that fall outside of the Local Development Order parameters and therefore require express planning permission.

3.114 Heavy industrial development would not be compatible with the high quality office space (and other related businesses) encouraged on this business park, and would compromise its appeal and long term success in attracting the target type of businesses. Such uses should therefore be located on other suitable employment sites. (The South Denes area, for example, makes provision for the heavier industrial activities of the offshore energy sector).

3.115 The Borough Council when determining planning applications will consider whether it is necessary to restrict the use of new development to the uses specified in the policy through planning conditions to avoid changes of use to other uses within the same use class (Class E) which would be inappropriate for a business park and could undermine the sequential test approach to main town centre uses. Similarly, the Council when determining planning applications will consider whether it is necessary to use planning conditions to restrict future changes of use to other uses outside of Class E which are otherwise permitted through the General Permitted Development Order.

3.116 Residential development is considered inappropriate within this specialist employment area, and if permitted would reduce land available to support the offshore energy industry, and could compromise the strength and success of the industry within the local economy. Ample residential land is available nearby and elsewhere in the Borough. Accordingly, residential development will not be permitted within Beacon Business Park.

Beacon Park Business Park Extension

Policy GN5: Beacon Business Park extension

Land west of the existing business park at Beacon Park (comprising approximately 20 hectares), as defined on the Policies Map, is allocated for office, research & development, light industrial and storage & distribution uses.

Particular encouragement will be given to uses associated with:

- a. the offshore energy industry;
- b. higher value technology and employment (directly or supporting in the locality); and
- c. research and development activities.

Development proposals should both contribute to, and complement the existing environmental quality in the surrounding development through high standards of design quality, distinctiveness and connectivity for both buildings and landscaping.

Residential development will not be permitted. Exceptionally, other business uses and premises (such as heavy industry, large scale storage and distribution) will be permitted only where they can satisfactorily demonstrate they will not unacceptably erode the environmental, amenity and design standards intended for this business park.

The Borough Council will consider imposing conditions to restrict the use of new development to avoid changes to alternative uses within the same use class (Class E) which would not be appropriate in the business park. The Council will also consider imposing conditions to remove permitted development rights to limit changes of use of land and premises to those that would be appropriate in the business park.

A planning application should be supported by:

- d. evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible;
- e. submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission; and,
- f. submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.

Policy Justification and Supporting Text

3.117 Building on the success to date of Beacon Business Park, it is proposed to extend the business park. The extension of the Enterprise Zone for this area of land has already been agreed. Development proposals will be expected to have regard to the Borough Council's masterplan which sets out the high-level context for its development.

3.118 In accordance with Core Strategy Policies CS6(c) and CS18(e), the above policy allocates an extension to the west of the existing business park at Beacon Park (identified in Policy GN4) with a focus on high quality office space, light industry, research and development, and especially uses

associated with the offshore energy industry. The site will need to be developed at a high standard to maintain the strategic importance of this business park and attract the appropriate occupiers. The detailed layout and landscaping will need to have regard to surrounding uses of land and should enhance connectivity to encourage walking and cycling.

3.119 The business park is a sequentially appropriate location for offices that could not be accommodated within higher order settlement centres (i.e. the main towns) and this enables the business park to extend and cluster the specialised uses to meet the ambitions of its Enterprise Zone status. Based on the plan approach to retail and in accordance with policies UCS7, BL1 and R1, the sequential test would still need to be applied to retail use or development in this location.

3.120 Alternative uses, including those within the same use class as that permitted, have the potential to undermine the function of the business park. To protect the function and use of the business park as a centre for the offshore energy industry, higher value technology and research and development, the Borough Council when determining planning applications will consider whether it will be necessary by planning condition to restrict the specific use as part of a grant of planning permission.

3.121 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

Shrublands Community Facility

Policy GN6: Shrublands Community Facility

Land at Shrublands, Gorleston on Sea, (2.4 Hectares) as identified on the Policies Map, is allocated as a mixed use scheme for healthcare facilities, community facilities and an ancillary element of housing with care. The site should be developed in accordance with the following site specific criteria:

- a. Access is to be taken from Magdalen Way only, with visibility in accordance with current highway standards.
- b. Submission of a transport statement and implementation of any agreed mitigation requirements, including:
 - Improvement of frontage footway to a minimum width of 2.0m; and,
 - the bus stop at site frontage to be improved to meet current highway requirements.
- c. Provision of a new healthcare facility to help meet the current and future needs of local NHS providers.
- d. Provision of an ancillary element of housing with care.
- e. Conserve and enhance the setting of heritage assets including:
 - retention and reuse of the onsite Grade II listed farmhouse building; and
 - the Grade II listed Cemetery Chapel and Lodge;
- f. Parking is to be provided having regard to the Norfolk County Council Parking Standard for the healthcare and community uses.
- g. An element of community use is to be retained on site (including the use of open space and existing buildings or any potential new buildings) and if this is not feasible, compensatory provision of community facilities to an equivalent quality with accessibility to the local community that it serves will be required.
- h. Retention of trees where practicable with suitable replacements provided where trees are required to be removed.
- i. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.
- j. Submission of details showing how sustainable drainage measures will integrate with the design of the development and a suitable plan for the future management and maintenance of the Sustainable drainage systems should be included.
- k. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.

- I. Submission of a shadow habitats regulations assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.122 The site is allocated for mixed-use development to facilitate an update to the healthcare and community use currently provided on site. The current healthcare facility is housed in a temporary building. This allocation would allow the permanence of the healthcare provision on this site whilst allowing the site to be updated to provide healthcare to future anticipated standards.

3.123 The retention of the farmhouse building and consideration of the potential impacts on its setting is sought owing to its historic importance as a Grade II listed building and its general significance on the site. The complementary reuse of the building is also sought due to its current under-utilisation and potential for future community or healthcare uses. The design and landscaping of the site will also need to consider the setting of the two Grade II listed buildings within the cemetery north of the site.

3.124 Vehicular access will be taken off Magdalen Way only and will require appropriate improvements to the footway width and the bus stop along the site's frontage to ensure it meets current highway accessibility requirements. The site should also provide car parking to meet the anticipated demand for the site having regard to the latest parking standards set out by Norfolk County Council as the Local Highway Authority.

3.125 The current availability of community use on site should be facilitated in any future scheme for the site and future provision made. If this cannot be achieved, owing to the extent of redevelopment or intensification of uses on site, then a replacement community facility of equivalent quality which is accessible to the same community that it serves will be required in accordance with Policy CS15.

3.126 An element of housing with care should be provided on the site as this would be compatible with the healthcare use currently provided on site and the permanence of the healthcare facility which this policy is seeking to safeguard. This would have to be at an appropriate scale to not prejudice the delivery of the healthcare facility.

3.127 The retention of trees (and provision of suitable replacements if trees are removed) is also sought where practicable on site for the amenity of local residents, future users of the facilities and future residents.



Key Service Centres

3.128 The Core Strategy identifies the settlements of Bradwell and Caister-on-Sea as ‘Key Service Centres’ to deliver approximately 30% of new housing growth over the plan period. A large amount of development is already committed in the Key Service Centres through existing permissions, strategic allocations (with the phased construction of CS18 – Beacon Park, south Bradwell) and an allowance for windfall, as well as units already completed.

3.129 The table below sets out a summary of proposed housing delivery within the Key Service Centres.

Table 3.5 Summary of expected housing delivery in Key Service Centres

Homes Built 2013-2020	Existing Housing Commitments	Homes allocated in Local Plan expected to be delivered in plan period	Anticipated Windfall	Total Growth 2013-2030
644	1062	435	47	2188

Bradwell



3.130 Bradwell is one of the larger settlements in the Borough with a current population of around 10,500 people. It is located in the south of the Borough, contiguous with Gorleston-on-Sea and close to Great Yarmouth.

3.131 Bradwell has evolved from a small rural community: a collection of hamlets and farmsteads clustered around commons and greens, that saw little change until the 20th century. During the 1950s the settlement grew substantially towards the railway in the north and Gorleston-on-Sea to the east, with further waves of major estate scale development taking place during the 1980s and 1990s.

3.132 Bradwell now has a predominantly residential character. It has relatively good public transport links, but few local shops or

employment opportunities (excluding the nearby Beacon Park Business Park) for its size, nor an obvious 'centre'.

3.133 The Core Strategy includes a major urban extension to the south of Bradwell, which is currently under construction. This will eventually provide a further 1,000 new homes, new land for employment, and community facilities such as a new primary school and a district centre.

3.134 The Council's Strategic Flood Risk Assessment has identified that the built-up area of Bradwell is generally not constrained by fluvial flood risk. The risk from surface water flooding is significantly higher, given the urbanised nature of the settlement. The areas along Lord's Lane, Sun Lane and Primrose Drive have been identified as particularly at risk by the Great Yarmouth Surface Water Management Plan.

Beacon Park District Centre

Policy BL1: Beacon Park District Centre

The Town and District Centres are defined on the Policies Map.

At the Beacon Park District Centre, the following uses will be encouraged to support the day to day retail and community needs for the residents of the Beacon Park growth area:

- a. A retail food superstore.
- b. Petrol filling station.
- c. Other complementary uses ancillary to A & B above, to support the vitality and viability of the District Centre, limited to:
 - food and drink uses;
 - car showrooms;
 - social & healthcare facilities; and
 - leisure, art & cultural facilities.

In determining proposals for the uses listed above, the Council will have regard to the scale and nature of each proposal relevant to its position within the overall retail hierarchy.

The planning and layout of the proposed Beacon Park District Centre should be developed in accordance with the following site-specific criteria:

- d. New car showrooms, petrol filling stations and proposed food and drink uses should be positioned with clear visibility and proximity from Beaufort Way.
- e. Structural landscaping should be provided across the site and along the north-western and eastern perimeters of the site.
- f. The overall design layout should not have a harmful impact upon residential amenity, traffic or the environment that could not be overcome by the imposition of conditions.
- g. Submission of a site-specific Flood Risk Assessment.
- h. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- i. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity of the development.

The Borough Council will continue to liaise with Norfolk County Council and the James Paget University Hospital to bring forward an appropriate access solution to enable a future direct connection between the District Centre and hospital.

Policy Justification and Supporting Text

3.135 In accordance with Core Strategy Policy CS7(a) (as amended), the above policy provides strategic detail on the nature of the new District Centre and how it should be delivered in order to serve residents and workers in the Beacon Park growth area and the wider fringes of Bradwell and Gorleston-on-Sea. The policy provides further detail as to the types and manner of the uses to be brought forward in the District Centre.

3.136 The principal use brought forward in the centre is a major new foodstore and petrol filling station to meet local needs arising from the development of housing and business premises in the vicinity. The provision of a major new foodstore and petrol filling station will also help to drive footfall and therefore the viability of other ancillary retail and community uses within the District Centre, which are critical to promote social interaction and sustain cohesive communities.

3.137 The policy allows a degree of flexibility in its development to accommodate the anticipated layout and positioning of the proposed uses, particularly in relation to likely access and goods and servicing requirements. Proposed uses such as car showrooms, petrol filling stations or pubs and restaurants would likely require clear visibility and proximity from the main highway and thus will be encouraged near to Beaufort Way or the access spur from the Beaufort Way roundabout.

3.138 New residential development is planned beyond both the site's north-western boundary and to the east, adjacent Woodfarm Lane. Appropriate structural landscaping should be provided along these perimeter boundaries to provide a softer edge to the development and help reduce the likely impact of the planned commercial uses upon the amenities of future residents to the north. Landscaping will also be required to soften the impact of surface car parking and reduce the appearance of a car dominated environment. Buildings should be aligned to provide a strong frontage on Beaufort Way and to limit extensive views of surface car parking.

3.139 The site is located in an area of low flood risk, and provision of sustainable drainage systems will limit/prevent any increased surface water run-off. The sand-based geology of the site suggests that good drainage can be achieved. A site-specific Flood Risk Assessment will need to be undertaken to support development proposals and detail the intended surface water strategy, including details of how surface water emanating from the proposed petrol filling station will be addressed.

3.140 The James Paget University Hospital is a major employment base but has poor pedestrian access to nearby facilities and services and would benefit from an improved connection to the proposed district centre. A desire line between the district centre and hospital exists with a new connection possible to be taken off Woodfarm Lane. The Borough Council will continue to liaise with the highways authority and the James Paget University Hospital to bring forward this aspiration with the plan.



Caister-on-Sea



3.141 Caister-on-Sea is one of the larger settlements in the Borough with a total population of approximately 9,000 people. It is located on the coast north of Great Yarmouth and separated from its built-up area by only a short stretch of open land. Caister-on-Sea was an important settlement for the Romans, and the remains of the historic shore fort are still evident, once overlooking what was then a vast estuary between Caister-on-Sea and Burgh Castle. The fort is now in the centre of the settlement which has grown around it as sea level has changed and taking advantage of land reclaimed during the medieval period.

3.142 Caister's recent history is intertwined with tourism: the UK's oldest holiday camp was established here in 1906. The opening here of a new halt on the coastal railway stimulated further tourism and housing development in the area. Following successive waves of housing development, by the end of the 20th century the extent of Caister-on-Sea had largely reached its current size and extent, owing in part to the constraint eventually imposed by the Caister bypass constructed in the 1980s.

3.143 Today, Caister-on-Sea is a bustling service centre with a vibrant high street, and has a nursery, primary and secondary schools, doctors surgery, dentist, pharmacy, post office, public houses, a large supermarket and a range of other local shops serving residents both locally and further afield.

3.144 Extending development north and south of the settlement risks potential coalescence with nearby settlements. This is a particular issue towards the settlements of Ormesby St Margaret and Great Yarmouth; the Local Plan Part 2 identifies 'strategic gaps' to address development proposals within these areas.

3.145 To the south and south-east, flood risk constrains expansion. Part of the coastal frontage of the settlement (particularly north) is within the Coastal Change Management Area which is also addressed Policy GSP4 of Local Plan Part 2.

Land West of Jack Chase Way Housing Allocation

Policy CA1: Land west of Jack Chase Way, Caister-on-Sea

Land to the west of Jack Chase Way, Caister-on-Sea (28.37 hectares), as identified on the Policies Map, is allocated for residential development of approximately 665 dwellings, approximately 60 retirement/care units, a site for a primary school, a site for healthcare uses and a Local Centre. This should be developed in accordance with the following site specific criteria:

- a. Provide for approximately 665 dwellings offering a mix of house types and sizes.
- b. The site must deliver 20% affordable housing on site, with the tenure mix reflecting the needs and demands of the local area.
- c. Set out a phasing strategy that maximises the delivery of housing within the Plan period.
- d. Open space should be provided on-site where feasible, comprising informal open/recreational space, children's play space and a walking trail in accordance with Policy H4. If necessary to supplement on-site provision, the delivery of new off-site open space in close proximity to the site should be secured by planning obligation and/or financial contributions should be made towards improvements to the quality and accessibility of existing off-site open spaces to serve the development in accordance with Policy H4.
- e. Land must be safeguarded for a two-hectare site for a primary school, to accommodate up to two forms of entry, as well as appropriate financial contributions for education. This should be towards the middle of the allocation site. At least 0.8 ha of the open space within the school site shall be the subject of a community use agreement for joint recreational use by the public.
- f. Land must be safeguarded for a Local Centre of approximately 1.75 hectares, comprising a small top-up/convenience foodstore, healthcare facility, retirement/care units and potentially small-scale employment uses and a community facility. It should be located towards the middle of the allocation site.
- g. Financial contributions will be required towards the healthcare facility together with contributions towards acute, intermediate and mental healthcare to serve the development.
- h. Financial contributions will be required towards a new community facility and enhanced library provision to serve the development.
- i. Development should exhibit exceptional urban design and include a series of locally distinctive, walkable neighbourhoods set in an overall framework of a thoughtful and high-quality design ethos, with the non-residential elements integrating effectively and efficiently with residential areas. A variety of materials and finishes/treatments across the development should be applied with innovation and local distinctiveness clearly evidenced.
- j. Key major internal roads should be designed to be accessible by buses.

- k. Parking spaces should have regard to Norfolk County Council standards for provision, with a mix of parking solutions applied to ensure a well-designed and safe environment for all users.
- l. There must be at least two safe and appropriate vehicle access junctions from Jack Chase Way provided in accordance with current highway standards. No vehicular access shall be taken from the A149.
- m. There must be the provision of safe and appropriate crossing points of Jack Chase Way for walking and cycling to encourage the movement of people from the site to the existing Caister-on-Sea village and vice versa.
- n. A single 3 metre wide shared use cycle path should be provided along Jack Chase Way providing connections to Norwich Road, Prince of Wales Road and the residential areas to the north-east of the site. Where feasible, a connection should be made to the recreation area east of Jack Chase Way.
- o. There must be good connections to the wider countryside through the provision/extension of footpaths/ bridleways where possible.
- p. Development proposals should minimise impacts on and provide net gains for biodiversity, including maintaining the existing hedgerow along Jack Chase Way where practically possible, and ensure that where appropriate, mitigation measures are undertaken.
- q. Development proposals need to be accompanied by a Landscape Visual Impact Assessment which will inform an appropriate landscaping scheme for the treatment to the site's southern and western boundary which must be enhanced to limit the impacts on the wider landscape, including the nearby Broads area and the setting of Caister Castle.
- r. Street lighting and any other lighting that forms part of the scheme should be designed to limit the visual and light pollution impact of the proposed development including on the setting of the Broads.
- s. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- t. Submission of a site specific Flood Risk Assessment and submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.
- u. Development proposals should take into account the results of the Council's Heritage Impact Assessment; and must demonstrate that any negative impacts on the significance of designated and non-designated heritage assets and their settings, have been avoided and if this is not possible, mitigated. In particular the development should acknowledge and respect the setting of the former WWII gun batteries on Nova Scotia Farm and include an area of open space to the south of these assets. A further Heritage Impact Assessment will be required at the planning application stage to inform the detailed design. This should be

accompanied by an archaeological assessment. Any necessary mitigation should be included in the development proposals.

- v. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- w. Submission of a Transport Assessment and Travel Plan and provision of measures necessary to mitigate impacts and encourage sustainable travel.
- x. Submission of a shadow habitats regulations assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Mitigation and Monitoring Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.146 The site is one of the largest residential developments to be provided in the Borough and will balance the major growth (already largely committed) at the other Key Service Centre of Bradwell as allocated in the Core Strategy.

3.147 The biggest challenge of the site is to provide a sustainable extension to Caister-on-Sea which would successfully integrate the new community with the existing settlement, when the two are divided by the current Caister bypass (Jack Chase Way). An appropriate solution will be required to ensure safe and easy pedestrian, cycle and vehicular access between the development site and existing settlement, without unduly impeding through traffic or encouraging it to divert through the centre of Caister-on-Sea. This solution may include the reduction of the Jack Chase Way speed limit to 40mph. It is therefore particularly important that there are "pull" factors on the site to encourage the existing residents of Caister-on-Sea to cross Jack Chase Way, such as a primary school, formal recreation facilities and community facilities.

3.148 Approximately 60 retirement/care units such as sheltered housing, very sheltered housing, extra care housing or a care home, should also be secured and provided to meet the needs of the Borough's ageing population. The site presents an ideal opportunity to accommodate this need when taking into consideration the level of development combined with the proposed provision of services on the site. The affordable housing requirement will not apply to the accommodation comprising retirement/extra-care, care housing, as this type of housing has less viability to cross-subsidise the delivery of affordable housing.

3.149 The design of the whole scheme is exceptionally important. The development should be designed so that it creates a locally distinctive neighbourhood which is sympathetic to the environment it lies within. There should be a good variety of house types and styles and a variety of different materials and treatments used, as well as thoughtful landscaping, green infrastructure and tree-planting to encourage healthy living. The density of the development will be over 40 dwellings per hectare. As such semi-detached and detached properties should be used sparingly to avoid a cramped form of development with little spacing between and in front of properties. Where detached and semi-detached properties are provided, they should be in lower density character areas with appropriate space and landscaping surrounding them. Buildings should effectively turn corners to avoid blank frontages and help create a sense of enclosure.

3.150 The layout and design of the main roads within the site must enable appropriate permeability by buses. The layout of all streets should have regard to desire lines for pedestrians to minimise the length of journeys. As such cul-de-sacs, private drives and roads with unnecessary bends which frustrate pedestrian and cycle movements should be avoided where possible.

3.151 Car parking provision within the site should have regard to Norfolk County Council Parking Standards both with regard to the number of spaces per dwelling and the width of parking spaces to accommodate modern cars (2.5m). Parking provision should include a mix of solutions including on-plot parking, well designed on-street parking and parking courts. Rear parking courts should only be used in limited circumstances where spaces are well surveilled, secure and close to the respective dwellings. Continuous front curtilage parking should be avoided as this creates a car-dominated environment as well as limiting the scope for on-street visitor parking. Where garages are provided, they must be a minimum of 3m wide (internal dimensions) to allow people to park within them and be able to open the car doors sufficiently wide to enter/leave the car with relative ease.

3.152 Design tools such as Building for Healthy Life criteria should be applied when designing the scheme and assessing the quality of the design. Proposals will need to be in accordance Policies CS9 and A2 on design and the National Design Guide.

3.153 A development of this size, at some distance from the main facilities in Caister-on-Sea, will require on-site provision of local services. Accordingly, a requirement is imposed for a Local Centre including suitable retail uses, healthcare centre, approximately 60 retirement/care units and potentially employment and community type uses. The policy requires this area to be approximately 1.75 hectares, however, a smaller area could be provided if it can be demonstrated that the above uses could be suitably accommodated on a smaller site.

3.154 In order to mitigate the impacts of the allocation on education, contributions will be required towards a new primary school on the site. These are likely to total £5,360 per dwelling. In addition, a two-hectare site for a new primary school needs to be safeguarded and provided on-site, at a central, accessible location. Typically, the provision of land for new educational requirements would be provided at no cost to Norfolk County Council Children's Services.

3.155 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £2,416 per dwelling. In addition, land within the Local Centre should be made available to the relevant health authorities, as there is very little capacity for physical growth of the local health surgeries.

3.156 Caister-on-Sea is in need of a new community centre and this development will increase demand for community facilities. Therefore, a financial contribution of £692 per dwelling is required to help deliver a new facility as evidenced in the Infrastructure Plan (2020). The development will put pressure on the existing Caister-on-Sea library, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.157 There is a need for informal recreation space/children's play space and formal recreation space at appropriate locations in the development. The precise details (such as the mix of facilities) will need

to be discussed and agreed with the Council at appropriate stages of the scheme, but the level of provision must meet the Council's standards of 103sqm per dwelling as set out in Policy H4. It may not be possible to meet the entire requirement on-site. Therefore, off-site provision of open space in close proximity to the site may be necessary together financial contributions to the improvement of existing open space in the locality in line with Policy H4.

3.158 The site is an area with a rich and varied historic environment. It is situated in proximity to a number of designated and important non-designated heritage assets, including:

- Caister Castle (Scheduled Monument and Grade I listed building;
- WWII gun battery at Nova Scotia Farm (non-designated)

A Heritage Impact Assessment has been prepared by the Council, which has assessed the impact of the development of the site in principle on the settings of nearby heritage assets. A slight impact on the setting of Caister Castle was found. The assessment identified mitigation measures including maintaining the tree belt around the site and orientating the public buildings on the site and streets to respect views of the castle tower. With regard to the WWII gun batteries, a slight impact was found with mitigation. Recommended mitigation included the provision of an open space in front of the assets. Interpretation boards could also be of benefit. The orientation of streets and buildings to the south of the assets could also help in the interpretation of the historic setting by allowing for longer views towards Great Yarmouth harbour. A further Heritage Impact Assessment will be required at the planning application stage to inform the detailed design. This should be accompanied by an archaeological assessment. Any necessary mitigation should be included in the development proposals.

3.159 Significant landscaping will be required to limit the site's impact on the wider landscape, with particular emphasis on the setting of the Broads to the south west. The site is near to an intrinsically dark area of the Broads (see the Local Plan for the Broads). If there is lighting associated with the scheme it should be designed to not affect the intrinsic dark skies of the Broads.

3.160 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

3.161 The scale of the development proposed will require a Transport Assessment. This should be underpinned by traffic surveys which have been conducted in both the peak summer holiday period as well as outside of the holiday season. Mitigation measures will need to be secured through the design of the scheme, planning conditions, Section 106 or Section 278 agreements. A Travel Plan should be submitted identifying measures to encourage sustainable modes of transport.

3.162 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

Table 3.6 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹¹
Education (new primary school with nursery provision)	2 hectares	£5,360 per dwelling
Health Centre	0.75 hectares	£949 per dwelling
Acute, Intermediate and Mental Healthcare	n/a	£1,466 per dwelling
Community Facility	Potential for use of land on Local Centre	£692 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	7.47 hectares	n/a

¹¹ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Primary Villages

3.163 The Core Strategy identifies the settlements of Belton, Hemsby, Hopton-on-Sea, Martham, Ormesby St Margaret and Winterton-on-Sea as 'Primary Villages' to deliver approximately 30% of new housing growth over the plan period. A large amount of development is already committed in the Primary Villages through existing permissions, an allowance for windfall, and units already completed.

3.164 The table below sets out a summary of proposed housing delivery within the Primary Villages.

Table 3.7 Summary of expected housing delivery in the Primary Villages

Homes Built 2013-2020	Existing Housing Commitments	Homes allocated in Local Plan expected to be delivered in plan period	Anticipated Windfall	Total Growth 2013-2030
281	870	584	115	1850

3.165 No allocations were identified in Winterton-on-Sea having taken into consideration the high-level of constraints upon the settlement and the abundance of alternative, more sustainable sites in the other settlements to meet the housing need for Primary Villages.

Belton



3.166 Belton is one of the larger villages in the Borough with a population of about 4,000. It is located 6 miles south-west of Great Yarmouth and ½ mile from the A143, a main arterial road linking Great Yarmouth and Gorleston-on-Sea to Beccles and Diss further beyond.

3.167 Belton has developed from a number of hamlets and farmsteads clustered around commons and greens. Over the past 50 years the village has been significantly infilled and extended, but its historic character is still clearly observable along Station Road South and Church Road.

3.168 Today, Belton is a popular village, with a good range of local facilities including a primary school, children's centre, supermarket, post office

and church clustered together as effectively a small 'centre'. A village hall with playing field and play equipment, and two public houses are also within walking distance of many residents. A wider range of services and facilities are located nearby in Great Yarmouth and Gorleston-on-Sea; connections are provided within the village, by regular public transport.

3.169 The Great Yarmouth and Waveney Settlement Fringe Study identifies the northern and south-western areas of Belton as being more sensitive to new development given their setting adjacent to The Broads area and significant tracts of woodland forming three separate County Wildlife Sites (Bremar Pony Stud, Howards Common & Belton Common).

3.170 The Council's Strategic Flood Risk Assessment has identified that broadly the existing built-up area of Belton is not constrained by flood risk, however land which is very much on the northern, western and southern periphery of the village is within fluvial flood risk zones 2&3 (medium and high risk). Land eastwards of the settlement is, however, not constrained by fluvial flood risk.

Land south of New Road Housing Allocation

Policy BN1: Land south of New Road, Belton

Land to the south of New Road (of around 4.1 hectares), as identified on the Policies Map, is allocated for residential development of approximately 100 dwellings.

The site should be developed in accordance with the following site-specific criteria:

- a. Appropriate vehicular access via a new roundabout junction at New Road and/or Church Lane, and necessary highway improvements to integrate into the existing pedestrian and cycling networks including:
 - Widening to 3.0m of existing cycleway at north side of New Road eastwards between Stepshort and recreational ground;
 - Provision of 3.0m shared use cycleway/footway along entire New Road frontage, extending westwards to its junction with Stepshort;
 - Pedestrian and cycle access to between Church Lane and St Georges Road;
 - Pedestrian and cycle link to St James Crescent;
 - Frontage development at Church Lane, together with provision of 2.0m wide footway and carriageway widening to a minimum of 5.5m; and,
 - Provision of bus stops in both direction at New Road frontage.
- b. Conserve the rural character of Church Lane by maintaining its hedges and trees and avoiding new properties having vehicular access onto it.
- c. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings, to reflect the needs and demand of the local area.
- d. Provision of approximately 1 hectare of public open space on site in accordance with Policy H4.
- e. Financial contributions will be required towards enhanced library provision and the improvement of local healthcare facilities to serve the development.
- f. Appropriate landscaping treatment to the site's eastern boundary to help address the visual impact of the proposed development between Belton and Bradwell.
- g. Submission of details showing how sustainable drainage measures will integrate with the design and layout of the development and positively contribute to the biodiversity and amenity of the area. A suitable plan for the future maintenance and management of the drainage measures should be included with the submission.
- h. Submission of a site-specific Flood Risk Assessment.
- i. Submission of a Heritage Impact Assessment accompanied by an Archaeological Field Evaluation of the site.

- j. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- k. Submission of a Transport Assessment and Travel Plan along with implementation of any agreed highway measures.
- l. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- m. Submission of a shadow habitats regulations assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.171 The allocation is in agricultural use and is located to the east of Church Lane and south of New Road. To the east, the site is open in character in agricultural use which provides separation between Belton and Bradwell. The site is within walking distance of the village primary school, children's centre and supermarket, with St George's Road and St James Crescent providing the direct routes via Church Lane.

3.172 Planning consent granted to the north of New Road for 64 dwellings includes the provision of a roundabout to serve the proposed development. On-site access to this allocation should be taken off a new spur from the proposed roundabout at New Road and/or Church Lane. Appropriate foot way provision to connect the site to the existing footpath on New Road should also be provided. Direct vehicular access on to Church Lane will be avoided to preserve its rural character. The site would benefit from better integration into the existing pedestrian and cycling networks particularly between Stepshort and the recreational ground and between Church Lane and St Georges Road therefore new improvements will be required of the development. The site has the potential to impact upon the Beccles Road/Mill Lane junction and should be further investigated through a site-specific Transport Assessment with necessary mitigation measures secured. A Travel Plan should also be submitted identifying measures to encourage sustainable modes of transport.

3.173 The area immediately east of the site is identified in Policy GSP3 as being part of the Strategic Gap between Belton and Bradwell. Landscaping treatment along the site's eastern boundary will help to preserve the sense of separation between Belton and Bradwell.

3.174 The site is located in an area of low flood risk and provision of sustainable drainage systems will be expected on site to limit or prevent any increased surface water run-off. A site-specific Flood Risk Assessment will need to be undertaken to support development proposals and detail the intended surface water strategy.

3.175 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.176 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the

Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £2,246 per dwelling.

3.177 There are heritage assets with archaeological interest identified on the site, therefore the potential for unearthing further archaeological deposits are considered likely. The policy requires the developer to submit a Heritage Impact Assessment accompanied by the results of an archaeological field evaluation to understand the significance of any archaeological remains on site and how this will be best addressed through the development of the site.

3.178 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

3.179 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

Table 3.8 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹²
Primary, Acute, Intermediate and Mental Healthcare	n/a	£2,246 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	1 hectare	n/a

¹² Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Hemsby



3.180 Hemsby is one of the larger villages in the Borough, with a resident population of approximately 3,000. It is located 6 miles north of Great Yarmouth, close to Winterton-on-Sea, Ormesby St Margaret and Martham.

3.181 The village has Viking origins but predominantly grew as a collection of farmsteads around the 14th century parish church. The village expanded significantly during the late 19th century, due in part to the arrival of the railways and the village's popularity as a seaside destination, the latter helping to establish a settlement pattern of major holiday resorts and attractions to the east of the village.

3.182 Hemsby remains a popular seaside village with a reasonable range of facilities including a primary school, small supermarket,

post office, doctors surgery and two public houses all within reasonable walking distance of residents. Much of the tourist industry is located along the coastal stretch, with the south-eastern area known as Newport. A greater range of seasonal facilities are clustered along Beach Road serving the holiday trade. Hemsby has a wide selection of holiday caravan and chalet parks with direct access to the beach and a decent range of attraction facilities to entertain visitors. Despite its size and proximity in relation to Great Yarmouth and Gorleston-on-Sea, Hemsby has established its own national presence as a seaside resort. Recent investments by established holiday parks show that Hemsby continues to make an important contribution to the Borough's economy.

3.183 The Great Yarmouth and Waveney Settlement Fringe Study identifies the area to the south of Hemsby as being more sensitive to new development due to its proximity to The Broads area and its area with national and international designations for nature conservation. These include The Broads Special Area of Conservation (SAC), the Broadland Special Protection Area (SPA), the Broadland Ramsar site, and Trinity Broads Site of Special Scientific Interest (SSSI).

3.184 The Great Yarmouth Surface Water Management Plan identifies the built-up area of Hemsby as being particularly at risk from surface water flooding, with Haycroft Road, Barleycroft Road and Beach Road notably affected. The risk of flooding from the river (fluvial) is not generally considered to be a problem within the present built-up area. However, land close to the recreational ground on the western periphery of Hemsby is within fluvial flood risk zones 2&3 (medium and high risk). To the east of the settlement, the coastal frontage is also identified as being with the Coastal Change Management Area which is addressed in Policy GSP4.

Land at former Pontins Holiday Camp Housing Allocation

Policy HY1: Land at Former Pontins Holiday Camp, Hemsby

Land at the former Pontins Holiday Camp, Hemsby (of around 8.9 hectares) as identified on the Policies Map, is allocated for approximately 190 dwellings together with tourism and retail facilities.

The site should be developed in accordance with the following site specific criteria:

- a. Provision of safe and appropriate access to the satisfaction of the local highways authority, including:
 - appropriate vehicular access to be taken off Kings Way;
 - prohibiting vehicle access to Back Market Lane;
 - a traffic signal controlled crossing at Kings Way and any other measures agreed by the local highway authority necessary to integrate the site into the existing pedestrian footpath network; and
 - Submission of a Transport Assessment, Travel Plan and delivery of any agreed highway measures.
- b. Provision of a mix of housing types and sizes, including a minimum of 20% affordable dwellings to reflect the needs and demand of the local area.
- c. Provide approximately 2 hectares of land for tourism use within the overall site.
- d. Provision of small-scale local shopping facilities.
- e. Approximately 1.95 hectares of open space should be provided on-site in accordance with Policy H4 comprising informal open and/recreation space and children's play space.
- f. Financial contributions will be required towards the expansion of early education providers and local primary schools, the improvement of local healthcare facilities, and enhanced library provision to serve the development.
- g. Appropriate structural landscaping should be provided to separate the proposed residential and tourism elements of the site.
- h. Retention of significant trees which contribute to the layout and character of the development.
- i. Submission of details demonstrating how the site will be decontaminated, specifically proposed treatment and disposal of asbestos material, to the satisfaction of the local environmental health service.
- j. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- k. Submission of details showing how sustainable drainage measures will integrate with the design and layout of the development and positively contribute to the biodiversity and amenity of the area. A suitable plan for the future maintenance and management of the drainage measures should be included with the submission.

- l. Submission of a site specific Flood Risk Assessment.
- m. A planning application should be supported by evidence which assesses the quality and quantity of mineral resource. Extraction of materials prior to the development of this site is encouraged where practical and environmentally feasible.
- n. Submission of a shadow habitats regulations assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.185 The allocation site was formerly in use as a holiday camp until its closure in 2009 and has since remained vacant. The former holiday chalets and other buildings and structures remain on site, though in a derelict condition and subject to continuing vandalism. In July 2019, a resolution to approve outline planning consent was granted for up to 190 dwellings, 50 static caravans and a small element of local shopping facilities. Elements of the above policy will apply when determining the reserved matters application. Should the planning consent lapse, the policy above will remain extant and apply to any future outline or full planning applications for the site.

3.186 The redevelopment of the site will significantly enhance the visual amenity of the village and make a significant contribution to the area's housing need in a popular location. The site is located centrally and well-integrated into the existing services and facilities in Hemsby, which are accessible by walking and cycling.

3.187 Vehicular access to the site should be taken off appropriate points along Kings Way. No vehicular access will be permitted off Back Market Lane. The site will require necessary improvements to integrate the development into the existing pedestrian network including a new traffic signal controlled crossing at Kings Way.

3.188 Approximately two hectares of land should be provided for tourism and/or holiday accommodation uses. This should be provided towards the north of site, with direct access off Beach Road. Some small-scale local retail facilities should also be provided along the western site boundary, adjacent to and served off Kings Way, and suitably connected into the pedestrian network both within and outside the site.

3.189 The site offers a number of protected trees and mature planting which should be incorporated within the overall landscaping and design of the site. Furthermore, an element of structural landscaping will be required in order to maintain an appropriate separation/buffer between the residential and potential tourism elements of the site. There is a need for informal recreation space/children's play space and formal recreation space at appropriate locations in the development. The precise details (such as mix of facilities) will need to be discussed and agreed with the Council at the appropriate stage of the scheme, but the level of provision must meet the Council's standards of 103sqm per dwelling. This results in a requirement for approximately 1.95 hectares across the site.

3.190 There is a need to provide a financial contribution to upgrade early education and junior school facilities within the local area. Hemsby Primary School is located close by, however when taking into account currently permitted sites in the area, the primary school will have insufficient future capacity and cannot be expanded on its current site. The next nearest primary schools are Ormesby Village

Infant and Ormesby Junior where there is scope for possible expansion. It is understood that some children living within the Hemsby catchment do choose to attend school in Ormesby. Therefore, a financial contribution of £2,131 per dwelling will be required to expand class spaces at both Ormesby Junior School and a contribution of £1,360 per dwelling will be required to expand early education provision.

3.191 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £2,172 per dwelling.

3.192 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.193 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This assessment should set out the potential impacts of the development on nearby National Site Network habitats sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to National Site Network habitats sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

3.194 The demolition of the site is likely to lead to the release of asbestos, therefore the policy requires a decontamination strategy to be submitted to the Council.

3.195 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

Table 3.9 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹³
Primary, Acute, Intermediate and Mental Healthcare	n/a	£2,172 per dwelling
Early Education Provision	n/a	£1,360 per dwelling
Education (expansion of Ormesby Junior School)	n/a	£2,131 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	1.95 hectares	n/a

¹³ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Hopton-on-Sea



3.196 Hopton-on-Sea (more commonly referred to as 'Hopton') is located along the coast in the south-east of the Borough, and adjacent to the boundary with East Suffolk District and Suffolk. It has a population of approximately 3,000. The settlement pattern of Hopton is typical of other medium-sized villages in the area, developing along a main road with scattered farmsteads followed by significant post-war development. The arrival of the railway had a considerable impact on the size of Hopton, with holiday parks, camps and associated leisure-based uses expanding the village eastwards to the coast.

3.197 To the west, the village has sustained a more residential function and character, comprising several estate scale developments, the last large-scale development being completed in the early 2000s to the south of the village. Hopton is relatively self-contained, with a good range of facilities including a primary school, doctors surgery, dentist, pharmacy, two convenience stores, two public houses, a gym and village hall, all

within a reasonable walking distance for residents. Its close proximity to both Gorleston-on-Sea and Lowestoft via the A47 trunk road means that residents are particularly well served by sustainable transport to a greater range of facilities and employment opportunities.

3.198 The surrounding area to Hopton is not considered by the Great Yarmouth and Waveney Settlement Fringe Study to be highly sensitive to new development, though the Council is keen to preserve a distinct gap between Hopton and the built-up area of Gorleston-on-Sea to the north, and with Corton (outside the plan area) to the south.

3.199 The Council's Strategic Flood Risk Assessment identifies that broadly speaking the existing built-up area of Hopton is not constrained by flood risk. The coastal front of the settlement is identified as being within the Coastal Change Management Area which is addressed in Policy GSP4.

3.200 The Council is keen to see Longfulans Lane improved so that traffic from the south of the village can conveniently reach the A47 without passing through Station Road and the heart of the village. A housing development recently permitted to the north of Longfulans Lane should help to contribute towards this aim.

Access Improvements in the south of Hopton-on-Sea

Policy HPI: Access improvements in the south of Hopton-on-Sea

Improvements to the Longfulans Lane and the area around it will be sought, in order to encourage motor traffic away from Station Road, and to make the area safer and more attractive for cyclists and pedestrians.

Developments proposed in the area indicated on the Policies Map will be assessed to identify whether they offer any opportunity for financial and/or land contributions or through the layout of a scheme to provide such improvements, in light of the scale, nature and location of the proposal.

Policy Justification and Supporting Text

3.201 Traffic from the Potters Resort and other premises in the vicinity (including those to the south, across the county boundary) tends to move via Station Road, to the detriment of amenity and safety in the heart of the Hopton-on-Sea. Longfulans Lane and Lowestoft Road provides an alternative which avoids those problems, but its current narrow width, lack of a footway and sharp bend onto Lowestoft Road deters its use.

3.202 The Borough Council seeks gradual improvement of the network in this location as the opportunities arise. The housing development permitted to the north of Longfulans Lane, for example, is designed to provide a safer and more direct pedestrian and cycle link from Longfulans Lane towards the north-west and some widening of Longfulans Lane.

3.203 Any future developments within the indicated area may, depending on their scale, nature and location, exacerbate the existing problems or provide the potential for some mitigation of them. The Council will seek advice from the local highway authority when considering developments in this area to assess whether they have such potential, and how this might best be addressed.

Land to the West of Coast Road Housing Allocation

Policy HP2: Land to the west of Coast Road, Hopton-on-Sea

Land to the West of Coast Road (3.3 Hectares) as identified on the Policies Map, is allocated for a mixed use development comprising: approximately 40 dwellings, staff accommodation and continued business use for adjacent Potters Resort. The site should be developed in accordance with the following criteria:

- a. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings, to reflect the needs and demand of the local area.
- b. Provision of access improvements to the satisfaction of the local highway authority including:
 - the improvement of access to the south of Hopton in accordance with Policy HP1;
 - provision of 2.0m wide footway at Coast Road frontage. Access to be provided at Coast Road;
 - improvement of Longfulans Lane to a minimum width of 6.0m for extent of site.
 - Improvement of Longfulans Lane junction with Coast Road;
 - development to have an active frontage at the highway to develop a sense of place and encourage reduced vehicle speeds;
 - pedestrian and cycle links to be provided to link with site to west; and,
 - submission of a Transport Statement along with implementation of any agreed highway measures.
- c. Car Parking is provided to a satisfactory level and standard for future residents, staff and visitors of Potters Resort to ensure that this does not create a displacement of the current car parking site into the village of Hopton.
- d. Provision of approximately 0.41 hectares of public open space on-site in accordance with Policy H4.
- e. Financial contributions will be required towards the improvement of local primary schools, enhanced library provision and the improvement of local healthcare facilities to serve the development.
- f. Staff accommodation, residential and any B8 or other business use should not be in conflict with any existing neighbouring uses.
- g. Submission of a site-specific Flood Risk Assessment and a Foul Drainage Strategy. As well as details of how Sustainable drainage measures will be integrated into the design and a plan for their future management and maintenance.
- h. A planning application should be supported by evidence which assesses the quantity and quality of mineral resources. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.

- i. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.204 The site is adjacent to a recently consented housing site to the west and in conjunction could provide improvements to access to the south of Hopton-on-Sea which would support a long-term ambition by the Borough Council to improve the existing Longfulans Lane, in accordance with Policy HP1.

3.205 The allocation of the site also supports the existing tourism use and business use at Potters Resort. Tourism makes up a large part of the Borough's economy and development of this site would help support its continued use and its valued input into the local economy. In order to provide some flexibility for the spaces used for staff accommodation and storage and the low density character of the surrounding area adjacent to the Strategic Gap between Hopton and Corton (Policy GSP3), a lower density of development is considered necessary compared to the standards set out in Policy H3.

3.206 In accordance with Policy GSP5, the applicant should demonstrate through a shadow Habitat Regulations Assessment that any potential impacts on nearby National Site Network sites will be fully mitigated. To address in-combination effects from the development, a contribution per dwelling will be required.

3.207 Hopton Primary School has insufficient capacity to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required in order to improve capacity. These contributions are likely to be £3,940 per dwelling.

3.208 The development will put pressure on existing primary, acute, and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £1,813 per dwelling.

3.209 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.210 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

Table 3.10 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹⁴
Primary, Acute and Mental Healthcare facilities	n/a	£1,813 per dwelling
Education (expansion of local primary schools)	n/a	£3,940 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	0.41 hectares	n/a

¹⁴ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Martham



3.211 Martham is approximately 10 miles north of Great Yarmouth, and within 3 miles of Hemsby, Winterton-on-Sea, and a number of other smaller villages. It is of Saxon origin and grew around the village green and 14th century church, both of which remain as village landmarks. The village remained relatively compact until the arrival of the railway in the 19th century, which was followed by significant infilling along the principal routes into the village. Though the railway closed in the 1950s, the settlement has continued to expand, with several estate scale developments being built during the 1970s, 1980s and 1990s.

3.212 Today, Martham is the largest Primary Village in the Borough, with a residential population of 3,500. It has

an extensive range of local services including a primary school, nursery school, post office, library, public house, two convenience stores and a range of other local village shops. Key social facilities such as Flegg Secondary School and the James Kittle medical centre are also situated within the village, meaning that Martham also assumes more of a 'service centre' role for the surrounding smaller villages such as Repps with Bastwick, Rollesby and Somerton in the north of the Borough.

3.213 The Council's Strategic Flood Risk Assessment identifies that broadly the settlement is not constrained by flood risk, except to the north and north-west periphery of the built-up area. In Martham the risk from surface water flooding is much greater, particularly along the eastern and southern edges of the village, where local areas of ponding are apparent.

3.214 The Great Yarmouth and Waveney Settlement Fringe Study identifies areas to the north of Martham as generally being more sensitive to new development, due its exposed character and contribution to the setting of The Broads.

Land North of Hemsby Road

Policy MA1: Land north of Hemsby Road, Martham

Land north of Hemsby Road (4.08 Hectares) as identified on the Policies map is allocated for approximately 95 residential dwellings and employment development. The site should be developed in accordance with the following site-specific criteria:

- a. Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area.
- b. 1.32 hectares of the site should be developed for employment use (offices, research and development, and light industrial uses). This land should not be developed for residential uses unless evidence is provided that the land has been marketed for an appropriate length of time and there has been no reasonable interest in the land for employment purposes.
- c. Safe and suitable access to be provided to the satisfaction of the local highway authority, with appropriate integration in the existing pedestrian and cycling networks, including:
 - development layout to include a highway link to the north-west and provide a connection to Back Lane;
 - access to be from Hemsby Road; and
 - frontage footway to be improved to 2.0m minimum width.
- d. An active frontage should be provided along Hemsby Road.
- e. The existing hedgerow surrounding the site should be protected where possible.
- f. Pedestrian access should be provided to the residential development to the north.
- g. It can be demonstrated that:
 - an approved contamination remediation scheme has been carried out in full; and
 - a validation report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.
- h. Conserve the adjacent Martham conservation area and take opportunities through design to enhance its setting.
- i. Provide a financial contribution for improvements to the quality and accessibility of off-site open space to serve the development in accordance with Policy H4.
- j. Financial contributions will be required towards the improvement of local primary schools and early education, enhanced library provision, and the improvement of local healthcare facilities to serve the development.
- k. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- l. Details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity

of the development. A suitable plan for the future management and maintenance of the drainage measures should be included with the submission.

- m. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- n. Submission of an archaeological field evaluation prior to development.
- o. Submission of Transport Assessment and Travel Plan and implementation of any identified highway mitigation measures, including reducing vehicle speeds at Hemsby Road, and measures to encourage sustainable transport. The Transport Assessment should include a comprehensive walk to school assessment.
- p. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.
- q. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.215 This site was previously granted planning consent but this lapsed in 2018. The site is well related to Martham and has the potential to be developed in parallel with the existing housing site to the north to provide a distinct eastern edge to the settlement of Martham.

3.216 Access should be from Hemsby Road and a strong frontage should be provided along Hemsby Road to encourage reduced vehicle speeds. The existing 30mph speed limit along Hemsby Road shall also be extended eastwards by the local highway authority to align with the full extent of the site along Hemsby Road. The existing footway should be widened. In achieving these aims it will also be necessary to protect the existing hedgerow where possible. Pedestrian access should be provided to the residential development to the north of the site in order to provide permeability through the eastern part of Martham and to provide access to open space being provided on the development to the north. A new pedestrian connection to Back Lane should be provided and it will be necessary to explore further the supporting Transport Assessment whether the southern extent of Back Lane should be closed to motor vehicles.

3.217 The site is to be developed at a density of around 35 dwellings per hectare. This is in line with similar developments within Martham. It also is in line with the objective of making effective use of land, with the site being defined as Grade 1 agricultural land.

3.218 Approximately 1.32 hectares of the western part of the site is safeguarded employment land under Policy CS6 of the Core Strategy. The provision of small-scale employment uses on this site will help support the sustainability of Martham as a village providing a local source of employment and reducing the need to travel. This is particularly important given the amount of recent housing development which has taken place in the village and the amount of existing commitments. Therefore 1.32 hectares of the site should be developed for employment uses including offices, research and development, and light industrial uses which are compatible with the surrounding residential development. If it can be demonstrated through marketing that there is no interest in developing this land for employment use, then the 1.32 hectares could be released for additional housing to the 95

homes proposed for the site. Policy CS6 requires marketing to take place for a period of 18 months. A shorter period could be considered appropriate if evidence is provided to justify the use of a shorter period (e.g. the length of time similar land and premises are normally marketed for). The land should be marketed at a reasonable price reflecting market value and should be on competitive terms and conditions. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why the sale/lease did not progress.

3.219 Given the close proximity of the village green, playing field and proposed open space on the development to the north of the site which is currently under construction, it is considered desirable to require an off-site financial contribution towards improving existing open spaces rather than further on-site provision in this location. This contribution should be in line with Policy H4.

3.220 There is insufficient capacity in the early education sector and the local primary school to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required in order to improve capacity. These contributions are likely to be £1,360 per dwelling for early education and £3,940 per dwelling for the primary school.

3.221 The development will put pressure on Martham Library, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.222 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £2,203 per dwelling.

3.223 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

3.224 The site has previously been tested for contaminated land during the planning application process, for application ref 06/14/0817/O. There may be contaminants present on the site related to former industrial uses on parts of the site. Therefore the policy requires a remediation scheme to be carried out in full.

3.225 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to National Site Network habitat sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

Table 3.11 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹⁵
Education (expansion of early education sector)	n/a	£1,360 per dwelling
Education (expansion of local primary schools)	n/a	£3,940 per dwelling
Primary, Acute, Intermediate and Mental Healthcare	n/a	£2,203 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	n/a	up to £1,800 per dwelling

¹⁵ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Ormesby St Margaret

3.226 The settlement of Ormesby St Margaret is located 5 miles north of Great Yarmouth and to the west of the smaller coastal settlement of Scratby. Together the settlements have a population of around 3,900 residents, with the majority of people residing in the settlement of Ormesby St Margaret.



3.227 The settlement has a good range of local services and facilities including an infant school and a junior school, a village surgery, a newsagent and other village shops, a post office, a pharmacy, churches, a pub, restaurants and a petrol station.

3.228 The Council's Strategic Flood Risk Assessment identifies that broadly the settlement is not constrained by flood risk except in the north-west periphery of the settlement, within fluvial flood risk zones 2&3 (medium and high risk). The risk of flooding from surface water is more significant within the village, and is particularly at risk near the Village Green.

3.229 The Great Yarmouth and Waveney Settlement Fringe Study identifies areas to the southeast of Ormesby St Margaret as generally

being more sensitive to new development, due its exposed character and contribution to the setting of local heritage assets such as Ormesby Hall and Duncan Hall School. The Local Plan also seeks to preserve a distinct gap between the village and Caister-on-Sea to the south-east.

Land south of Cromer Road Housing Allocation

Policy OT1: Land south of Cromer Road, Ormesby St Margaret

Land south of Cromer Road (8.56 hectares) as identified on the Policies Map is allocated for residential development of approximately 190 dwellings. The site should be developed in accordance with the following site-specific criteria:

- a. Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area.
- b. Provision of an agreed access strategy and necessary improvements to integrate the site into the existing pedestrian and cycling networks including:
 - Two vehicular accesses at Cromer Road. No vehicular access to be taken from/to the A149
 - The development shall have an active frontage along Cromer Road, together with 2.0m wide footway along its full extent
 - Provision of bus stops in both directions along the Cromer Road frontage; and
 - Connecting the existing footway on Filby Lane to provide safe pedestrian/cycling access to the east of the site.
- c. Submission of a Transport Assessment and Travel Plan and implementation of any identified highway mitigation measures.
- d. Provide appropriate boundary treatment including the retention of the planted woodland to the south and east of the site to minimise the acoustic impact of the A149.
- e. Protection and enhancement of the remains of St Peter's Church and the adjacent Conservation Area.
- f. Submission of an archaeological field evaluation which includes trial trenching prior to development, in accordance with the NPPF.
- g. Provision of approximately 1.96 hectares of public open space on site in accordance with Policy H4, which should include the ground remains of St Peter's Church.
- h. Financial contributions will be required towards the improvement of the local junior school and early education, enhanced library provision and the improvement of local healthcare facilities.
- i. Submission of protected species surveys (bat and barn owls may be present).
- j. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- k. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.

- l. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.
- m. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- n. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.230 The site is located to the immediate south-west of the settlement and has good access to local services and facilities. Vehicular access should be taken from two points along Cromer Road. Direct access taken from the A149 is not considered to be appropriate and will be resisted. The site will benefit from frontage development along Cromer Road, together with new bus stops and new footway provision along its full extent to help integrate sustainably into the current network, encouraging pedestrian access to nearby amenities.

3.231 An existing tree belt protects the site from the A149 main road to Great Yarmouth, which should be enhanced to protect new development from traffic noise and soften the impact of the development with the surrounding landscape.

3.232 Development will result in the loss of some Grade 2 agricultural land, however, the majority of land around the settlement is similarly high graded.

3.233 The site will require further detailed investigation of archaeological interest, owing to the remains of St Peter's Church (potentially dating back to the 12th century). This heritage asset is non-designated, and comprises foundations of the original structure. The surrounding townscape is of historic importance, particularly to the east of the site, and this is protected by a Conservation Area. To avoid and reduce impacts, the policy seeks to incorporate the remains of St Peter's Church into the on-site open space provision. Along with carefully integrated design, the existing tree boundary will help to maintain the character of the area.

3.234 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

3.235 The tree boundary is extremely likely to provide habitats for protected species such as bats and barn owls. A full protected species survey will be required to assess the potential to impact upon protected species or habitats. Such surveys will need to be carried out by suitably qualified person(s) at the right time of the year, using methods appropriate for the species of the area.

3.236 There is insufficient capacity in the early education sector and the local junior school to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required in order to improve capacity. These contributions are likely to be £1,360 per dwelling for early education and £2,130 per dwelling for the junior school.

3.237 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.238 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £2,300 per dwelling.

3.239 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to National Site Network habitat sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

Table 3.12 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹⁶
Education (expansion of early education sector)	n/a	£1,360 per dwelling
Education (expansion of junior school)	n/a	£2,130 per dwelling
Primary, Acute, Intermediate and Mental Healthcare	n/a	£2,300 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	1.96 hectares	n/a

¹⁶ Developer contributions have been estimated based on the current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

Land north of Barton Way Housing Allocation

Policy OT2: North of Barton Way, Ormesby St Margaret

Land north of Barton Way, Ormesby St Margaret (1.68 hectares) as identified on the Policies Map is allocated for residential development of approximately 32 dwellings. The site should be developed in accordance with the following site-specific criteria:

- a. Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area.
- b. Provision of safe and appropriate access to the satisfaction of the local highways authority including:
 - vehicular access to be taken from Barton Way and/or Thurne Way only;
 - the widening of Barton Way and/or Thurne Way (along entire length up to the vehicular access) to a road width size of at least 5.5m and all junctions between the site and North Road and Station Road being made to a safe and acceptable standard;
 - improvements to maintain the public right of way FP2 along the southern boundary of the site; and,
 - incorporate natural surveillance of the public right of way through the site design and layout.
- c. A well-designed scheme, reflecting the local character of the area with appropriate landscaping along the north and eastern boundaries of the site.
- d. Provide a contribution to off-site open space in accordance with Policy H4.
- e. Financial contributions will be required towards the improvement of the local junior school and early education, enhanced library provision and the improvement of local healthcare facilities.
- f. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.
- g. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the drainage measures should be included with the submission.
- h. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.
- i. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.

- j. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.

Policy Justification and Supporting Text

3.240 The site is well located adjacent to the north of the existing built-up area with good access to local services and facilities. Vehicular access can be achieved via Barton Way provided that it is widened to the required Highway Authority standard at its narrower sections. In doing this, existing street trees should be protected where possible and replaced where lost. The site can also be potentially accessed from Thurne Way. The site can be easily integrated into the settlement with good connectivity and minimal impact upon the surrounding countryside. However, a lower density than that set out in Policy H3 is required to reflect the character of the area. This proposed allocation would provide a deliverable development opportunity for a small to medium sized housebuilder.

3.241 The site is located in an area of low flood risk, and provision of sustainable drainage systems will limit/prevent any increased surface water run-off. A site-specific Flood Risk Assessment will need to be undertaken to support development proposals and detail the intended surface water strategy.

3.242 Located approximately 500m east of the site is the Grade II listed Duncan Hall School which sits within landscape grounds. While the above allocation will need to have regard to the setting of this heritage asset, it is unlikely that development will have a significant effect given the scale and extent of the existing built-up area and the relatively minor extension that this site will provide.

3.243 The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority, Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.

3.244 There is insufficient capacity in the early education sector and the local junior school to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required in order to improve capacity. These contributions are likely to be £1,360 per dwelling for early education and £2,131 per dwelling for the junior school.

3.245 The development will put pressure on existing primary, acute and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such, a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model, it is estimated that the contribution from this site will need to be in the region of £1,797 per dwelling.

3.246 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £319 per dwelling towards enhanced library provision in line with the Norfolk County Council's standards for provision.

3.247 The site is reasonably small and there will be limited space within the allocation site to provide useful open space to serve local residents. The policy therefore sets out that an off-site contribution will be required to meet Policy H4 and could be up to £1,800 per dwelling. In that regard, it is evident that there may be particular opportunities to improve existing local open spaces south of the allocation site, such as the small play area at Millview.

3.248 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to National Site Network habitat sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.

Table 3.13 Summary of Expected Developer Contributions

Infrastructure	Land Requirements	Indicative Developer Contributions ¹⁷
Primary, Acute and Mental Health Care facilities	n/a	£1,797 per dwelling
Education (expansion of early education sector)	n/a	£1,360 per dwelling
Education (expansion of junior school)	n/a	£2,131 per dwelling
Library Improvements	n/a	£319 per dwelling
Public Open Space	n/a	up to £1,800 per dwelling

¹⁷ Developer contributions have been estimated based on the current required level of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards.

NON-STRATEGIC POLICIES

4.1 This section of the plan sets out a suite of non-strategic policies covering a range of topics. These more detailed policies will principally be used in the determination of planning applications. The policies often add further detail to strategic policies contained within the Core Strategy. Neighbourhood Plans do not need to be in general conformity with the non-strategic policies of the Local Plan.

5 DESIGN AND AMENITY

Amenity

Policy A1: Amenity

Development proposals will be supported where they protect or promote a high standard of amenity to ensure a suitable living environment in the locality.

Planning permission will be granted only where development would not lead to an excessive or unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures that will be overbearing;
- d. nuisance and disturbance from:
 - waste and clutter
 - intrusive lighting
 - visual movement
 - noise
 - poor air quality (including odours and dust); and
 - vibration.

Where adverse impacts on amenity are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate unacceptable impacts will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and long-term impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, points of access and methods of construction.

Policy Justification and Supporting Text

5.1 This policy is intended to aid the delivery of the quality of the local environments promoted by the Core Strategy Policies CS1(a) and (b), CS9, especially paragraphs (a) and (f). It does this by setting out

a non-exclusive list of the main amenity considerations that will need to be addressed by those preparing or deciding planning applications.

5.2 In assessing compliance with this policy, the Council will draw on expert advice from statutory consultees and its Environmental Services Section.

5.3 In terms of issues arising from odours, a particular consideration will be the proximity of development to water recycling centres (sewage treatment works). Anglian Water advise that developments within 400m of a water recycling centre should be accompanied by an odour assessment as set out in their Asset Encroachment Policy. The odour assessment will need to demonstrate that adverse impacts can be avoided through the layout of the site or suitable mitigation measures can be secured as part of the development.

5.4 In implementing this policy the Council will ensure that new development does not result in unreasonable restrictions placed on existing businesses and operations as a result of new development. It will be for the applicant (the agent of change) to demonstrate that suitable mitigatory measures can be incorporated into the development to minimise any impacts on amenity to occupants of the new development arising from existing operations. Such mitigatory measures will be secured and enforced by planning conditions.

Housing design principles

Policy A2: Housing design principles

Proposals for new housing development will be expected to demonstrate high quality design which reflects local distinctiveness and creates attractive and functional environments. In so doing, proposals should meet the following requirements:

a. Context

- Development should reflect and have regard to local context, including the surrounding built environment, topography, landscape and drainage.
- Development should take advantage of opportunities to enhance the immediate street scene and local landscapes/townscape.
- The layout should reflect or complement the existing urban grain.
- Key views should be retained and new views of key natural and built features should be created where possible.

b. Identity

- New homes should be architecturally locally distinctive, innovative and visually attractive through the scale and proportions, use of materials, facades and detailing.
- A range of house types and styles should be provided on any housing development sites with a balance of symmetry and variety.
- Street design and landscaping should reflect positive local existing and historical precedents.
- Large-scale housing developments which comprise significant extensions to existing settlements (such as those allocated by Policies CS18, GN1 and CA1) should include a variety of character areas within them in order to allow different areas and neighbourhoods to each have their own identity.

c. Built Form

- Housing developments should create walkable neighbourhoods with recognisable streets and spaces which promote legibility.
- The development should seek to create a visual sense of enclosure with a good relationship between the height and massing of buildings, landscape features and the street.
- Houses should effectively turn corners at street junctions to avoid blank walls and non-active frontages.
- There should be sufficient spacing and landscaping around detached homes.
- Buildings should face streets with private areas to the rear of the buildings.

d. Movement

- Housing development should be designed around a clear hierarchy of connected streets which are orientated to address key pedestrian desire lines, promote permeability and create a legible environment.
- Cul-de-sacs should be avoided where they frustrate pedestrian permeability.

- Larger-scale housing developments which comprise significant extensions to existing settlements (such as those allocated by Policies CS18, GN1 and CA1) should have streets designed to accommodate public transport.
- Connections and through routes should be made to adjoining land and highways to improve permeability and to avoid sterilising future sites for development.
- Housing developments should include a mix of parking solutions to ensure highway safety and avoid a car-dominated environment.
- Continuous front curtilage parking should be avoided. Parking spaces in the front curtilage of dwellings should only be provided where landscaping or a front garden can also be provided to reduce the impact of cars.
- Rear parking courts should also be avoided unless they are well-overlooked, secure, small in scale and well-related to the car-owners property.

e. Nature and Public Spaces

- Existing natural features and trees should be incorporated in the development.
- Landscaping should be provided throughout the site including tree-lined streets.
- Open spaces should include natural features, be well overlooked, have a clear purpose and be in an accessible location within the development.
- Lighting should be consistent with the objective of preserving dark skies and avoiding excessive light pollution in line with Policy E6 and national planning policy and guidance on Light Pollution.

f. Functional, Healthy and Sustainable Homes

- New homes must be built to meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings where practicable.
- Developers should consider options to improve the energy efficiency of homes and reduce their carbon footprint through choice of materials, orientation, fenestration, solar gain, ventilation, renewable energy and shading.
- Convenient and discreet bin storage should be provided to serve each new dwelling.
- Homes and external areas should be designed to be secure and reduce the risk and fear of crime.

g. Lifespan

- Housing developments should be designed where possible to be adaptable to changing needs and existing and emerging technologies such as home-working, digital connectivity and electric/autonomous vehicles.
- Developers should ensure plans are in place for the long-term stewardship and management of public spaces.

Planning applications will be refused for housing development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account the above criteria and the National Design Guide and any future local design guide/code.

Policy Justification and Supporting Text

5.5 This policy when assessing housing design, adds detail to Core Strategy Policy CS9 and reflects the NPPF chapter 'Achieving well-designed places' and the new National Design Guide.

5.6 The Council will consider preparing a local design guide/code to further expand upon this policy and Policy CS9.

5.7 The policy is framed around the key headings set out in the National Design Guide and provides some specific local requirements for design. In terms of context, regard should also be had to policies on the historic and natural environment including Policies CS10, CS11, E4 and E5. Evidence including Conservation Area Appraisals, the Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study (December, 2016), the Great Yarmouth Borough Landscape Character Assessment (April, 2008) and the Broads Landscape Character Assessment should be considered. Site specific heritage impact assessments, where necessary, may also help inform setting the context of the development. Development should take into account key local features and create and maintain views to key buildings and landmarks such as Caister Castle and Great Yarmouth St Nicholas Minster and natural features such as the coast and The Broads.

5.8 The policy expects new development to be locally distinctive. Standard house types which have been repeated from elsewhere in the country with no adaptation to address local context will not be appropriate. Contemporary architecture will be supported but it must take cues from the local natural or built environment. Materials used should relate to local materials and existing buildings. For large-scale developments, it will be important to provide a range of character areas to reduce the sense of a large housing estate.

5.9 A key quality of a well-designed place is a sense of enclosure which results from the spatial organisation of landscape features and/or buildings. Appropriate levels of enclosure create spaces which are visually pleasing and provide a connection between the pedestrian, the landscape or the building. Appropriately scaled terraced homes which are well related to the street achieve this. As do detached and semi-detached homes with generous landscaping around them. Therefore, detached buildings should have appropriate space around them to allow for landscaping, including trees, and front gardens to create a sense of enclosure. Another key feature of achieving visually attractive places is an active frontage which creates a sense of security and adds visual interest to the street. Therefore, buildings should face streets and at junctions, effectively turn the corner to provide an active frontage on to both streets.

5.10 In order to promote active lifestyles and reduce the negative impacts of car traffic, it is essential that developments are designed to prioritise walking and cycling. It is therefore important that the layout and arrangement of buildings create permeable and legible routes which are orientated around pedestrian desire lines. Often new housing developments can be 'cellular', with missed opportunities to increase permeability and to mitigate the additional resulting traffic loads on existing roads and junctions. It has also sterilised land which might otherwise have been appropriate for housing by making access impractical. To avoid this, it is necessary to take a longer and broader perspective, and estate-type developments will be expected to provide road and other links between existing roads and to the boundary with other land which may subsequently be developed, especially if this provides a potential prospect of a continuing link through to another existing road at some point in the future.

5.11 It is essential that sufficient and well-designed parking spaces are provided for on new housing developments to avoid problems such as pavement parking and other dangerous on-street parking. In terms of provision, development will need to be in accordance with Policy I1. In terms of design, the main aim is to ensure parking spaces are well-used and do not result in a car-dominated street-scene. It is generally best to have a mix of solutions. For detached and semi-detached houses, it is best to provide parking on-plot to the side of houses to allow for the provision of front gardens and landscaping and maintain a relationship between the building and the street, thus avoiding a car-dominated environment. For streets with terraced housing, a mix of solutions will be required. This could include off-street solutions such as car-ports, parking courts, integral garages, and space in the front curtilage or rear curtilage of the property. Front-curtilage parking should generally be avoided as it can remove the possibility for landscaping, street trees and front gardens, removes the opportunity for on-street parking for visitors, increases the potential for conflicts between pedestrians and vehicles and results in a car-dominated environment with a poor sense of enclosure. Similarly, rear-parking courts should be avoided as they often are poorly used which results in cars parked informally on streets not designed to accommodate them. Rear-parking courts should only be used where they have good access to properties, are secure and well-overlooked to encourage use. On-street parking can be a desirable solution where streets are of sufficient width to accommodate parked cars. Parking bays in streets can also be a positive solution particularly where separated with street trees.



5.12 The retention of existing natural features on a site can provide benefits to biodiversity as well as creating a more mature appearance to the landscape within the development from day one. Street trees, particularly deciduous trees, can have numerous benefits, including creating visually attractive

streets, biodiversity benefits and providing shade in summer and allowing for solar gain in winter. Therefore, most streets within new housing developments should include street trees unless it can be demonstrated inappropriate for other design reasons or not practicable due to site constraints. In addition, existing trees or hedgerows will be important in terms of meeting emerging requirements under the provisions of biodiversity net gain on developments which are expected to be introduced through the forthcoming Environment Bill.

5.13 The Borough has a relatively aged population structure, and this characteristic is likely to become more pronounced in the future, with the number of residents over 85 anticipated to double during the plan period. Additionally, many households have persons with disabilities which require adaptations to homes. Emerging evidence suggests that all new homes in Borough should be designed to be adaptable to meet current and future needs. Therefore, all new homes built in the Borough must meet requirement M4(2) of Part M of the Building Regulations unless it is not practicable to do so. The Local Plan Part 2 Viability Assessment has concluded it is financially viable for all new homes to meet this standard. There may be site-specific circumstances where it is not possible to meet M4(2) requirements, for example, where it is not possible to achieve step-free access due to the topography of the site or flood risk; in these circumstances the M4(2) requirements will not be imposed.

5.14 Developments should be designed to reduce opportunities for crime and disorder. Many of the design principles above will help contribute towards this objective. Regard should also be had to the 'Secured by Design' principles published and routinely updated by the Police.

5.15 Climate change is a key issue facing the Borough. Whilst this Local Plan does not set specific standards for energy efficiency or renewable energy requirements in new developments, developers are encouraged to consider how their housing developments could be more energy efficient and reduce their carbon footprint.

5.16 Housing developments should be designed with consideration of how things might be in future, for example the provision of electric and autonomous vehicles, broadband requirements and energy requirements. Developers also should consider carefully and set out a plan as to how public spaces such as streets, open spaces, drainage and parking courts will be managed in the long-term. Policy H4 sets out requirements for the adoption of open space. For other public spaces, consideration should be given to whether public authorities can adopt them or whether a management company needs to be formed or commissioned.

5.17 The Design and Access Statement should clearly set out how the policy requirements in Policy A2 have been met. Other tools should also be considered such as the Building for Healthy Life criteria.

Advertisements

Policy A3: Advertisements

In assessing advertisement proposals in terms of amenity, regard will be given to the local characteristics of the neighbourhood in terms of potential impact upon the scenic, historic, architectural, landscape or cultural settings, and whether it is in scale and in keeping with these features.

In assessing advertisements in terms of public safety, consideration will be given to the advertisement's potential to become hazardous to users of paths, roads, rail, waterways and aircraft.

Policy Justification and Supporting Text

5.18 The display of advertisements is subject to a separate consent process (Control of Advertisements Regulations, 2007) within the planning system. Advertisements are subject to control only in the interests of amenity and public safety. The above policy indicates how such assessments will be approached. Policies A1 'Amenity' and E4 'Trees and Landscape' will also be of particular relevance to advertisement proposals.

6 HOUSING

Affordable housing tenure mix

Policy H1: Affordable housing tenure mix

As a starting point, the Borough Council will seek the following split in the affordable housing requirement for a site:

- a. 90% Affordable Rent.
- b. 10% Affordable Home Ownership.

Alternative tenures may be accepted where applicants can adequately demonstrate the demand for other affordable housing products and that they are affordable in the local context.

Exemptions to the affordable housing requirement will be made where the site or proposed development:

- provides solely for Build to Rent homes;
- provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- is proposed to be developed by people who wish to build or commission their own homes; or,
- is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Policy Justification and Supporting Text

6.1 The above policy builds on Policy CS4 (as amended by UCS4) setting out the Borough's affordable housing requirement. However, since the adoption of the Core Strategy, the NPPF (paragraph 64) sets out that planning authorities should expect at least 10% of the homes on major sites to be available for 'affordable home ownership'. However, paragraph 64 of the NPPF does provide an exemption to this requirement where it would significantly prejudice the ability to meet the identified affordable housing needs of specific groups. In the context of the Borough, the effect of this national planning policy requirement would prejudice the ability to meet affordable housing needs. Policy H1, therefore, provides a justified exemption from the national policy requirement to ensure that the affordable housing that is provided will meet the strongest areas of affordable housing need, i.e. affordable rent, and will not prejudice the large proportion of people within this need that do not have the means to purchase affordable home ownership products.

6.2 The Borough has a significant affordable housing need with challenging conditions including low incomes. Evidence shows that of the affordable home ownership products available (as defined in the NPPF, such as starter homes), only a very small proportion of shared ownership housing is currently affordable to local residents. Affordability evidence as set out in the Affordable Housing Tenure Mix Topic Paper indicates that in the limited circumstances where affordable home ownership tenures are affordable, a high level of discount is generally required. Furthermore, there are only a small number of urban wards within Great Yarmouth (reflective of the low value of housing within those areas) where affordable home ownership products can be afforded by local residents at a high level of discount. However, these areas are mis-matched as they are also the areas with the greatest need for

affordable rent tenures, the lowest incomes of the Borough, and consequently where the lowest levels of demand for affordable home ownership products would be expected.

6.3 Another factor which limits the ability of the Borough Council to meet its affordable housing need is the viability of development. With challenging viability, Core Strategy Policy CS4 could only require



proportions of 10% and 20% affordable housing across the housing market areas within the local plan area. Consequently, the amount of affordable housing achieved is considerably below the affordable housing need, and the total affordable housing need cannot feasibly be met by the plan.

6.4 Applying the national planning policy requirement for 10% affordable home ownership would result in affordable housing tenure splits of 100% affordable home ownership in some areas and 50% in other areas of the Borough. Given the stark evidence of affordable housing need across affordable rent tenures and the low incomes unable to support affordable home ownership products, applying the requirement for 10% of homes to be available for affordable home ownership would fall well short of meeting identified local affordable housing needs.

6.5 Furthermore, and notwithstanding the different tenure split set out in Policy H1, it necessarily incorporates a similar approach as national policy to listed exemptions from the affordable housing requirement where a proposal provides solely for Build to Rent homes, provides specialist accommodation for a group of people with specific needs, is a self-build project or is exclusively for affordable housing.

6.6 Policy H1 does contain flexibility where development schemes may be able to demonstrate to the Borough Council that there is sufficient demand for an alternative affordable housing tenure. In each case, it is strongly recommended that applicants seek guidance from the Borough Council's Housing Team to understand the current local affordable housing needs prior to submitting a planning application for residential development.

Delivering Affordable Housing on phased or cumulative developments

Policy H2: Delivering affordable housing on phased or cumulative developments

Where residential sites are proposed adjacent to a recently permitted scheme (within the past 3 years) and identified as phased or cumulative development, as evidenced in addition to one or more of the below criteria, the affordable housing requirement will be calculated based on the total development (i.e. the site subject to the application together with any adjacent plots meeting the criteria below), and not treated individually.

- a. The application site is the same ownership as one or more adjacent plots of land.
- b. There is evidence of previous applications for development of a larger site of which the application site forms a part of.
- c. The site is contiguous to a development that has been either:
 - under construction or completed in the years prior to the application being made; or
 - has been granted planning permission or approval of reserved matters within the last 3 years and remains capable of implementation.

Policy Justification and Supporting Text

6.7 The Borough has a high need for affordable housing. To address circumstances where housing proposals submitted in phases or cumulatively (i.e. those on a larger specific site) would result in a lower overall requirement for affordable housing, the Borough Council will seek to ensure that the affordable housing contribution is based upon the whole site. For example, where a planning application for seven units has already been approved and after a further year another planning application under the same ownership on an adjacent site is submitted for three units, then the affordable housing requirement will be calculated from a total development of ten. If the affordable units could not be provided on the latest planning application, then a contribution for off-site provision will be sought.



Housing density

Policy H3: Housing density

To make an efficient and effective use of land, residential developments will need to meet the following indicative minimum housing densities:

Location - settlement(s)	Net minimum housing density (dwellings per hectare)
Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations	50
Elsewhere in the settlements of Great Yarmouth, Gorleston-on-Sea & Bradwell	35
Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea, Martham, Ormesby St Margaret and Winterton-on-Sea	30
Elsewhere in the Borough	20

In limited circumstances, such as where a site location is particularly sensitive owing to its distinct local character, the Borough Council will consider the acceptability of lower housing densities.

Low density residential developments, particularly those on land graded 1 or 2 in agricultural land value or greenfield land, that do not meet the above minimum standards or fail to demonstrate the limited circumstances set out above will not be permitted.

Policy Justification and Supporting Text

6.8 The above policy builds on the NPPF which encourages local planning authorities to make an effective use of land when meeting housing needs, and suggests the use of density standards to support this aim.

6.9 The density standards seek to 'uplift' housing densities in accessible urban centres, but also set more appropriate and efficient standards to apply in more rural and less accessible locations in the Borough. Much of the greenfield land within the Borough is of agricultural value (including the most productive, Grades 1 and 2 Agricultural Values). Therefore, to make the most efficient use of such land where it is lost, lower density residential developments will only be permitted in limited circumstances.

6.10 The standards have been established following an assessment of existing densities, densities of newly permitted residential developments, and densities of emerging site allocations, all of which were calculated across a number of settlements to categorise the standards. For the purpose of calculating the developable area for residential development (the net area), areas of on-site open space should be excluded.

Open space provision for new housing development

Policy H4: Open space provision for new housing development

New residential developments will be expected to make provision for publicly accessible recreational open space based upon the following Borough-wide standards unless it can be demonstrated through the Council's published evidence, or the submission of a more up-to-date open space assessment, that there is a sufficient local surplus of provision in the listed types of open space to meet the needs of existing residents and those arising from future occupiers of the proposal.

- a. 103 square metres per dwelling, comprising approximately:
 - 24% for outdoor sport;
 - 18% for informal amenity green space;
 - 6% for suitably equipped children's play space;
 - 2% for allotments;
 - 10% for parks and gardens; and
 - 40% for accessible natural green space.
- b. Any new provision will generally be expected to be provided on site, except to the extent that the size, circumstances and surroundings render this impractical or undesirable, in which case, where possible, an equivalent financial contribution will be required for the improvement or enhancement of the quality and/or accessibility of public open space provision in the locality that would otherwise be capable of meeting the needs of the development.
- c. Flexibility may be provided in the balance between on and off-site provision, and between the types of open space, in the light of the nature of the development and the availability of existing open space in the vicinity. Developments of 20 dwellings and above, however, will generally be expected to meet the requirement for children's play space on or adjacent to the site where local deficits exist (i.e. other requirements may, subject to the foregoing criteria, be provided elsewhere).
- d. Robust arrangements for the management and maintenance of the on-site provision in perpetuity will be required to be demonstrated. (This will not be relevant where a financial contribution is accepted in lieu of the whole of normal on-site provision.) This requirement may be met by:
 - the Borough Council's agreement to adopt recreation space, which will require a minimum of 20 years financial contribution paid to it for by the developer in advance of adoption; or
 - an agreement with the relevant Parish or Town Council for it to adopt the space and commit to (for which it may require an appropriate financial contribution from the developer); or
 - the establishment of an adequately funded private management entity with responsibility for its maintenance and management in perpetuity.
- e. Acceptability of a financial contribution in lieu of on-site provision will be dependent on meeting the following additional requirements:

- a development that contains sufficient space to ensure a high standard of layout and amenity to the residents and neighbours of the proposed development and to ensure it integrates well into the wider landscape or townscape setting; and
 - a reasonable prospect of delivery of appropriate off-site provision in the locality in the near future, having regard to the amount of the financial contribution, the existence of administrative arrangements for delivery, and (where relevant) the availability of suitable land.
- f. All types of outdoor open space should seek to enhance biodiversity by improving the potential for habitat connectivity.

A Supplementary Planning Document will be produced by the Borough Council to provide further detail and guidance on providing open space in new residential development.

Policy Justification and Supporting Text

6.11 This policy adds detail to Core Strategy Policies CS14 and CS15, and Policy GSP5, in securing the appropriate amount of open space (or appropriate contributions) from new residential development.

6.12 To ensure the adequate provision of recreational open space in the Borough, the requirements of this Policy are supported by the Borough Council's Open Space Study (2013) and the Play, Sport and Leisure Study (2015), and the Fields in Trust 'Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard'. The policy is flexible in allowing on and off-site provision for open space, as well as variation from the standard requirement where justified. Off-site provision would normally involve making a financial contribution and could take the form of the provision of a new open space or could involve improvements to existing facilities which are accessible to the development.

6.13 Where applicants can demonstrate that the local open space needs are different to those set out in the Borough-wide standards (i.e. in the policy), they will need to submit a local open space needs assessment. The starting point for any assessment will be to consider any surpluses and deficits in open space provision as shown in the Borough Council's existing open space evidence. When assessing such needs, in addition to the quantity of open space provision, consideration must also be given to the qualitative state of the facility in question and the accessibility of the facility to residents from the development proposal site. Appendix D sets out further detail on the most recently evidenced accessibility standards for each type of open space. The contribution that an open space makes towards local amenity, public realm, biodiversity and the wider green infrastructure network should also be considered as part of any open space needs assessment.

6.14 To ensure that new open space provision remains valuable in the long term and that its contribution to amenity and recreation is secured in perpetuity, it is essential there are robust arrangements in place for the management and maintenance of the space. The Borough Council will carefully consider the desirability of adopting such open space, but is under no obligation to do so. Where the Council does agree to adopt open space it will require a minimum of 20 years maintenance costs



paid through a contribution to ensure the costs do not place additional burdens on the finances of the local authority. Where the Borough Council does not agree to adopt open space, a suitable alternative arrangement must be secured such as by agreement with a parish or town council to adopt the open space, or a private management company.

6.15 Based on the full provision of open space policies as set out in the above policy requirement, a full off-site contribution for open space to the Borough Council will cost £1,800 per dwelling. The costing breakdown for the provision and maintenance of each type of open space is set out in Appendix D. A Supplementary Planning Document will be produced setting out further detail and guidance on the provision of open space.

Rural workers dwellings

Policy H5: Rural worker dwellings

New permanent dwellings outside of the Development Limits for rural workers in agriculture, forestry, or other land-based rural business will be permitted where the applicant can satisfactorily demonstrate:

- a. there is a clearly established functional need to live at the immediate area of their work 24 hours a day through the majority of the year;
- b. the business has been established for at least 5 years, has been profitable for at least 2 years, is currently financially sound, and has a clear prospect of remaining so;
- c. the functional need could not be fulfilled by an existing dwelling on the site, or any other accommodation (or building capable of conversion to such) in the area which is suitable and available, or likely to become so, for occupation by the worker(s) involved;
- d. the proposal is satisfactorily positioned on the agricultural, forestry or land-based use, and wherever possible, is sited within an existing group of buildings (where practical to avoid the need for new vehicular access);
- e. the proposed dwelling is reasonably related in size and character to the functional requirement and the value of the holding in its agricultural, forestry or land-based use; and
- f. there have been no previous disposals of potentially suitable properties from the holding, or by the applicant or related businesses or persons within the previous 5 years.

If a new dwelling is essential to support a new rural based activity, it should for the first 5 years be provided by a caravan or other temporary accommodation. Such temporary dwellings will be supported only where:

- g. the proposal satisfies criteria a, c and f above;
- h. the application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions); and
- i. the application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis, and has a good prospect of becoming a viable long term business.

Policy Justification and Supporting Text

6.16 Core Strategy Policy CS3(d) seeks to ensure the provision of an appropriate range of housing to meet different housing needs, and CS6(i) supports the provision of rural worker's dwellings on economic grounds. The NPPF requires the Council to plan for a mix of housing based on the needs of different groups in the community, and specifically identifies rural worker's dwellings as a potential exception to its presumption against isolated dwellings in the countryside.

6.17 This policy provides the detailed criteria to be addressed by those preparing or deciding planning applications for such dwellings, in order to ensure, for example, that such dwellings are permitted where genuinely required, but avoided where the use or type of dwelling will not meet a long term community need. The policy requires there to be a functional need for a worker to live in the immediate area which could not be fulfilled by an existing dwelling. To demonstrate a functional need, evidence should be provided that the worker needs to attend to the enterprise 24 hours a day for the majority of the year. As such, the functional need in most circumstances is likely to be fulfilled by someone who is employed full-time in a rural enterprise. Where planning permission is granted for a rural workers dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future.

Occupationally restricted dwellings

Policy H6: Retention and removal of existing occupationally restricted rural dwellings

Preference will be given to retaining agricultural or other rural based occupancy dwellings where there is a local need.

This will include a preference for amending the terms of any occupancy condition more restrictive than the criteria set out in Policy H5 to reflect those terms, rather than removing a condition entirely.

Proposals for the removal of occupancy conditions will only be permitted where the applicant can demonstrate that:

- a. the dwelling has been occupied in accordance with the terms of the occupancy condition for a minimum of 5 years; and
- b. permission has been sought to relax any occupancy condition terms more restrictive than set out in Policy H5; or
- c. there is no longer a need for the dwelling by those working, or last working, in the locality in agricultural, forestry or a rural enterprise, established by evidence of marketing for a period of 12 months.

Policy Justification and Supporting Text

6.18 To avoid new isolated market housing in the countryside, which is contrary to Policies CS2 and GSP1 and the National Planning Policy Framework and to maintain a stock of housing suitable for rural needs, proposals to remove occupancy restriction conditions will only be approved in specific circumstances as listed in Policy H6. The onus will be on applicants to demonstrate that the criteria within the policy have been met in order to justify the removal of such restrictions. Before removal of occupancy conditions are considered, evidence will need to be presented that the dwelling has actually been occupied for a minimum period of five years. This is to avoid potential abuses of Policy H5 where a dwelling is built with no full intention of using it for the agricultural purposes. The occupation does not have to be continuous providing it has been occupied for five years in total. In circumstances where an associated rural enterprise has failed before the dwelling subject of the occupational restriction has been occupied for five years, the Council may consider a shorter occupancy period specifically if the circumstances of criterion c) are met.

6.19 Marketing evidence will need to be supplied with any application to demonstrate there is no interest in the unit. The marketing will need to be based on a valuation reflecting an occupancy condition no more restrictive than those in Policy H5 and take place for at least 12 months. The marketing should include advertisements in the local press and online as well as targeted approaches. The marketing evidence should detail all viewings and offers made for the marketing period.

Conversion of rural buildings to residential uses

Policy H7: Conversion of rural buildings to residential uses

The residential conversion or re-use of buildings of heritage or landscape value outside the Development Limits for residential use will be supported where this secures that value in the long term and:

- a. it is demonstrated the building is of permanent and substantial construction and capable of conversion without major or complete reconstruction or replacement; and
- b. any extension, additional building(s) or curtilage provision is complementary to the scale and character of the retained building and its setting;
- c. it would not have a significant adverse effect on the amenities of neighbouring occupiers or the effective operation of nearby businesses;
- d. conditions are applied if this is required to avoid future extensions, curtilage buildings or other domestic paraphernalia undermining heritage or landscape justification for conversion;
- e. ensure that the conversion does not result in the loss of protected species (such as barn owls and bats) and provide compensatory habitat(s) where such loss is unavoidable; and,
- f. the conversion of the building would enhance its immediate setting.

Policy Justification and Supporting Text

6.20 Permitted development rights exist for the conversion of certain redundant agricultural rural buildings to dwellings, but this policy addresses situations not covered by permitted development, and where there is a potential long term heritage or landscape value which can be secured by facilitating a residential conversion of a building. This is in accordance with Core Strategy Policies CS3(c), CS9(a) & (g), CS10(a) and CS11(e), and the NPPF.

6.21 Such developments will also be considered against other relevant historic environment policies (Policies CS10 and E5) and habitat mitigation policy (Policy GSP5), as well as the NPPF.

6.22 The policy facilitates such development in appropriate cases, but recognises that in some cases the changes required for residential use can result in the loss of the very qualities worth preserving. In some cases an interesting building in disrepair may be preferable to an inappropriate new dwelling in the location.

6.23 Where a conversion is, in itself, advantageous, restriction of permitted development rights may be required to ensure that such advantage is maintained in the long term, and not eroded by excessive or poorly designed or located buildings, or other domestic clutter.

6.24 In some cases, particularly with timber framed buildings, a full protected species survey will be required to assess the potential to impact upon protected species (such as barn owls and bats) or habitats. Such surveys will need to be carried out by suitably qualified person(s) at the right time of the year, using methods appropriate for the species of the area.

Replacement dwellings outside of the Development Limits

Policy H8: Replacement dwellings outside of the development limits

The replacement of a single permanent dwelling outside the Development Limits with a new dwelling will be permitted on the same site where:

- a. the existing dwelling is not a building of architectural or historical value which makes a positive contribution to the locality;
- b. the dwelling being replaced has a current lawful permanent residential use and has not been abandoned;
- c. the replacement dwelling's scale, siting and design, and any extension of its curtilage:
 - would not harm the character of the surrounding area or any protected landscape, habitat, species or heritage assets; and
 - would not have a significant adverse effect on the amenities of neighbouring occupiers or the effective operation of nearby businesses; and
- d. any increase in bedrooms would not have an adverse impact on road safety or the free movement of traffic on any road of strategic network significance.

Policy Justification and Supporting Text

6.25 Existing dwellings in the countryside contribute towards the range of dwelling types and sizes required to support a diverse community. Many of these make an important contribution towards the rural character of an area and it is important this is protected. However, housing needs to be adaptable to meet changing requirements of family life, as indicated in Policies CS1 and CS3. As such, it is recognised that in some cases there is a need for the replacement of an existing dwelling with a new dwelling and Policy H8 facilitates this outside of the Development Limits.

6.26 Proposals for replacement dwellings under this policy will also need to have regard to Policies CS10 and E5 on the historic environment.

Residential extensions

Policy H9: Residential extensions

Residential extensions will be permitted both within and outside of Development Limits where they:

- a. maintain or enhance the character and appearance of the building, street scene, its immediate surroundings and the wider townscape or landscape;
- b. would not significantly adversely affect the amenities of any neighbouring occupiers in line with Policy A1; and
- c. do not deprive the property of suitable amenity, utility, parking and highway access for the resulting scale of use.

Policy Justification and Supporting Text



6.27 Permitted development rights exist for certain types of residential extension, but this policy addresses situations not covered by permitted development. The policy is aimed at residential extensions which are specifically ancillary to the main residential use of the building. It is recognised that residential extensions can play an important role in the upgrading and design efficiency of the Borough's existing housing stock. When assessing the suitability of further development, the impact of the proposal on the existing house, the scale of the extension and its potential impact upon the setting of the surrounding area and quality of life of the occupiers and existing residents will be taken into consideration.

6.28 This policy helps to give effect to Core Strategy Policy CS3(b), (f) & (g) and CS9.

Residential annexes

Policy H10: Residential annexes

For the purposes of this policy, Residential Annexes are defined as detached buildings or extensions within the curtilage of a dwelling which provide additional residential accommodation not wholly integrated with the main dwelling.

Proposals for residential annexes will be permitted inside and outside of Development Limits provided that:

- a. the annexe is ancillary, and subordinate in scale, to the principal dwelling, and in particular;
 - it is in the same ownership as, and occupied in conjunction with, the principal dwellings; and,
 - it shares the existing access, curtilage, garden and parking of the principal dwelling without differentiation; and
- b. it is consistent with the policy for residential extensions Policy H9; and
- c. the annexe is capable of practical incorporation with the principal dwelling once there is no longer a need associated with it.

Any permission granted will be subject to a legal agreement to ensure that these requirements continue to be met.

Annexes that are not designed as an integral part of the principal dwelling's curtilage and use will not be permitted under this policy.

Policy Justification and Supporting Text

6.29 To help deliver Core Strategy Policies CS1(a) & (b), CS2(e) and CS3, this policy facilitates the adaption and change of the housing stock to accommodate, for example elderly or growing families, while ensuring that independent dwellings are not created in inappropriate locations or with poor relationships to existing properties. Applications should therefore demonstrate how the annex has been designed to prevent the creation of an independent dwelling including the future use of the unit. The design of the annex should reflect the character of the existing dwelling and be subordinate in size, scale and provision of accommodation to the existing dwelling. In all cases, there will be no boundary treatments that physically separate the accommodation from the main dwelling or a separate vehicular access, and this will be managed by condition.

Housing for the elderly and other vulnerable users

Policy H11: Housing for the elderly and other vulnerable users

The provision of accommodation especially suitable for elderly and other vulnerable people will be encouraged. The following types of development will be permitted:

- a. bungalows within Development Limits;
- b. accessible apartments within Development Limits; and
- c. grouped accommodation with appropriate elements of support, shared facilities and/or nursing care/wardening where either:
 - i. it is located within Development Limits, and
 - close to town or village shops, public transport, community facilities and medical services; and
 - these are easily reached by those without access to a car, as appropriate to the needs and level of mobility of potential residents; or
 - ii. it is located outside Development Limits, and
 - is adjacent to the Development Limits of a Main Town, Key Service Centre or Primary Village;
 - a Travel Plan shows how residents without cars will have access to shops, community facilities and medical services, as appropriate to the needs and level of mobility of potential residents. The plan should also demonstrate how visitors and staff without cars can access the premises. Measures included in the plan will need to be secured by planning condition and/or a planning obligation;
 - a planning condition restricts the occupancy to older people or people with a need for care.

Where sites close to Great Yarmouth or Gorleston-on-Sea town centres become available which are suitable for grouped accommodation under c(i) above, preference will be given to such accommodation over other potential residential uses. Proposals should be supported by evidence demonstrating why grouped accommodation under c(i) would not be viable or suitable for the site.

For elderly accommodation covered by this policy, the design should facilitate the provision of:

- d. generous internal space;
- e. high levels of energy efficiency with good ventilation;
- f. suitable storage space for items that aid mobility;
- g. sheltered external recreational space, and where this cannot be achieved, the provision of external balconies; and
- h. an attractive outlook and/or activity from within this accommodation.

Policy Justification and Supporting Text

6.30 This policy helps to give effect to Core Strategy Policy CS3 (d) & (e) . The Borough has a relatively aged population structure, and this characteristic is likely to become more pronounced in the future, with the number of residents over 85 anticipated to double during the plan period. The provision of accommodation particularly suitable for older people can also free up existing housing stock to make it available for families and other younger people for whom it is more suited.

6.31 Given the significant need for housing suitable for older people and people in need of care, it is necessary to promote this form of development and encourage and prioritise it in certain areas. Where sites become available within or on the edge of a town centre (defined as 300m from the town centre boundary, consistent with Policy R1 for edge of centre sites of Great Yarmouth or Gorleston-on Sea town centres) these should be prioritised for housing suitable for the elderly over other residential uses. Therefore, proposals for new residential development close to the town centres will need to be supported by evidence documenting whether the site is suitable and desirable for grouped accommodation with appropriate elements of support, shared facilities and/or nursing care/wardening for the elderly or vulnerable people. This evidence should include evidence of marketing enquiries, viability information or evidence that the site is not suitable due to size, elevation changes or access.

6.32 As it may be difficult to secure this accommodation on windfall sites within Development Limits, the policy also allows for accommodation for older people and people with care needs outside of Development Limits but adjacent to the more accessible settlements in the Borough. In these situations, it will be necessary to ensure that there is good access to services and facilities for those with no access to a private car. To demonstrate good accessibility, such housing will need to be appropriate for the intended users, for example by providing ramps, lifts and stair lifts.

6.33 The design standards have regard to the principles set out in the 'Housing our Aging Population Panel for Innovation' (HAPPI) report which when published in 2009 sought to consider what reforms were needed to ensure that new build specialised housing meets the future needs and aspirations of older people.

6.34 In addition to this policy, the Borough Council is applying a requirement in Policy A2 that all new housing should be to 'M4(2): Accessible and Adaptable Dwellings' standards where practicable. The intention of this approach will be to maximise the flexibility of new housing to accommodate a wider spectrum of housing needs. This will support housing needs of older people but also those with specialist needs such as those who are disabled and some wheelchair users.

6.35 It is strongly recommended that prior to submitting a planning application, applicants discuss the level of specific elderly or vulnerable users' housing need with the Borough Council and Norfolk County Council.

6.36 In accordance with Policy GSP5, where the potential for increased recreational pressures on nearby internationally protected habitats sites is demonstrated, mitigation measures may be sought in the form of contributions.

Housing in Multiple Occupation

Policy H12: Houses in multiple occupation

The provision of Houses in Multiple Occupation (including, but not limited to, those in use class C4 and related sui generis uses) will be permitted where these will support the well-being of their occupants and neighbours, and maintain and where practicable enhance the character and amenity of the locality.

New Houses in Multiple Occupation (HMOs) will not be permitted in the designated 'Seafront Area' and 'Back of Seafront Improvement Area' due to the need to protect the character and nature of these areas. New HMOs will also not be permitted in the designated 'Hall Quay Development Area' due to the desire for specific types of high-quality re-development in this location.

The concentration of HMOs in a local area must not significantly imbalance the current mix of housing types there (i.e. use class C1 hotels, guest houses and related types and use class C3 dwelling houses). In particular, any proposal that would result in the 'sandwiching' of a single residential or tourist accommodation property between two or more sui generis HMOs will not be acceptable.

For proposed sui generis uses, any proposal that would result in more than 20% of properties within 50 metres of the application site being sui generis HMOs will not be acceptable.

For all HMO proposals:

- a. there must be provision of adequate practical bin storage for the number of potential occupants out of sight from the street such as within the curtilage to the rear of the property, or in covered bin storage within a frontage curtilage, of a scale and of a design which maintains or improves the character and amenity of the area;
- b. the daily functional uses must not unacceptably harm the amenity of adjoining and nearby residents through visual and/or noise intrusion, and/loss of privacy (see Policy A1).

All applications for planning permission will need to state the number of rooms (bedrooms and shared living space), the space per room, and the number of people proposed to occupy each bedroom which will normally only be one or two. The number and size of kitchens and bathrooms must also be stated in the application and must be adequate for the number of people proposed to be accommodated in the HMO.

Any HMO proposals will need to at least meet (but ideally exceed) the minimum room dimensions required to secure a licence from the Council's Environmental Services section under the Housing Act 2004 (or any amended or subsequent legislation), even in cases where a licence is not required.

The Borough Council will produce practical guidance for those considering converting premises to HMOs, which will clarify when planning permission, Environmental Health licensing and/or Building Regulations approval is required, and what the respective combined requirement for these means for each of the different types of HMO.

Policy Justification and Supporting Text

6.37 Houses in Multiple Occupation (HMOs) are, for planning purposes, those properties being shared by three to six tenants who form two or more (separate) households and who share a kitchen,

bathroom and/or toilet (use class C4). Those HMOs with seven or more tenants living there, comprising two or more separate households, are classed as a “large” HMO (which are classed as *sui generis*, rather than in use class C4). (Note that the definition of a “large” HMO under the 2004 Housing Act is slightly different to the planning definition, needing to be five or more tenants, comprising two or more households, with the sharing of key facilities.)

6.38 Great Yarmouth benefits from many hotels, guest houses, boarding houses and bed-and-breakfasts. Changes to tourism patterns over the past 40 years or so, however, have seen a decline in traditional bucket-and-spade holidays, with the result that there has been a reduction in the demand for such holiday accommodation. A number of such buildings, particularly but not exclusively located behind the main seafront, have been converted (either in whole or in part) into residential uses, mostly self-contained flats or HMOs. The financial pressure for conversions of existing guest houses, hotels, etc. and C3 dwellings to HMOs remains strong.

6.39 HMOs undoubtedly play an important role in providing lower-cost accommodation in the Borough, and the Council is keen to ensure that where they are proposed (and present) they are of good standard. However, HMOs can sometimes have amenity impacts both on their residents and on adjoining residents. The Council is therefore anxious to ensure that any new HMO proposals are appropriately located and designed, and that there is not an over-concentration of HMOs in any one area. Considerations such as parking provision, bin storage and general amenity will help to maintain the quality of the local environment for both existing and new residents, and relevant other Local Plan policies will need to be taken into account (such as CS9, A1 and I1).

6.40 Changes to the General Permitted Development Order in 2010 enabled standard residential houses (class C3) permitted development rights to convert to a class C4 HMO dwelling. Due to the existing numbers and concentration of HMOs in the Borough, the Council adopted an ‘Article 4’ Direction in September 2012, covering the whole area of the Borough (excluding those falling within the Broads Authority area). The effect of the Article 4 direction is to remove the permitted development rights for class C3 dwellings to convert to class C4 HMOs, and so means that all such proposals require express planning permission.

6.41 The greater risk of unacceptable amenity impacts, and also impacts on the character of the area, tend to occur with new *sui generis* HMOs. At least some C4 HMOs may have no greater impact on amenity, character and parking (for example) than C3 dwellings, so a slightly less restrictive policy approach in terms of concentration is appropriate. Having a 20% (*sui generis*) HMO limit on properties within 50m of any part of the curtilage of a proposed new *sui generis* HMO is considered to strike a pragmatic balance between:

- i. recognising the need for low-cost accommodation in the Borough, and that conversion to an HMO can sometimes be the most cost-effective way of keeping, or returning a vacant building to active use;
- ii. the amenity and/or character impacts that can sometimes occur with HMOs; and
- iii. being fairly straightforward to calculate and measure on the ground.

6.42 Even if only a small part of an existing HMO’s curtilage is within 50m of a proposed new *sui generis* HMO, this will be taken into account in assessing the 20% limit. In calculating this percentage, the Council will count HMOs which: i) have an extant planning permission for such *sui generis* use; or

ii) have a Certificate of Lawfulness for such use; and/or iii) have a Housing Act licence for “large” HMO use. Any evidence that another property in the vicinity may be in use as a *sui generis* “large” HMO without the necessary permission and licence (a not uncommon scenario) – for example, that an enforcement notice has been served – may also need to be taken into account. For the avoidance of doubt, any authorised C4 HMOs will **not** be counted in the 20% limit.

6.43 For some limited areas of the Borough, further HMOs would undermine the particular plan proposals for them, including the ‘Great Yarmouth Seafront Area’ (Policy GY6) and the ‘Hall Quay Development Area’ (Policy GY3), so no new HMOs will be permitted there. The ‘Back of Seafront Improvement Area’ (Policy GY7) has been, and remains, under significant pressure for new HMOs – many such conversions have taken place over recent decades. Where former guest houses etc are being considered for alternative uses, the Council prefers changes from holiday use to normal C3 dwelling houses and business premises rather than new HMOs, to try to develop a different character to the area.



6.44 Most, but not all, HMOs require a licence from the Council’s Environmental Services department to operate lawfully (see the Council’s Environmental Services [website](#) for details of the licencing process and standards required) and for some conversions and all new builds, Building Regulations standards will also need to be complied with. Licencing is a legally separate process from planning permission – there will be some circumstances where planning permission is required but a licence is not required, some occasions where a licence is required but not planning permission, but in most cases both planning permission and a licence will be needed.

6.45 In terms of minimum room and space standards, these are set out in the 1985 Housing Act (sections 325 and 326), which are also referred to in the 2004 Housing Act. The current minimum bedroom sizes are repeated below for convenience (any person over the age of 10 is counted as an “adult” and children between the age of 12 months and 10 years as 0.5 of an “adult”):

Table 6.1 Space standards

Floor area of room	Number of Persons
10.2 sqm (110sqft) or more	2 people
8.4m ² – 10.2m ² (90 – 110sqft)	1.5 people
6.5m ² – 8.4m ² (70 – 90sqft)	1 person
4.6m ² – 6.5m ² (50 – 70sqft)	0.5 person (i.e. child of 1-10 years old only)
Less than 4.6m ² (50sqft)	Not suitable as sleeping accommodation

6.46 In order to prevent ‘doubling up’ (two or more people living permanently in an HMO room only of sufficient size for a single resident, and so on for larger rooms – which is known to occur in the Borough), a condition will be appended to a planning permission restricting the number of occupants who can permanently reside in each room.

6.47 Whilst the licencing and Building Regulations regimes cover the adequacy (or otherwise) of HMO kitchens and bathrooms, as stated above, there may be cases where planning permission is being applied for in the absence of a licence. Inadequate bathroom and/or kitchen space and facilities (particularly) in some proposed/existing HMOs is a significant issue in the Borough. It is therefore imperative that this information is provided in any application so that a judgement in planning terms can be made as to whether the living conditions would be acceptable in facilities and amenities terms.

6.48 A minimum of two bathrooms and two kitchens for a *sui generis* HMO and a minimum ratio of one kitchen and one bathroom for every six occupants for HMOs with more than 12 bedrooms will be expected. This ratio ensures that the provisions reflect the standards of C4 HMOs considered through permitted development to merit the permitted change from C3. However, the size and usability of kitchens and bathrooms must also be taken into account in considering the appropriateness.

6.49 In order to help mitigate the problems of confusion between the different regulatory regimes (planning, licensing and building control), the Council will produce simple integrated guidance which will make it easier for all to understand the specific requirements for particular types of HMO property when both sets of requirements (where applicable) are combined.

6.50 It is strongly recommended that prospective HMO applicants seek pre-application and pre-licencing advice from the Council before progressing schemes. It is recommended that all applicants apply for planning permission before making a licence application, as there may be elements of any planning permission which would need to be reflected in the consideration/contents of a licence.

6.51 In accordance with Policy GSP5, contributions will be sought for habitat monitoring and mitigation measures where there is an anticipated increase in the potential recreational disturbance to National Site Network habitat sites, as calculated through the Habitats Monitoring and Mitigation Strategy. The contribution is charged per six bed-spaces (as equivalent to a dwelling) and rounded up where it is part of the next six (for example, 8 bed-spaces would round up to 2 equivalent dwellings).

Housing supply and delivery

Policy H13: Housing supply and delivery

Outline planning applications for major housing development should provide evidence on how the site will be delivered to give confidence that completions can occur within five years of consent.

In the event that the Council is unable to demonstrate a five year supply of housing, consideration will be given to applying a shorter than standard time limit to outline applications for major housing development to encourage prompt delivery.

Policy Justification and Supporting Text

6.52 The NPPF seeks to significantly improve the supply of new homes. The Council's Local Plan also seeks to ensure new housing is delivered to meet needs. It is therefore important that proposals for new housing are deliverable.

6.53 The NPPF puts significant weight on the deliverability of housing developments and requires local planning authorities to identify a five year supply of deliverable sites. Where a five year supply cannot be demonstrated the NPPF states that policies in the development plan, including those which are most important for determining applications, are treated as being out-of-date meaning that speculative applications for housing developments could be permitted where they would usually be contrary to development plan.

6.54 There is, however, no direct relationship in Great Yarmouth between planning permissions granted and the delivery of housing. There are currently well over 3,000 dwellings with planning permission, around half of which are one or two years old, yet on average only just over 200 dwellings a year have been completed in recent times. The purpose of the policy is to encourage an increase in housing delivery, while discouraging the grant or renewal of planning permission for speculative development, particularly where it has little prospect of early delivery.

6.55 The NPPF defines a deliverable site as available and suitable for development now and can realistically deliver housing within five years. It assumes that all sites which do not involve major development and all sites which benefit from full/detailed planning permission are deliverable. However, for outline planning permissions, the NPPF states that there needs to be clear evidence that housing completions will begin on site within five years. Policy H13 therefore requires outline planning applications for major housing development to be supported by evidence to demonstrate that completions will occur within five years of consent. Such evidence should include progress on securing a developer, timetable for the submission of reserved matters and discharge of conditions, viability, how any ownership constraints are being resolved and information on funding bids to secure delivery. For developments on land which have a recently lapsed permission, evidence will also be required detailing why the previous permission lapsed and how circumstances have now changed in order that completions will occur within five years.

6.56 In the event that the Council cannot secure a five year supply, it will be important to ensure that new planning permissions (particularly those which are being justified on the basis of a lack of supply) will deliver housing promptly. As such, the Council will consider applying a shorter than standard time limit to outline applications for major housing development. In such circumstances, the

Borough Council will also have regard to national policy by considering the potential to impact on development deliverability and viability.

7 RETAIL

Location of Retail development

Policy R1: Location of retail development

Town Centre Boundaries, District Centre Boundaries and Primary Shopping Areas are identified on the Policies Map.

New main town centre use development (as defined by the National Planning Policy Framework) will be permitted within the designated centre boundaries. Where there are no suitable or available sites within the designated centre, proposals for main town centre use development which are otherwise in accordance with Policy CS7 (as amended by Policy UCS7) will be permitted on edge of centre sites.

For retail development in Great Yarmouth, edge of centre sites should be within 300 metres of the Primary Shopping Area. For the development of other main town centre uses in Great Yarmouth, edge of centre sites should be within 300 metres of Town Centre Boundary.

For all main town centre uses proposed in Gorleston-on-Sea, Bradwell or Caister-on-Sea, edge of centre sites should be within 300 metres of the designated centre.

Where there are no suitable or available sites within designated centres or edge of centre sites, new town centre use development will be permitted on out of centre sites within the Development Limits providing it is otherwise in accordance with Policy CS7 (as amended by Policy UCS7), and:

- a. the location is accessible by public transport and is accessible to pedestrians and cyclists;
- b. the site has good links to the designated centre, or links can be improved;
- c. the proposed use either individually or cumulatively does not undermine the attractiveness or viability of the designated centres; and
- d. the site will not impact upon other neighbouring uses, in terms of traffic, parking and amenity issues.

In addition to the criteria above, development on out of centre sites which are also outside of Development Limits will only be permitted where:

- e. an additional need for retail development has been demonstrated to justify the development; and
- f. there is no suitable and available land within the Development Limits.

Policy Justification and Supporting Text

7.1 This policy provides further detail to Core Strategy Policy CS7 (as amended) by setting out how the development of new town centre uses will be treated within the Borough of Great Yarmouth. The NPPF is clear that town centres are the preferred location for the development of new retail, offices, tourism, cultural and community uses and that their location should be considered sequentially i.e. on town centre sites before edge of centre sites, and if that is not possible, considered on well connected out of centre sites.

7.2 Core Policy CS7 identified a need for between 2,152sqm (net) and 4,305sqm (net) of 'food' shopping floorspace, and up to 8,865sqm (net) of 'non-food' shopping floorspace over the current plan period, however this retail requirement was based upon the Council's 2011 Retail and Leisure Study and so is no longer considered reflective of the current retail environment. In 2019, the Council undertook a refresh of its retail capacity, taking into consideration existing planning commitments for both 'food' and 'non-food' schemes within the Borough. This concluded that there was no longer a need for any further retail floorspace to be identified within this plan up to 2030.

7.3 Although it is presently demonstrated that there is no 'need' for additional retail floorspace within the plan period, it is necessary to be clear where new retail development will be focused when market interest and demand does arise. Core Policy CS7 (as amended) sets out the plan's retail hierarchy which focuses new retail and leisure development towards the 'Main Town Centre' of Great Yarmouth, followed by the 'Town Centre' of Gorleston-on-Sea and then a smaller proportion to the two 'District Centres' in Caister-on-Sea and Bradwell. Finally, a limited amount will be directed to identified 'Local Centres' across the Borough to help sustain the needs of local communities.

7.4 When determining proposals for main town centre uses, the NPPF requires a sequential approach to be undertaken. In Great Yarmouth, a concentrated Primary Shopping Area is designated within the Town Centre Boundary to define where retail development is to be principally focused, reflecting its strategic importance at the top of the retail hierarchy. This means when determining appropriate edge of centre sites in Great Yarmouth, this will be dependent on whether purely 'retail' uses (e.g. shops) or other main town centre uses are being proposed. In the other designated centres of Gorleston-on-Sea, Bradwell, Caister-on-Sea and the Local Centres, appropriate edge of centre sites will be always be for considered as being within 300 metres of the designated centre for main town centre uses.

7.5 To ensure that new proposals do not undermine the viability and vitality of designated centres, and avoids significant adverse impacts on existing, committed and planned public or private investment, development proposals over 200 square metres will need to be accompanied with an impact assessment, as required by Core Policy CS7(f).

Protected Shopping Frontages

Policy R2: Protected shopping frontages

Protected Shopping Frontages are identified on the Policies Map.

Within Protected Shopping Frontages, proposals for retail uses on ground floor frontages will be particularly encouraged and supported.

Proposals to change the use of active ground floor uses from use class E to other uses will only be permitted where:

- a. their primary function is to provide services and/or sales to visiting members of the public; and
- b. they provide an active ground floor frontage (e.g. window displays, entrances and views of internal activity); and
- c. they do not undermine the vitality and viability of the town centre.

Proposals for the change of use of other active ground floor uses will only be permitted where it would not individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre.

Policy Justification and Supporting Text

7.6 This policy supports the Core Strategy (Policy CS7(d)) by identifying 'protected shopping frontages' (as defined on the Policies Map) as the main focus of retail activity within the town centres of Great Yarmouth and Gorleston-on-Sea. Accordingly, the main uses encouraged within these ground floor frontages to support footfall will be retail uses.



7.7 There may be circumstances where alternative uses providing active ground floor uses will be acceptable, such as when they also provide services or sales to members of the public, maintain a fairly dominant retail appearance or where these bring back into active use long-term vacant frontages. It is necessary that alternative uses do not, however, undermine the character and vitality of the main shopping area by creating long stretches of non Class E uses. When assessing proposals for alternative non Class E uses, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of Class E uses along the frontage.

7.8 It has not been considered necessary to designate Secondary Shopping Frontages as indicated by Core Policy CS7(d). Secondary Shopping Frontages are usually designated to identify frontages for a greater mix of uses including banks, building societies, estate agents, restaurants and cafes etc. These uses are generally acceptable within the wider town centre area of Great Yarmouth (Policy GY1) and Gorleston (Policy R3) and where in compliance with the criteria in Policy R2. Additionally, it has not been necessary to designate Holiday Shopping Frontages, as indicated by Core Policy CS7(d) as Policies GY5 and GY6 provide further direction on how particular retail uses which support leisure and tourism uses along Regent Road and the seafront will be managed.

7.9 It is noted that some changes of use can take place without the need for planning permission under the General Permitted Development Order 2015 which allows some flexibility of uses within the town centre (subject to size, final proposed land use and whether it is located within a conservation area or not). The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application. The Council will consider the use of Article 4 Directions where consistent with the Written Ministerial Statement – Revitalising high streets and town centres made on 1 July 2021 and any subsequent updates to national policy.

Gorleston Town Centre Area

Policy R3: Gorleston Town Centre Area

The Town Centre Boundary and Protected Shopping Frontage is defined on the Policies Map.

New main town centre use development (as defined by the National Planning Policy Framework) will be permitted within the Gorleston Town Centre where the function, scale and nature of the proposal would not undermine the vitality or viability of Great Yarmouth Town Centre.

New proposals will be permitted where they would:

- a. support the enhancement, appearance, safety and environmental quality of the area;
- b. promote the short and long-term reuse of vacant buildings;
- c. seek to enhance the early evening economy;
- d. improve access to Gorleston Town Centre by sustainable modes of transport and encourage multi-purpose trips.

Proposals for the change of use of active ground floor uses outside of the Protected Shopping Frontage area will only be permitted where it would not individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre.

Policy Justification and Supporting Text

7.10 Gorleston Town Centre is identified within the Core Strategy retail hierarchy (Policy CS7, as amended) as the Borough's 'second' town, below Great Yarmouth. The town centre is principally located along the High Street; north-south between School Lane and Sussex Road, and east-west between Church Lane and Baker Street. The high street is compact and tightly contained beside adjacent residential uses, which is reflected in the delineation of its town centre boundary.

7.11 Gorleston-on-Sea functions well as a town centre and compliments, rather than duplicates, the main town centre role fulfilled by Great Yarmouth, performing the principal day-to-day convenience and service destination for local residents, businesses and sixth form college. The main stretch of shopping frontage lies between Cross Street and Baker Street, and is strongly dominated by traditional shopfronts, active ground floors and a vibrant mix of retail and leisure uses with relatively low levels of long term vacancies.

7.12 The policy seeks to protect and enhance the overall role and function of the town centre and therefore supports a range of complementary measures to maintain its continued vitality and viability. The main frontage between Cross Street and Baker Street is designated as Protected Shopping Frontage, therefore new changes of use within this area will need to be carefully considered under Policy R2.

7.13 Non-main town centre uses including residential uses can play an important role to support the vitality of centres, particularly on the upper floors, providing activity and critical mass to support services and facilities. However, this needs to be finely balanced so as not to be detrimental to the function and character of the town centre, such as through the inappropriate loss of shopfronts to residential changes of use.

Caister District Centre

Policy R4: Caister-on-Sea District Centre

Caister-on-Sea District Centre is defined on the Policies Map.

New main town centre use development (as defined by the National Planning Policy Framework) will be permitted within the Caister-on-Sea District Centre where the function, scale and nature of the proposal is consistent with the role of the District Centre and would not undermine the vitality and viability of Great Yarmouth Town Centre.

New proposals will be permitted where they would:

- a. support the appearance, safety and environmental quality of the area;
- b. promote the short and long-term reuse of vacant buildings;
- c. seeks to enhance the early evening economy; and/or
- d. improve access to Caister District Centre by sustainable modes of transport and encourage multi-purpose trips.

Proposals for the change of use of active ground floor uses to non-main town centre uses will be resisted unless it would not, individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre.

Policy Justification and Supporting Text

7.14 Caister-on-Sea is identified within the Core Strategy retail hierarchy (Policy CS7, as amended) as a 'District Centre'. The centre is principally defined along Caister High Street, stretching between Holy Trinity Church in the north to Tan Lane and slightly beyond, in the south.

7.15 There are approximately 40 units within the district centre, including a convenience retailer and a number of smaller independent shops well served by the local community.

7.16 The policy seeks to protect and enhance the overall role and function of the centre and therefore supports a range of complementary measures to maintain its continued vitality and viability.



Local Centres

Policy R5: Local Centres

Local Centres are identified on the Policies Map.

Within Local Centres, limited retail, leisure, community facilities and office development will be permitted where it is of a proportionate scale to provide essential services to the local community.

Within Local Centres, proposals to change the use of existing active ground floor uses to uses other than retail, leisure, community and offices will not be permitted.

Within Local Centres, proposals for the change of use of active ground floor uses from retail use to drinking establishments and hot food takeaways will only be permitted where there would be, either individually or cumulatively, no significant adverse impact on character, appearance, retail function, viability and vitality of the centre, on highway safety or on the amenity of neighbouring uses.

Policy Justification and Supporting Text

7.17 Local Centres are identified in the Core Strategy retail hierarchy (Policy CS7, as amended) below Town and District Centres. Local Centres perform a more limited but important role to provide local residents, and particularly the less mobile and elderly, with day-to-day goods and services. Local Centres typically include a convenience store, post office, pharmacy, newsagent and other shops selling food and beverage. In the Borough, Local Centres have been designated in the following locations:

- In Great Yarmouth:
 - Northgate Street
 - St Peters Road
 - Beresford Road
 - Camden Terrace
- In Gorleston-on-Sea:
 - Bells Road
 - Magdalen Way
 - Lowestoft Road
 - Church Lane
 - Almond Road
- In Bradwell:
 - Burgh Road
 - Crab Lane
- In Caister-on-Sea:

- (Proposed) Land west of Jack Chase Way, as allocated by Policy CA1
- In Belton:
 - Bell Lane
- In Hemsby:
 - Kings Way, including land allocated for small-scale shopping facilities under Policy HY1
- In Martham:
 - The Green
- In Ormesby St Margaret:
 - North Road/Cromer Road
- In Winterton-on-Sea:
 - Black Street

7.18 In 2011, the Retail Study identified the Local Centres as being reasonably healthy, performing an important role to provide top-up shopping within walking distance of local residents. This picture remains reasonably consistent as evidenced by the results of the household survey which underpinned the 2019 Retail Capacity Refresh.



7.19 The vitality and viability of the Local Centres are, to varying degrees, principally anchored by their convenience store offer, and fair better when shops are located within a more consolidated geographic area rather than consisting of a collection of dispersed stand-alone units.

7.20 Policy R5 seeks to protect the retail and service level role that Local Centres provide, recognising the importance of maintaining a strong convenience offer to support their vitality and viability of other adjoining uses.

Kiosks and Stalls

Policy R6: Kiosks and stalls

The principle of developing new retail and food outlets in the form of kiosks or stalls will be permitted within the designated Holiday Accommodation Areas, Town Centre or the Great Yarmouth Seafront Area. Applicants will need to demonstrate that:

- a. the siting of the proposal, including the curtilage of the kiosk or stall and associated street furniture, does not obstruct either local footways, promenades and esplanades;
- b. the design of the kiosk or stall is sympathetic to the surrounding environment, paying particular attention to local street scenes and where applicable, conservation areas, listed buildings and key views;
- c. the cumulative impact of the proposal, including any clustering of such uses or particular types of uses on the local area, are not significantly adverse; and
- d. adequate provision is made for:
 - operational refuse storage out of sight; and
 - litter bin(s) for customers.

Where necessary, conditions may be imposed on proposals to restrict the amount and extent of any external seating, tables, signage, etc.

Policy Justification and Supporting Text

7.21 In specific areas such as the Borough's seafront and coastal resorts, the provision of kiosks and stalls help offer flexible and niche shopping and leisure experiences for residents and tourists, as well as providing an important local economic boost to coastal communities. In town centres, whilst similar benefits are realised, the careful design and position of kiosks and stalls can also help provide activity to existing dead frontages to increase vibrancy and vitality of centres.

7.22 Reflecting this important contribution to the Borough's overall retail, tourism and cultural offer, new kiosk and stall proposals will be generally acceptable where located within the designated Holiday Accommodation Areas, Town Centres and Great Yarmouth Seafront Area. Proposals for new kiosks or stalls outside of these areas will only be acceptable where meeting the requirements of the sequential approach in Policy R1.

7.23 The positioning or appearance of new kiosks and stalls, if poorly thought out can make areas look and feel unattractive by cluttering up streets and highways, intruding upon sight lines, blocking active frontages and introducing unpleasant and inappropriate odours which may have a negative impact upon the vitality of the area and amenity of the existing and future users. To ensure that new kiosks and stalls are developed sustainably and in consideration of the surrounding environment and users, new proposals will also need to demonstrate satisfactory compliance against the detailed criteria in the policy.

Food and Drink Amenity

Policy R7: Food and drink Amenity

When determining the impact of food and drink uses on an area, the following matters will be taken into consideration.

- a. The cumulative impact and effects of clusters of other food and drink uses, including those with unimplemented planning permissions.
- b. The impact of noise and general disturbance, smells, litter and late night activity, including those impacts arising from the use of external areas.
- c. Availability of parking, servicing facilities and public transport.
- d. Highway and pedestrian safety.
- e. Availability of refuse storage space and disposal facilities.
- f. The appearance of any associated extensions, flues and installations

Policy Justification and Supporting Text

7.24 Food and drink uses can be beneficial to the vibrancy, diversity and vitality of centres however, they require careful management to prevent harmful impacts upon the amenity of an area. This policy intends to aid the delivery of appropriate food and drink uses as promoted by Policy CS7(d) by ensuring that the individual and cumulative impacts of food and drink uses do not harm the character of the centre or cause nuisance to residents and other businesses occupiers in the vicinity of food and drink uses.

7.25 The policy provides a non-exclusive list of the main amenity considerations that will need to be addressed by those preparing or deciding planning applications for new food and drink uses.

Rural Retailing

Policy R8: Rural retailing

The development of new or expanded rural retailing uses will only be permitted where:

- a. the retailing is predominantly of the produce of land within a contiguous holding, and the scale and nature of the proposals is consistent with the range, amount and seasonality of that produce;
- b. the scale and nature of the development is not intrusive within the landscape; and
- c. the site has a safe and convenient access to the highway network.

Policy Justification and Supporting Text

7.26 Rural retailing, such as farm shops, nurseries and garden centres can provide a supportive platform to grow local businesses and jobs related to the rural economy.

7.27 In recent years, the range of products sold, particularly in garden centres, has been extended to include other retail goods as well as providing popular activities such as cafes and play areas, however these have the ability to draw trade away from the Borough's town, district and local centres, potentially undermining their future vitality and viability. Garden centres (and similar enterprises) often require large areas of land to accommodate buildings, car parking and display of plants and other goods and by their commercial nature, can be both visually intrusive upon the landscape and have a significant impact on the local highway network.

7.28 To ensure that new or expanded rural retailing use does not undermine the viability and vitality of nearby designated centres, proposals for retail development based in the countryside will be assessed against the above policy criteria. Where a development proposal is planned over 200m² the submission of a Retail Impact Assessment will be required. This complies with the approach set out in Core Policy CS7. Where it is necessary, the Council may limit the range and goods sold by planning condition, in the interest of protecting and not undermining the vitality of existing designated centres.

7.29 Some permitted development rights presently exist for the conversion of agricultural buildings to flexible commercial business and services uses. In circumstances where planning permission is required, Policy R8 will apply.

8 BUSINESS AND INDUSTRIAL DEVELOPMENT

Business Development

Policy B1: Business development

Office, industrial and storage & distribution development uses will be permitted within the Development Limits identified on the Policies Map provided it can be demonstrated that the use and structures will be compatible with, and not significantly detrimental, to the existing allocated and permitted uses and occupiers in the vicinity.

Office uses located outside of defined town, district and local centres, or other suitable employment locations identified through the Local Plan, will be subject to the sequential test as set out in national planning policy.

Outside the Development Limits a more restrictive approach will apply, and proposals will be permitted only where they comply with the criteria above, national planning policy and:

- a. are small-scale and rural in character and sensitive to its surroundings and well-related to existing settlements; or
- b. it can be demonstrated that they could not be accommodated within defined Development Limits; or
- c. they comprise an extension or alteration to existing business premises which does not result in a major change in the scale and impact of the premises or use.

Policy Justification and Supporting Text

8.1 This policy adds detail to Core Strategy Policy CS6 and the NPPF in supporting business development. The criteria within the policy addresses proposals for new and extended business development, and the requirements within and outside of defined development limits as identified on the Policies Map. The policy will help to ensure that business development is located appropriately according to its intended use and potential impacts on the surrounding environment are minimised and avoided where possible.

8.2 The policy allows for business development outside of Development Limits where the proposal is small-scale and rural in character or the proposal cannot be accommodated within Development Limits or it would comprise an extension to existing premises. Proposals which are rural in character may involve the conversion of existing agricultural buildings or other buildings in the countryside. Proposals for new build will need to be of a scale which is compatible with the rural character of the area and be carefully considered against landscape requirements in Policy CS11 and Policy E4. For larger proposals, it will be necessary to demonstrate that it is not possible to accommodate them within Development Limits. This should be demonstrated through evidence which assess the availability and suitability of sites within Development Limits. In these circumstances, it will still be necessary to be in conformity with other policies in the plan, particularly Policy GSP3 on Strategic Gaps and Policies CS11 and E4 with respect to landscape impact. To minimise impacts in these scenarios, it would be preferable for developments to be adjacent or closely related to the Development Limits.

9 LEISURE AND TOURISM

Holiday Accommodation Areas

Policy L1: Holiday accommodation areas

Within the 'Holiday Accommodation Areas', as defined on the Policies Map, the Council principally aims to:

- a. encourage year-round, sustainable tourism;
- b. support proposals which upgrade or enhance existing or replacement visitor accommodation and ancillary tourist facilities;
- c. resist the loss of tourism uses to non-tourism uses; and
- d. maintain and improve the public realm and the area's open spaces.

In order to achieve those aims, the following tourist uses will be generally encouraged within the Holiday Accommodation Areas, subject to consideration of compatibility with the existing surrounding uses and the potential impacts on the landscape and character of the immediate local area;

- e. Hotels.
- f. Camping and caravan pitches.
- g. Self-catering accommodation.
- h. Bed and Breakfast establishments where the owner is resident on the premises and the clients wholly or predominantly there for short term holiday accommodation.
- i. Food and drink uses.
- j. Holiday entertainment.
- k. Visitor attractions.
- l. Amusement arcades.
- m. Small-scale retail units appropriate to serving the needs of the holiday accommodation.

The loss of holiday accommodation within Holiday Accommodation Areas to alternative uses will only be acceptable in specific circumstances where the current use is demonstrated to be unviable due to:

- n. vacancy of the accommodation of at least a one year period; and
- o. marketing of the site for tourist accommodation or an alternative tourist use for at least a one year period; or
- p. the viability of an alternative tourist-related use of the site.

New or expanded holiday accommodation that is developed over the plan period which is located outside of the identified 'Holiday Accommodation Areas' will be treated as being a Holiday Accommodation Area once complete for the purposes of this policy.

Policy Justification and Supporting Text

9.1 This policy sets out the detail required to give effect to Core Strategy Policy CS8, in the Borough Council's approach to promoting tourism, particularly within existing holiday accommodation areas (as defined on the Policies Map). In addition to forms of holiday accommodation, the policy encourages a comprehensive set of ancillary uses suitable to cater for a strong local tourist and leisure industry. The policy is flexible, offering support to proposals that will improve or enhance existing facilities and encourage year-round sustainable tourism.



9.2 Development proposals for food and drink uses, or kiosks and stalls, will be considered carefully against the specific detailed policies (Policies R6 and R7). This will ensure that the local tourist industry is not adversely affected by either the potential over-concentration or nuisance and disturbance that can result from food and drink uses.

9.3 Accommodation within Holiday Accommodation Areas will be maintained for visitor use. Additional permanent residential development within these areas will not be permitted. Permitted new or expanded holiday accommodation will be conditioned to restrict permanent residential occupancy. In specific circumstances, where tourist uses are considered to be unviable, this will need to be demonstrated with the appropriate evidence, including marketing evidence submitted to the Borough Council. The marketing evidence will need to demonstrate that the unit/facility has been marketed at a reasonable price reflecting market value and on competitive terms and conditions. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why a sale/lease did not progress.

9.4 In accordance with Policies CS11, E4 and national planning policy, such development will require careful consideration of potential impacts upon the setting of the surrounding landscape. Outside of the urban areas, the Borough is largely characterised by open rural spaces and along the coast stretches of cliffs, beaches and dunes. The Borough also comprises parts of the Broads and an Area of Outstanding Natural Beauty which are afforded the highest status of protection.

9.5 Given the extent of existing tourist development within the defined Holiday Accommodation Area, it is not anticipated that this policy will result in a large net gain of tourist development coming forward over the plan period. However, in circumstances where additional holiday accommodation is proposed, a contribution to habitat monitoring and mitigation measures in accordance with Policy GSP5 will be required.

New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas

Policy L2: New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas

New or expanded tourist facilities (including tourist accommodation) may be permitted outside of the Development Limits and Holiday Accommodation Areas, but only where these:

- a. are an appropriate scale to the character of the area, availability of local services and facilities, and hierarchical level of the nearby settlement;
- b. individually and cumulatively do not significantly change the character of the local countryside, landscape or (where applicable) settlement, taking into account particularly:
 - the quantity, scale, density and design of any additional buildings, structures, caravans, car parks;
 - the types and amounts of traffic movements and any impacts, including those upon the tranquility of the area;
 - the impacts of lighting, advertisements and boundary treatments on the landscape and nightscape;
 - any adverse impact on the nationally significant Broads or the Norfolk Coast Area of Outstanding Natural Beauty, but also undesignated but open rural and coastal landscapes;
 - the potential for any adverse impacts upon environmentally sensitive locations such as National Site Network habitat sites; and
- c. do not have a significant adverse impact on the living conditions of adjoining occupiers.

Small-scale countryside tourism, particularly that involving physical activity or other appreciation of the countryside for its natural or rural qualities, its conservation, or the understanding and enjoyment of the Broads, subject to the above, will be encouraged.

Policy Justification and Supporting Text

9.6 The above policy provides the detailed criteria to support Core Strategy Policy CS8 (parts (j), (k) and (n), in particular) by encouraging new or expanded tourism development outside of urban areas and in more rural locations where they are appropriate to the scale and sensitivity of the location.

9.7 The policy ensures that the character, setting and sensitivity of the countryside (especially nationally and internationally protected sites) will not be adversely affected by tourist facilities outside of built-up areas or existing holiday parks. Small-scale tourist development proposals will be particularly encouraged where they provide an improvement opportunity, for example, to rejuvenate redundant rural buildings of historic or landscape value, or to enhance areas of nature conservation importance.

9.8 In accordance with Policy GSP5, where the potential for increased recreational pressures on nearby internationally protected habitats sites is demonstrated, mitigation measures may be sought in the form of contributions.

Equestrian development

Policy L3: Equestrian development

New and extended equestrian development will be permitted where:

- a. it does not give rise to the need for an additional dwelling on or close to the site;
- b. the scale of development is appropriate to the setting of the area, particularly where the setting of the Broads is relevant;
- c. the appearance of the development, including buildings, landscaping, roadways, ground works and surfacing, fencing and other enclosure, lighting, external storage, parking and general associated paraphernalia does not have significant adverse impacts on either the landscape, intrinsically dark skies, or local amenity;
- d. the operation of the business will not give rise to adverse impacts on the occupants of dwellings and holiday accommodation not under the control of the applicant;
- e. suitable vehicular access, connection to the wider highway network and car, commercial vehicle and trailer parking is available or can be achieved;
- f. the site is well related to a suitable network of off-road rights of way for horse riding (either public rights or rights held by the applicant); and
- g. does not result in a cumulative proliferation of such uses in the immediate vicinity.

Policy Justification and Supporting Text

9.9 The Core Strategy and the NPPF recognise the need to strengthen the rural economy, and the tourist industry, and commercial scale equestrian developments offer such potential.



9.10 The above policy applies to both small and larger (commercial) scale equestrian developments. Such facilities tend to be located in the countryside and depending on their scale, can require large serviced and fenced grounds. The policy criteria will ensure that all equestrian developments are suitable in their landscape setting, taking account of potential impacts and avoiding the development of unnecessary isolated dwellings in the countryside.

9.11 In accordance with Core Strategy Policy CS9: Encouraging well-designed, distinctive places, CS11: Enhancing the natural environment, Policy E4 of the Local Plan Part 2 and paragraph 190 of the NPPF, the potential for such development or uses to adversely impact (particularly those that include lighting) upon dark skies will need to be considered and where relevant addressed. This is particularly relevant where schemes may be located in close proximity to 'intrinsically dark skies' as identified in

the Broads Local Plan. Consideration should also be given to the findings of the Settlement Fringe Study.

9.12 In accordance with Policy GSP5, where the potential for increased recreational pressures on nearby National Site Network habitat sites is demonstrated through the use or development of the site, mitigation measures may be sought.

10 ENVIRONMENT AND CLIMATE CHANGE

Flood Risk

Policy E1: Flood risk

For the purposes of the operation of the sequential test as set out in paragraph a) of Policy CS13 of the Core Strategy, where development is proposed in an area of flood risk as defined by:

- a. the Council's most recent Strategic Flood Risk Assessment, and/or
- b. the Environment Agency 'Flood Map for Planning'.

the following will apply for residential development:

- c. For sites within Great Yarmouth Town the area of search for alternative sites can be limited to Great Yarmouth Town.
- d. For sites outside of Great Yarmouth Town the area of search for alternative sites will need to cover the entire Borough and be considered against the overall supply of housing in the Borough.
- e. For sites comprising 100% affordable housing to meet local needs or exception sites under Policy CS4 the area of search for alternative sites will need to cover the area the specific need is arising from.

Where non-residential uses are proposed, areas of search should be applied proportionately depending upon the type of use.

Planning applications within areas of flood risk (as defined above) will need to be supported by a Flood Warning and Evacuation Plan which covers flood warnings, escape routes and procedures, and awareness of the risks involved. The Flood Warning and Evacuation Plan will be secured by a planning condition.

Policy Justification and Supporting Text

10.1 All development proposals in the Great Yarmouth Borough will be assessed and determined with regard to the management and mitigation against flood risk from all sources. Development will be determined by guidance and policy from the National Planning Policy Framework (NPPF) and National Planning Practice Guidance.

10.2 The NPPF states that development should not be permitted in areas at risk from flooding if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. It therefore requires planning applications for development in areas at risk of flooding to be subject to a Sequential Test to prove that there are no suitable alternative sites at less risk of flooding. For housing development, the appropriate area of search should be the housing market area which is the entire Borough. This Local Plan allocates more than sufficient land for housing to meet needs across the Borough. Therefore, on adoption of this Local Plan, there are suitable, available sites for housing necessary to meet needs. Therefore, proposals for new housing development in areas at risk from flooding will not pass the Sequential Test as there are sufficient alternative sites at a lower risk of flooding.

10.3 However, for proposals within the town of Great Yarmouth, a different approach will be required as most of the town is at risk from flooding (particularly when allowing for climate change over the next 100 years). The implications of the Sequential Test in this regard would rule out developments on most sites across the town which have not been allocated in this Local Plan. This would not be a desirable situation as the town is an otherwise sustainable location for development and needs investment in the form of new homes. This is particularly important with regard to the regeneration of the town centre in accordance with Policy GY1. Furthermore, the Local Plan also has a windfall allowance for the town. Therefore, irrespective of the housing land supply across the Borough, where developments are proposed within Great Yarmouth, the Sequential Test will only need to consider whether at the time of the application there are any suitable and available sites within Great Yarmouth at a lower risk of flooding than the application site. For proposals central to regenerating the town centre, the area of search can be limited to town centre and edge of centre sites.

10.4 For sites comprising 100% affordable housing to meet a specific local need, or an exception site under Policy CS4, a smaller area of search relative to the local need will be appropriate for the Sequential Test. The overall supply of housing across the Borough will not be relevant in these scenarios as these schemes are for the purpose of meeting a local need.

10.5 When assessing non-residential uses, the area of search should be applied proportionately depending on the nature of the use proposed. For example, where education use is proposed, this should be sequentially tested for other alternative sites within the same catchment area. For retail and other main town centre uses, the area of search should reflect the Sequential Test set out in Policy R1.

10.6 Where the Sequential Test can be passed, proposals will still need to be subject to the Exception Test as relevant and set out in national planning policy. The exception test requires demonstration that the sustainability benefits of the development outweigh the risk of flooding and by ensuring that the development is safe for its lifetime and does not worsen flood risk elsewhere. In terms of demonstrating the sustainability benefits of the development, the proposal should be assessed against the sustainability appraisal framework contained within the Sustainability Appraisal Report which accompanies this plan. In terms of demonstrating the site is safe for development, finished floor levels or living accommodation in 'more vulnerable' development should be 300mm above the 1 in 200 year flood event level (including climate change allowance) and safe refuge in the building should be provided 300mm above the 0.1% (1 in 1000 year) flood event level (including climate change allowance).

10.7 The Policy also requires the submission of a Flood Warning and Evacuation Plan with planning applications for development on sites at risk of flooding. The plan should identify the site's location, the risk of flooding and access and egress arrangements. It should identify what warning measures will be put in place and how occupants will be made aware of the risks. The plan should include detailed instructions to occupants about what to do in the event of a flood. The Flood Warning and Evacuation plan and its implementation will be secured by planning condition.

Relocation from Coastal Change Management Areas

Policy E2: Relocation from Coastal Change Management Areas

Proposals for the replacement and relocation of development from within the Coastal Change Management Areas identified on the Policies Map will be permitted both within and outside of Development Limits where:

- a. for commercial (including tourist accommodation), community, agricultural and other business development:
 - the relocated/replacement development is of a scale and type commensurate with that replaced;
 - the relocated/replacement development is located at an appropriate distance inland with regard to Policy GSP4 on Coastal Change Management Areas; and
 - the relocated/replacement development is in a location which is accessible to the coastal community from which it was displaced.
- b. for residential development:
 - the relocated/replacement development is of a scale commensurate with that replaced;
 - the relocated/replacement development is within, adjacent to, or very closely related to one of the settlements identified in settlement hierarchy in Policy CS2 of the Core Strategy;
 - the relocated/replacement development is outside of the Coastal Change Management Area as defined on the Policies Map;
 - the proposed development would replace and relocate uses or structures that are within a Coastal Change Management Area shown on the Policies Map.
- c. for all proposals falling within parts a) and b) the existing site is:
 - cleared of all buildings, structures, and any vehicles, caravans and other paraphernalia which may be stationed upon it, and subsequently maintained likewise; and
 - landscaped in a manner appropriate to its location, surroundings and forecast lifetime; and
 - put to open space, agricultural or other similar use which can adapt to the anticipated change and will not give rise to demands for new built development or additional defences.

The Council may consider enabling development to facilitate relocation schemes under the above criterion. In such cases, applications will need to be supported by evidence of viability which demonstrates that the scale of enabling development proposed is necessary to facilitate the relocation scheme.

Policy Justification and Supporting Text

10.8 This policy supports the aims of Policy GSP4 by providing a basis to relocate and replace existing development from within the Coastal Change Management Area to more suitable areas.

10.9 Significant numbers of residential properties and commercial properties are at risk from coastal erosion within the next 100 years. The National Planning Policy Framework states that local plans should make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. The National Planning Practice Guidance advises that allowing for relocation where planning permission would normally be refused is a way in which this can be achieved.



10.10 Policy E2 allows for the relocation of development within the Coastal Change Management Area to sites more inland, both within and outside of Development Limits. Commercial, community, agricultural and other business development could be relocated to sites less at risk from erosion but still within the Coastal Change Management Area, providing it is in accordance with Policy GSP4. In order to sustain coastal communities, the relocated development should be well-related to the community it was displaced from. Relocated residential development (which has a lifetime of 100 years) should be located outside of the Coastal Change Management area and adjacent, or closely related to, existing settlements (as identified in Table 5 of the supporting text to Policy CS2 of the Core Strategy) in order to avoid development in poorly accessible locations and minimise the impact on the undeveloped countryside. The viability of relocating property at risk from erosion can be challenging. Where evidence is presented which demonstrates that it is necessary, the Council may consider an appropriate scale of enabling development which is sufficient to facilitate relocation schemes.

10.11 The policy also requires the applicant to address the appropriate clearance of the original site, minimising waste and maintaining the quality of the local coastal environment.

Protection of open spaces

Policy E3: Protection of open spaces

Open spaces which provide local amenity, or recreational benefit to the local community, will be protected. Development proposals that contribute to the loss of either of these will only be permitted in limited circumstances and where:

- a. the proposal is ancillary to the space and will add to the value and function of the local open space to the benefit of amenity or the local community; or
- b. the applicant can demonstrate that the local open space is no longer required in its existing open space use or an alternative open space use; or
- c. the loss of space will be replaced by equivalent or better provision in terms of quantity and quality, including accessibility to the local community where relevant.

Policy Justification and Supporting Text

10.12 The above policy builds on the NPPF in protecting open spaces. Open spaces tend to be publicly available and provide local amenity and recreational facilities for the local community. However, they can also be private spaces or provide more subtle functions such as contributing to the character and setting of buildings of historic or architectural value. Open spaces also help support biodiversity, the aesthetic quality of the public realm and built environment and mitigate flood risk.

10.13 Policy E3 seeks to retain existing open spaces, and ensure that they are only lost where it can be demonstrated they are surplus to requirements or the space will be replaced by equivalent or better provision in terms of quantity and quality, including accessibility to the local community where relevant.

10.14 In demonstrating whether an open space is no longer required, an applicant should undertake an open space needs assessment. This assessment should consider the provision of open space with the same use within the site catchment area, alternative open space uses and how the site relates to existing provision for each respective type of open space use in the locality (referring to the types of open space listed in Policy H4 and Appendix D setting out accessibility standards). The contribution an open space makes towards local amenity, public realm, biodiversity and the wider green infrastructure network should be considered as part of an open space needs assessment.

10.15 For the purposes of this policy, amenity includes positive contributions to the character and setting of areas or buildings of particular historic or architectural value. The loss of spaces which form part of the setting of a heritage asset will need to be considered with regard to Policy CS10, Policy E5 and the NPPF.

Trees and landscapes

Policy E4: Trees and landscape

Development will be supported where it:

- a. retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology to the locality; and
- b. takes opportunities to enhance those features and qualities, commensurate with the scale and nature of the development.

Where development may impact upon trees, planning applications should be supported by an arboricultural assessment (to BS 5837 or an equivalent standard).

Developments should include landscaping schemes as appropriate to the size and nature of the development in order to mitigate impacts on and where possible enhance the local landscape character.

Development which is either:

- c. within the Norfolk Coast Area of Outstanding Natural Beauty; or
- d. inter-visible with, or otherwise affecting the landscape or setting, of either the Area of Outstanding Natural Beauty or the designated Broads area,

will be carefully controlled to avoid adverse impacts on their landscapes and natural beauty, and the enjoyment of their special qualities, including views out from those areas and the value of dark skies as part of their landscape.

Policy Justification and Supporting Text

10.16 This policy sets out the detail required to give support to Core Strategy Policies CS9 (g) and CS11 parts (d) and (e). Great weight will be given in conserving the landscape and scenic beauty, with particular emphasis on sites that have the highest status of protection, such as The Broads (National Park) and Area of Outstanding Natural Beauty within the Borough.

10.17 When considering the impact of development upon the landscape and the value of existing natural features on a site, the Borough Council will have regard to the Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study (December, 2016), Great Yarmouth Borough Landscape Character Assessment (April, 2008) and the Broads Authority's Landscape Character Assessment.

10.18 Trees and hedgerows, particularly ancient trees and hedgerows, provide an important contribution to the landscape and to biodiversity. Therefore, Policy E4 seeks to retain trees and hedgerows where possible. This is important in terms of meeting emerging requirements under the provisions of biodiversity net gain on developments which are expected to be introduced through the forthcoming Environment Bill. In considering the impacts of development on trees, the Borough Council may require site surveys which identify all trees and natural features on the site and assess their quality, a landscaping plan to indicate natural features to be retained and provided, and identification of specific protection measures (such as root protection zones) for existing features to be retained. Surveys should be to the standard set by the British Standards Institution 'Standards

Publication: Trees in relation to design, demolition and construction – Recommendations’ (BS 5837-2012), or equivalent standard.

Historic environment and heritage

Policy E5: Historic environment and heritage

In accordance with national planning policy and Policy CS10 of the Core Strategy, proposals for development should seek to conserve and enhance the significance of heritage assets, including any contribution made by their setting, by positively contributing to the character and local distinctiveness of the area.

Development proposals within conservation areas, or in a location that forms part of its setting, should take into account the special and distinctive character of the area which contributes to its significance and have regard to the relevant Conservation Area Appraisal and Management Plan.

Non-listed buildings or structures which either make a positive contribution to the significance of a conservation area or are a non-designated heritage asset will be protected from demolition.

Proposals which involve the loss of non-listed buildings/structures which either make a positive contribution to the significance of a conservation area or are non-designated heritage assets will only be permitted where:

- a. the building/structure is structurally unsound and beyond feasible and viable repair for reasons other than deliberate damage or neglect; or
- b. all measures to sustain the existing use or find an alternative use/user have been exhausted and the building risks falling into dereliction.

In all cases replacement buildings, or any new use of the site, should preserve or enhance the character of the area and the significance of heritage assets.

Development proposals which have the potential to impact on Heritage Assets or their settings should be supported by a Heritage Impact Assessment prepared by an individual with relevant expertise. An archaeological assessment must be included with any planning application affecting areas of known or suspected archaeological value to ensure that the preservation and/or recording of archaeological remains can be secured.

Policy Justification and Supporting Text

10.19 This policy sets out the detail required to support Core Strategy Policies CS9 and CS10. The Borough has a rich historic environment with over 400 listed buildings, 13 scheduled monuments, 1 historic park and garden and 17 conservation areas.

10.20 The National Planning Policy Framework recognises the value of heritage assets and provides protection for all heritage assets with Grade I and II* listed buildings, scheduled monuments and Grade I and II* registered parks and gardens granted the highest levels of protection. The Local Plan does not seek to replicate the National Planning Policy Framework or its accompanying guidance which provides sufficient detail for the determination of applications affecting designated heritage assets. Therefore, the Council will rely on national policy and guidance in this regard. However, it is considered necessary to set out some more detailed local guidance particularly around considerations relating to development within conservation areas and proposals with the potential to result in the loss of non-designated heritage assets.

10.21 The Council prepares and updates from time to time Conservation Area Appraisals and Management Plans for the Borough's Conservation Areas. These documents should help inform development proposals within conservation areas to ensure that development conserves and enhances the character of the conservation area. Proposals which would result in a loss of non-designated heritage assets or buildings/structures which positively contribute to a conservation area will be resisted. The policy allows for a loss of a building/structure if it is structurally unsound and beyond feasible repair. In these scenarios, planning applications will need to be accompanied by a structural survey and financial viability evidence to demonstrate that re-use is not structurally feasible or financially viable. The policy also allows for a loss of a building/structure where all measures to find a suitable use for the building have been exhausted. In demonstrating this, evidence of marketing will be required. The marketing evidence will need to demonstrate that the building has been marketed at a reasonable price reflecting market value and on competitive terms and conditions for at least 12 months to ensure all potential options for re-use have been fully explored. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why a sale/lease did not progress. Where a building/structure is proposed to be lost, the replacement should conserve and enhance the quality of the area.



10.22 Non-designated heritage assets will typically have architectural, artistic, historic or archaeological interest. To help with the implementation of this policy the Council will prepare a Supplementary Planning Document to set out criteria for helping to identify non-designated heritage assets. This could also inform the creation of a local list of non-designated heritage assets and support the identification of buildings and structures of local importance in Neighbourhood Plans.

10.23 The policy also sets out a requirement for development proposals which have the potential to impact on heritage assets or their settings to be supported by a Heritage Impact Assessment and/or an archaeological assessment where there is potential for archaeological remains. Assessments should be prepared by an individual with appropriate expertise. The assessment should have regard to guidance issued by Historic England and consider the local historic environment record. The level of detail should be proportionate to the importance of the asset.

Pollution and hazards in development

Policy E6: Pollution and hazards in development

Development proposals will be supported where the potential for the creation of, or susceptibility to, hazards and pollution (including air and light pollution) has been suitably avoided or suitably mitigated.

Applicants will need to demonstrate their proposals are safe from, and do not give rise to, unacceptable hazards and/or pollution as a result of the following matters:

- a. the proposed development and the activities and substances involved;
- b. the site itself, and any potential existing contamination or land instability; and/or
- c. the proximity of the proposal to any existing hazards;
- d. the cumulative effect of development with respect to pollution and hazards on health, living conditions and the natural environment in combination with nearby development or developed uses.

Any development within the specified distance from the sites identified as notifiable installations, or the development of new notifiable installations, must take account of any risks involved and the need for appropriate separation between hazardous installations and incompatible uses.

Where proposals are within a close proximity (500m) to watercourses, there may be the potential for a hydrological link. Development proposals should take into account the potential for pollutants and demonstrate a strategy for preventing this reaching the watercourses untreated.

Where proposals are in close proximity to nature conservation sites the potential for increased pollution must be suitably mitigated for development to be supported.

Policy Justification and Supporting Text

10.24 In accordance with the NPPF and Policy CS9(f) of the Core Strategy, the above policy sets out the details to assess development proposals where there may be pollution or hazard risks.

10.25 Sites and installations which have quantities of hazardous substances present on-site are designated as notifiable installations by the Health and Safety Executive (HSE). There are a number of sites within the Borough which are identified as notifiable installations as they pose specific issues of safety and possible harm to human health in adjoining areas:

- Bunn Fertiliser,
- Transco, Great Yarmouth Holder Station,
- ASCO Fuels & Lubricants

10.26 Where proposals come forward within a specified distance to the notifiable installations, advice from the Health and Safety Executive (HSE) will be needed due to the proximity of these sites and the inherent nature of risks associated with them. Where there are risks, the emphasis will be on applicants to demonstrate that their proposals are safe and do not give rise to unacceptable impacts. The specified distances are identified by the Health and Safety Executive and are subject to change over time.

10.27 The siting of new notifiable installations will be managed with the aim of keeping the installations separate from housing and other sensitive land uses with which the installations would be incompatible. The Council will consult the Health and Safety Executive and the Environment Agency about the siting of proposals for new notifiable installations.

10.28 The Borough also has a number of explosives sites within its boundary, which it will also seek the advice of the Health and Safety Executive on where proposals come forward within their identified areas.

10.29 Where proposals are within a close proximity (500m) to watercourses, there may be the potential for a hydrological link. Where the watercourses are within, or linked to, any National Site Network habitat sites, the proposals should also be supported with a project level Habitats Regulation Assessment (HRA) which addresses any likely significant effects.

10.30 The National Planning Policy Guidance also provides guidance on air quality and on hazardous substances, this guidance and particularly the flowchart section on how air quality considerations are relevant to the development management process will be referred to where applicable when processing planning applications. Other documents from statutory authorities will be considered such as DEFRA's Clean Air Strategy 2019. Consideration should also be given to Policy A1.

10.31 The impact of potential light pollution from artificial light sources in areas such as the Area of Outstanding Natural Beauty must be suitably mitigated in line with the requirements of the NPPF. Consideration should also be given to Policy A1.

Water conservation in new dwellings and holiday accommodation

Policy E7: Water conservation in new dwellings and holiday accommodation

New residential development, and holiday accommodation in buildings, will be supported only where it meets the higher water efficiency standard of requirement of 110 litres per person per day.

Policy Justification and Supporting Text

10.32 Water efficiency is one of the national technical standards which may optionally be imposed through local planning policy.

10.33 East Anglia faces significant water resource challenges, as a result of relatively low rainfall, and high levels of residential and agricultural water demand. These challenges are likely to be exacerbated by climate change, which is expected to result in lower overall rainfall for the region, including more frequent drought conditions, but along with increased intensity of periods of heavier rainfall. It is therefore important that growth in the region addresses water efficiency, and the Council has obligations in these regards under the European Water Framework Directive and the Natural Environment and Rural Communities Act 2006.

10.34 The Norfolk Strategic Planning Framework identifies Norfolk as an area of serious water stress as a result of the above issues, and the consequent impact these can have on water quality in the sensitive environment which includes many national and internationally designated nature conservation sites and The Broads. Agreement 17 of that Framework commits all the Norfolk planning authorities "to seek to include the optional higher water efficiency standard (110 litres/per person/per day) for residential development".

10.35 In the context of the prevalence of the holiday industry in the Borough, it is considered desirable to include, as far as practicable, new holiday accommodation in this policy's requirement. Caravans and other holiday accommodation which do not constitute 'buildings' for the purposes for Buildings Regulations are unaffected by this policy, but 'built' holiday accommodation is expected to conform to this standard.

10.36 The NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. Core Strategy Policy CS12 seeks to encourage the prudent use of water and match new development with the available supply of water and avoid adverse impacts on nature conservation.

10.37 The optional higher requirement of 110 litres person day water efficiency is set out in Part G of the Building Regulations. Compliance with that standard will be a condition of planning permission for residential development. The developer would then need to use the water efficiency calculator in Part G2, Appendix A, when completing their Building Regulations assessments, to show how the development meets the requirement.

10.38 The cost of implementing the standard is extremely low in relation to the overall cost of housing and built holiday development, and should therefore have negligible impact on viability.

11 COMMUNITY FACILITIES

Community Facilities

Policy C1: Community facilities

The retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth, will be encouraged.

Development leading to the loss of an existing community facility will only be permitted where it is demonstrated that either:

- a. it is to be replaced by a facility of equal or greater quality in a suitable location to meet the day-to-day needs of existing users; or
- b. the area currently served by it would remain suitably provided following the loss; or
- c. it is no longer viable or feasible to retain the premises in a community facility use as demonstrated by a marketing evidence which covers at least a 12-month period of marketing.

Policy Justification and Supporting Text

11.1 The term community facilities is wide-ranging and includes facilities such as schools, colleges and other educational facilities and community centres, doctors, dental surgeries, public houses and sport and recreational facilities. In small rural settlements, facilities could include post offices and local convenience stores, which serve a community and should also continue to be protected under this policy where possible. Policy C1 supports the approach of Core Strategy Policy CS15 and the NPPF.



11.2 This policy sets out the detail required to determine planning applications in relation to community facilities. In demonstrating compliance with criterion C1(b) of the policy, it will be necessary to provide evidence with a planning application which assesses local provision and demand/need for facilities. In demonstrating compliance with criterion C1(c) of the policy, it will be necessary for a planning application to be accompanied by marketing

evidence. The marketing evidence will need to demonstrate that the building has been marketed at a reasonable price for at least a 12-month period, reflecting market value for community uses and on competitive terms and conditions. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why a sale/lease did not progress.

11.3 Note that there is a specific detailed policy, Policy E3, focused on the protection of open spaces.

Education Facilities

Policy C2: Educational facilities

New, extended or remodelled educational facilities outside of Development Limits, will be permitted where it is demonstrated that the development will provide benefits to the local community that cannot be satisfactorily accommodated within Development Limits.

Policy Justification and Supporting Text



11.4 This policy adds detail to Core Strategy Policy CS15 and NPPF paragraph 94. Given that some existing educational facilities are outside of Development Limits, the policy allows for the development of educational facilities outside of Development Limits where necessary. The policy will help to ensure that educational facilities are located appropriately according to the communities they serve and limiting the potential for adverse impacts on the surrounding environment.

11.5 In accordance with Policy GSP1, proposals for new extended or remodelled educational facilities will generally be supported where they are located within Development Limits.

12 INFRASTRUCTURE

Vehicle parking for development

Policy I1: Vehicle parking for developments

Requirements for vehicle parking (including cycle parking) will be determined with regard to the most up to date standards published by Norfolk County Council.

Where developments in the town and village centres are unable to provide the required parking provision on site, consideration will be given to financial contributions to improve public parking provision.

Development should be designed to enable charging of plug-in and other ultra low-emission vehicles in safe, accessible and convenient locations.

Policy Justification and Supporting Text

12.1 This policy adds detail to Core Strategy Policy CS9 part (e) and NPPF paragraph 105. When determining planning applications, the Borough Council will have regard to the parking standards ([current version: 2007](#)) published by Norfolk County Council. Of particular importance, the standards set the number of spaces per dwellings and the width of parking spaces to accommodate modern cars (2.5m) and garages of 3m wide (internal dimensions) to allow people to park within them and be able to open the doors sufficiently wide to enter/leave the vehicle with relative ease.

12.2 Technology within the motor vehicle industry for electronic vehicles has advanced significantly over the last decade. The Government, in its 'Road to Zero Strategy' published in 2018, has an ambition to achieve 50-70% of all new car sales to be ultra-low emission by 2030. There is an expectation that the use of electric vehicles will increase significantly. To support this more sustainable mode of transport, new developments that provide parking spaces should respond to meet this demand. The Borough Council will be working in partnership with Norfolk County Council to establish the appropriate provision of electric vehicle charging points for residential, retail and commercial developments.



Telecommunications

Policy I2: Telecommunications

New or improved telecommunications infrastructure will be encouraged and supported where:

- a. The installation and any associated apparatus is sited and designed to minimise any unacceptable impact on visual and residential amenity, highway safety, the historic environment and the character and appearance of the area where it would be sited;
- b. any building-mounted installations would not have an unduly detrimental impact on the character of appearance of the building; and
- c. it has been demonstrated that there are no reasonable opportunities for sharing a site, mast or facility with existing telecommunications infrastructure in the vicinity that would result in a greater visual impact.

The Council will continue to work with the telecommunication industry to maximise access to super-fast broadband, wireless hotspots and improved mobile coverage for all residents and businesses. In pursuance of this, new development proposals will be required to demonstrate either:

- d. the proposal will deliver the most viable high-speed broadband connection; or
- e. where fibre connections cannot be currently provided, infrastructure within the site should be designed to facilitate fibre installation in the future.

For relevant development proposals, the Council may also require applicants to submit a Site Connectivity Plan setting out how the fibre connections will be connected to the site in a timely and efficient manner.

Policy Justification and Supporting Text

12.3 Better connectivity provides social and economic benefits to both residents and businesses throughout the borough of Great Yarmouth. The impact of technology and particularly fibre and high speed broadband can help businesses expand and remain competitive, can provide environmental benefits by reducing the need to travel, as well as helping to facilitate learning and skills development and allowing access to community and other services available online.

12.4 This policy establishes criteria to be used when determining proposals for new telecommunications infrastructure, expanding upon Core Policy CS6(k). The criteria in the policy should also be applied in conjunction with appropriate policies elsewhere in the Local Plan when considering the impact of proposals on: landscape character such as the setting of The Broads (Policy CS11), sites and species of ecological importance (Policy CS11) and heritage assets (Policy CS10).

12.5 The policy also provides a framework for the future improvement of telecommunications, particularly where fibre broadband cannot be currently provided, by seeking infrastructure to facilitate its future installation.

12.6 The Council also will continue to work closely with the telecommunication industry to improve access to high speed broadband alongside other partnerships including the Norfolk Strategic Planning Framework and Better Broadband for Norfolk.

Foul Drainage

Policy I3: Foul Drainage

In line with Policy CS11 and CS12 of the Core Strategy, all new development proposals will be expected to demonstrate the following:

- a. that adequate foul water treatment and disposal infrastructure already exists; or that the necessary infrastructure can be provided in time to serve the proposed development;
- b. that no surface water connections should be made to the foul system and connections to the combined or surface water system should only be made in limited circumstances where there are no feasible alternatives; and
- c. that suitable access is safeguarded for the maintenance of water resources and drainage infrastructure.

New development proposals will also be supported where they meet the aims of the Water Framework Directive by improving the condition of the watercourses, including measures such as installing fish and eel passes where appropriate.

Policy Justification and Supporting Text

12.7 The Water Framework Directive (WFD) sets out the need to protect and improve the water environment, applying to all surface water bodies including rivers, streams, lakes, groundwater bodies and coastal waters out to one mile from low water.

12.8 Great Yarmouth is a coastal borough with a number of importance national and European designated sites which are extremely sensitive to the pressure on the water environment.

12.9 This policy provides further detail to Policy CS11 and CS12 to demonstrate how future development proposals will avoid undermining the quality of the Borough's water resources and the likely direct effects upon protected sites.

12.10 The Council will continue to seek the advice of the statutory water bodies on site specific proposals (such as but not limited to; Anglian Water, the Lead Local Flood Authority and the Environment Agency).

APPENDICES

APPENDIX A - MONITORING THE PLAN

Monitoring

A.1 A key part of the process of planning is that of monitoring the implementation and effectiveness of plans and their policies. As time passes the Council and other interested parties will wish to have an understanding of;

whether the adopted policies are being acted upon;

whether they are having the intended effect; and

whether the context in which they operate has changed so much that they are rendered ineffective or inappropriate.

A.2 While informal monitoring and discussion of the value of policies goes on almost continually, a formal Annual Monitoring Report is prepared and published annually by the Council and this includes specific data about the policies and the things they are intended to achieve. These Annual Monitoring Reports provide the Council and public with a series of snapshots of the progress in implementing the plan during the intended period. They inform Council decisions as to whether there is need for any changes to policies or their use, or for any wholesale review or replacement of the whole plan.

A.3 Appendix 5 of the Core Strategy (Local Plan Part 1) set out a Monitoring Framework for how it was intended to monitor the Core Strategy's implementation, including at what point any contingencies or actions (such as the review of a policy) might be triggered. It is now intended to integrate the monitoring of the two parts of the Local Plan (Part 1 and Part 2). The opportunity has also been taken to refine and focus the monitoring of the Core Strategy (Local Plan Part 1) elements to eliminate indicators which were found to be tangential or of doubtful value in measuring the application of policies, and indicators that were no longer available. When considering at what point necessary actions for the plan may be triggered, reference has been made to those triggers and contingencies set out in Appendix 5 of the Core Strategy.

A.4 The following table sets out a framework for monitoring the two parts of the Local Plan:

Table A.1 Local Plan Monitoring Framework

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
General Development				
LPP1:CS & LPP2	GSP1, GSP3	Qualitative and/or quantitative write up on the current state of the countryside & permitted development within it. Number and type of planning permissions granted outside of Development Limits and/or within Strategic Gaps.	Extent of development outside of Development Limits, and within Strategic Gaps.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2, CS9 & CS11)
LPP2	GSP8, H4	No. Section 106 agreements signed. Value committed - by topic (e.g. open space, education, Habitats Monitoring and Mitigation). Value received - by topic (as above).	Section 106 - to understand, guide and publicise the amounts and types of obligations that are achieved through infrastructure funding statements.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS14)
Housing Development				
LPP1:CS	CS2	Cumulative and annual dwellings completed in each tier of the Settlement Hierarchy. Number of dwellings built on previously developed land. Discussion of brownfield sites and the Brownfield Register .	Compliance with % set out in Policy CS2. Increase the number of new dwellings built on previously developed land year on year.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS2)

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
LPP1:CS& LPP2	CS3 (as amended), GSP1,CS17, CS18, GN1, GN2, CA1, HP2, OT2, MA1. OT1, BN1, HY1, GN3	Five Year Supply of (deliverable) housing land, including 20% buffer. Total number of dwellings delivered in the Borough and Housing Delivery Test (last 3 years %).	Supply against national five year housing land supply requirement. Delivery against housing target and national Housing Delivery Test.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS3)
LPP1:CS & LPP2	CS3, CS17, CS18, GN1, GN2, CA1, HP2, OT2, MA1. OT1, BN1, HY1, GN3	Progress of allocations - planning permissions granted, no. units completed.	Delivery of all housing allocations.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2, CS3, CS4, CS17 & CS18) For MA1 if existing consent is implemented explore potential for alternative employment land through Local Plan review.
LPP1:CS & LPP2	CS3, H11	The amount of specialist units & bed spaces permitted and completed for elderly/vulnerable people.	The provision of accommodation especially suitable for elderly and other vulnerable people to support identified local needs.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS3)
LPP1:CS & LPP2	CS4 (as amended), H2	Total number of affordable dwellings permitted & completed. Discussion on thresholds achieved and any exception schemes.	Performance of affordable housing delivery in relation to Policy CS4 & H2.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS4)

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
LPP1:CS	CS5 (as amended),	Total number of traveller pitches built/delivered in the Borough. Maintain a five year supply of deliverable traveller pitches.	Number of new gypsy/traveller pitches over the plan period to 2030 and maintain 5 year supply as set out in Policy CS5.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS5)
LPP2	H5, H6, H7, H8, H10	Discuss applications for rural/exception dwellings.	Extent of permitted rural residential development and effectiveness of policy in decision making.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2 and CS3)
LPP2	H12	The number of HMOs permitted and completed. Commentary on location of HMOs - any permitted contrary to policy.	Performance of Policy H12 measured in terms of the location and amount of HMO's.	N/A
Retail Development				
LPP1:CS & LPP2	CS7 (as amended), UCS7 R1, R2, GY1, GY2, R3, R4, R5, BL1, CA1	Retail Survey: %ground floor units in retail-based uses in designated centres. Number and percentage of vacant units in designated centres; Area of new permitted/completed floor space for town centre of uses in or adjacent to designated centres & outside of retail centres. Discuss general performance (and larger trends), permitted/built	Performance of designated centres (retail hierarchy and protected frontages) & where retail development is locating. Progress of Beacon Park District Centre & allocation.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2, CS7 & CS17)

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
		development outside of designated centres.		
LPP2	R6 R7	Discussion of approved proposals for kiosks/stalls & food and drink uses - locations, extent & potential impacts.	Extent of kiosks/stalls & food and drink uses - are they dominating designated centres/holiday areas or causing nuisance?	N/A
Business and Employment Development				
LPP1:CS & LPP2	CS6, GN4, GY10 CS18, GN5,	Permitted/completed business developments - by site area (hectares) and active floor space (m ²), separating out: Beacon Park Beacon Park extensions Safeguarded employment sites Commentary on performance of areas including development permitted outside of employment areas and Development Limits	Increased occupancy & quality of employment space both by site size and floor space in designated employment areas. Progress of Beacon Park and Great Yarmouth Port and Harbour Area (including South Denes) as strategic employment sites.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS6 & CS18)
LPP1:CS	CS6	Economic activity rate Unemployment rate Total number of businesses that are VAT registered	Increase economic activity rate, reduce average unemployment & increase business creation - year-on-year	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS6)

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
LPP2	MA1	Status of existing safeguarded employment land in Martham	Existing safeguarded employment land is lost through the implementation of planning permission 06/20/0390/F	Explore potential to allocate further employment land in Martham as part of the Local Plan review
Leisure Development				
LPP1:CS & LPP2	CS8, L1, L2, L3 GY2, GY5, GY6	Discussion of approved development - locations, resorts, improvements. Extent of development - area/accommodation units or pitches. Progress of designation GY2.	Improvement/growth of tourism industry - mainly within existing designated/allocated areas.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS7 & CS8)
Environment and Development				
LPP1:CS & LPP2	E5, CS10	Discussion on historic building/heritage project funding works, document progression. Number and percentage of listed buildings at risk.	The state of the Borough's historic environment, heritage and improvements made.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS9 & CS10)
LPP2	E4	Trees with preservation orders lost/gained on sites where development is undertaken.	The works carried out to protected trees and the protection of TPOs and conservation areas	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS9 & CS11)
LPP1:CS & LPP2	CS13, E1, E6	Number of planning applications approved subject to sustained objections from the Environment Agency or any other statutory consultees on flood risk grounds,	The amount of planning applications approved subject to sustained objections from the Environment Agency or other statutory consultees on flood risk	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS9 & CS13)

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
		water quality, hazards/pollution or contamination.	grounds, water quality hazards/pollution or contamination.	
LPP1:CS & LPP2	CS13, GSP4, E2	Commentary on development approved and refused in the Coastal Change Management Area and commentary on any relocation of existing development	Extent of new development within the Coastal Change Management Areas and relocation of existing development due to coastal erosion	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS13)
LPP1:CS & LPP2	GSP5, GSP6, CS11	Discussion on the implementation, habitat monitoring results, collected & spent S.106 monies and progress on necessary mitigation. Discussion on quality of Green Infrastructure network Condition of SSSI - Percentage of total area of SSSIs in positive management/with a net gain in biodiversity Discuss findings of Norfolk Biodiversity Information Service (CWS etc). Discuss findings of latest water quality tests (including: estuaries, coastal waters, groundwater, lakes and rivers) by EA.	Implementation of National Site Network Habitats and species impacts avoidance and mitigation. Monitoring, protecting & enhancing the state of the Borough's important habitats, and improvement to the overall green infrastructure network.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS11)

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	Trigger/Contingencies
Community Facilities and Development				
LPP2	C1, C2	Qualitative discussion on gain & loss of community facilities - with specific examples where this has occurred in settlements.	The change in service provision for communities - where gaps occur, why and what can be done to improve provision.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS15)
Development and Infrastructure				
LPP2	CS14, CS16, I1, GSP7	Discussion on the progress of infrastructure scheme delivery, including any significant schemes relating to vehicle parking policy and cycle trackways.	Whether infrastructure needs have been met, identifying gaps and/or slippage in timetable.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS14 & CS16)
Site Specific Development/Improvement Areas				
LPP1:CS & LPP2	CS17, GY3, GY4	Discussion of progress on the Great Yarmouth Town Centre Masterplan and Regeneration Framework projects - SPD production; influence on specific proposals.	Improvement of Great Yarmouth Town Centre - progress on the 3 development areas.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS7 & CS17)
LPP2	GY6, GY8, GY9,	Where relevant update in discussion on the current state & proposals (could include visuals).	General improvement of specific areas in relation to policy requirements.	As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS6 & CS8)

APPENDIX B - POLICIES TO BE SUPERSEDED

B.1 All of the remaining 'saved policies' from the former Borough-Wide Local Plan (2001), as set out below, will be superseded upon adoption of this Local Plan part 2, and then no longer form part of the development plan.

B.2 Some of these policies have been directly or partly replaced by new policies, for others it is considered that they are no longer relevant or appropriate, or that the subject matter is adequately covered by policies of the Core Strategy and/or the National Planning Policy Framework.

Table B.1 – Superseded Policies

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' policies that are superseded by the Local Plan Part 2: Detailed Policies and Site Allocations	Replacement or Reason
EMP18 – Small-scale businesses within existing settlements	Replaced by Policy B1 Business Development
EMP20 – Grit blasting and other 'bad neighbour' operations	Replaced by Policy E6 Pollution and Hazards in Development
EMP23 – Industry etc. on port operational land	Replaced by Policy GY10 Great Yarmouth Port & Harbour Area
EMP24 – Offices etc. on port operational land	Replaced by Policy GY10 Great Yarmouth Port & Harbour Area
EMP25 – Creation / rationalisation of roads within port operational land	Replaced by Policy GY10 Great Yarmouth Port & Harbour Area
EMP26 – Future rail link to the port	Policy removed, no longer considered appropriate
EMP30 – Development on port operational land	Replaced by Policy GY10 Great Yarmouth Port & Harbour Area
EMP32 – Bollard Quay	Replaced by Policy GY10 Great Yarmouth Port & Harbour Area
EMP33 – Gas House and Malthouse Quay	Replaced by Policy GY10 Great Yarmouth Port & Harbour Area
HOU7 – New residential development	Replaced by Policy GSP1 Development Limits
HOU8 – Individual dwellings or small groups of dwellings	Replaced by Policy GSP1 Development Limits
HOU9 – Developer contributions	Replaced by Policy GSP8 Planning Obligations
HOU10 – New dwellings in the countryside	Replaced by Policy H5 Rural Workers Dwellings
HOU11 – Change of use of existing buildings outside development limits to residential use	Replaced by Policy H7 Conversion of Rural Buildings to Residential Use

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' policies that are superseded by the Local Plan Part 2: Detailed Policies and Site Allocations	Replacement or Reason
HOU16 – Layout and density of housing proposals	Replaced by Policy A2 Housing Design Principles
HOU17 – Housing density and sub-division	Replaced by Policy A2 Housing Design Principles
HOU18 – Extensions and alterations to dwellings	Replaced by Policy H9 Residential Extensions
HOU20 – Replacement dwellings in the countryside	Replaced by Policy H8 Replacement Dwellings Outside of the Development Limits
HOU21 – New residential homes and nursing homes	Replaced by Policy H11 Housing for the Elderly and Other Vulnerable Users
HOU22 – Primary Holiday Accommodation Areas	Replaced by Policy L1 Holiday Accommodation Areas
HOU23 – Bedsits and other multi occupied residential accommodation	Replaced by Policy L1 Holiday Accommodation Areas, and Policy GY7 Great Yarmouth Back of Seafront Improvement Area, and Policy H12 Houses in Multiple Occupation (HMOs)
HOU24 – Conversion of premises to hostels or common lodging houses	Replaced by Policy H12 Houses in Multiple Occupation (HMOs)
TCM10 – Road closures & diversions within the port area	Policy removed, this policy is no longer considered necessary
TCM18 – Commuted sums for car parking	Replaced by Policy I1 Vehicle Parking for Developments and Policy GY1 Great Yarmouth Town Centre
TCM19 – Parking provision in Great Yarmouth holiday/seafront area	Policy removed - there is adequate coverage in the draft local plan policies and general considerations
TCM20 – Urban parking improvement	Policy removed - there is adequate coverage in the draft local plan policies and general considerations
TCM21 – Caister (North Denes) airfield	Replaced by Policy GY9 Great Yarmouth North Denes Airfield
TCM22 – Vauxhall railway sidings	Policy removed, this policy is no longer considered necessary
SHP4 – Primary and Secondary Shopping Frontages	Replaced by Policy R2 Protected Shopping Frontages
SHP7 – Changes of use in neighbourhood and village shopping areas	Replaced by Policy C1 Community facilities

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' policies that are superseded by the Local Plan Part 2: Detailed Policies and Site Allocations	Replacement or Reason
SHP8 – Extensions to shops	Replaced by Policy R1 Location of Retail Development
SHP10 – Farm shops	Replaced by Policy R8 Rural Retailing
SHP11 – Garden centres	Replaced by Policy R8 Rural Retailing
SHP12 – Petrol filling stations, service areas and roadside cafes and restaurants	Policy removed - such proposals can be weighed with general considerations and policies
SHP13 – Markets and car boot sales	Policy removed - such proposals can be weighed with general considerations and policies
SHP14 – Retail and food and drink uses in Prime Commercial Holiday Areas	Replaced by Policy L1 Holiday Accommodation Areas and Policy R7 Food and Drink Amenity
SHP 15 – Hot food take-aways	Replaced by Policy R7 Food and Drink Amenity
SHP16 – New retail food kiosks or stalls	Replaced by Policy R3 Kiosks and Stalls
TR4 – Tourist facilities, attractions and accommodation	Replaced by Policy L1 Holiday Accommodation Areas, and Policy GY6 Great Yarmouth Seafront, and Policy GY5 Regent Road
TR5 – Character of holiday areas	Policy removed - there is sufficient coverage in draft area based policies and general considerations
TR7 – New visitor facilities in Prime Commercial Holiday Areas	Replaced by Policy L1 Holiday Accommodation Areas, Policy L2 New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas, and Policy GY6 Great Yarmouth Seafront, and Policy GY5 Regent Road
TR9 – Amusement arcades	Policy removed - there is sufficient coverage in draft area based policies and general considerations
TR10 – New leisure or recreational facilities in the countryside and open coastal areas	Replaced by Policy L2 New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas
TR11 – Loss and improvement of holiday accommodation	Policy removed - there is sufficient coverage in Policy L1 Holiday Accommodation Areas

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' policies that are superseded by the Local Plan Part 2: Detailed Policies and Site Allocations	Replacement or Reason
	and Policy GY7 Great Yarmouth Back of Seafront Improvement Area
TR12 – Changes of use in Secondary Holiday Accommodation Areas	Replaced by Policy GY7 Great Yarmouth Back of Seafront Improvement Area
TR15 – Upgrading of chalet and caravan parks	Removed - there is sufficient coverage in Policy L1 Holiday Accommodation Areas and Policy L2 New or expanded tourist facilities outside of Development Limits and Holiday Accommodations Areas
TR16 – New holiday accommodation	Removed - there is sufficient coverage in Policy L1 Holiday Accommodation Areas and Policy L2 New or expanded tourist facilities outside of Development Limits and Holiday Accommodations Areas
TR17 – Conversion of accommodation on holiday sites from time limited to permanent occupation	Policy removed, Policy L1 Holiday Accommodation Areas does not permit new permanent residential uses
TR19 – Conversion of hotels and guesthouses to residential and care uses outside holiday accommodation areas	Policy removed - there is sufficient coverage in Policy L1 Holiday Accommodation Areas and Policy GY7 Great Yarmouth Back of Seafront Improvement Area
TR21 – Great Yarmouth Seafront	Replaced by Policy GY6 Great Yarmouth Seafront
TR22 – Regent Road	Replaced by Policy GY5 Regent Road
TR24 – Gorleston	Policy removed - such proposals can be weighed up with general considerations
TR26 – Hemsby Marrams Management Area	Policy removed - such proposals can be weighed up with general considerations
TR27 – Marrams Area	Policy removed - such proposals can be weighed up with general considerations
EDC2 – Playing field off St. Nicholas Drive, Caister	Policy removed - Policy C1 Community Facilities adequately protects such areas
EDC3 – Redevelopment of school buildings and grounds	Replaced by Policy C1 Community Facilities adequately protects such areas and Policy C2 Educational Facilities also applies
INF6 – Telecommunications masts, antennae and dishes	Policy removed - extensive permitted development rights, and proposals requiring planning permission can be weighed up with general considerations

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' policies that are superseded by the Local Plan Part 2: Detailed Policies and Site Allocations	Replacement or Reason
INF11 – Protection of waste water and sewage treatment plants	Policy removed - it is considered that Core Strategy Policy CS12 provides adequate coverage to protect such plants
INF16 – New development within coastal areas	Replaced by Policy GSP4 New Development in Coastal Change Management Areas
INF17 – unstable land	Replaced by Policy E6 Pollution and Hazards in Development
INF18 – Hazards and contamination	Replaced by Policy E6 Pollution and Hazards in Development
INF19 – hazardous materials and substances	Replaced by Policy E6 Pollution and Hazards in Development
NNV6 – Areas of local landscape importance	Policy removed - no longer considered necessary, area outside of Development Limits (generally restrictive) and proposals will have regard to Landscape Studies
NNV19 – Equestrian centre developments	Replaced by Policy L3 Equestrian Development
NNV20 – Field shelters for horses	Replaced by Policy L3 Equestrian Development
BNV2 – Areas of archaeological significance	Policy removed - such proposals can be weighed up with general considerations, and conditioned where necessary
BNV8 – Buildings of local importance	Replaced by Policy E5 Historic Environment and Heritage
BNV9 – Demolition and tree works in conservation areas	Replaced by Policy E4 Trees and Landscape
BNV12 – Great Yarmouth town centre medieval streets and rows	Policy removed - such proposals can be weighed up with general considerations, with regard to E5 Historic Environment and Heritage
BNV18 – Alterations and extensions to buildings	Policy removed - such proposals can be weighed up with general considerations
BNV21 – Conversion of rural buildings	Policy removed - such proposals can be weighed up with general considerations, and conditioned where necessary
BNV22 – Advertisements	Policy removed - such proposals can be weighed up with general considerations, with regard to Policy E4 Trees and Landscape

Great Yarmouth Borough-Wide Local Plan (2001) 'Saved' policies that are superseded by the Local Plan Part 2: Detailed Policies and Site Allocations	Replacement or Reason
BNV26 – Advertisement design	Policy removed - such proposals can be weighed in the statutory criteria of amenity and highway safety.
BNV27 – Laser and high intensity light projection systems	Policy removed - such proposals can be weighed up with general considerations, with regard to Policy E4 Trees and Landscape
BNV29 – Drape signs	Policy removed - such proposals can be weighed up with general considerations
REC8 – Provision of recreational, amenity and play space	Replaced by Policy H4 Open Space Provision for New Housing Development
REC11 – Protection of community and street scene	Replaced by Policy E3 Protection of Open Spaces
SG1 – Business Park and Commercial Area	Policy removed - an area is defined through Policy GN4 Beacon Park Business Park and Policy GN5 Beacon Business Park extension
SG6 – Open space adjacent to James Paget Hospital	Policy removed - not considered necessary, no longer requires protection for flight approach and take off (FATO) facilities
SG11 – Landscaping along link road	Policy removed - the link road has been constructed
SG15 – Access / distributor road	Policy removed - the link road has been constructed

APPENDIX C - HOUSING PROVISION AND TRAJECTORY

Table C.1 Housing Summary

Settlement tier	Homes built 2013-2020	Existing housing commitments	Homes allocated in Local Plan expected to be delivered in plan period	Anticipated windfall development expected during plan period	Total housing growth 2013-2030	Percentage against settlement tier
Main Towns	627	914	617	430	2588	36.9%
Key Service Centres	644	1062	435	47	2188	31.2%
Primary Villages	281	870	584	115	1850	26.4%
Secondary Villages	124	169	0	63	356	5.1%
Tertiary Villages	15	12	0	11	38	0.5%
Total	1691	3027	1636	666	7020	

Table C.2 Housing Trajectory

Settlement Tier	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	Total
Main Towns																		
	76	86	85	74	80	103	123	180	239	174	142	190	250	228	203	199	156	2588
Key Service Centres																		
	41	51	59	71	93	159	170	234	168	106	135	149	214	197	136	117	88	2188
Primary Villages																		
	28	31	49	47	17	51	58	84	108	185	252	275	272	171	115	63	44	1850
Secondary Villages																		
	13	20	18	16	17	13	27	33	27	44	22	26	28	14	13	13	12	356
Tertiary Villages																		
	1	3	0	0	5	2	4	6	1	2	2	2	2	2	2	2	2	38
Total	159	191	211	208	212	328	382	537	543	511	553	642	766	612	469	394	302	7020

Picture C.1 Housing Trajectory (Popup full image)

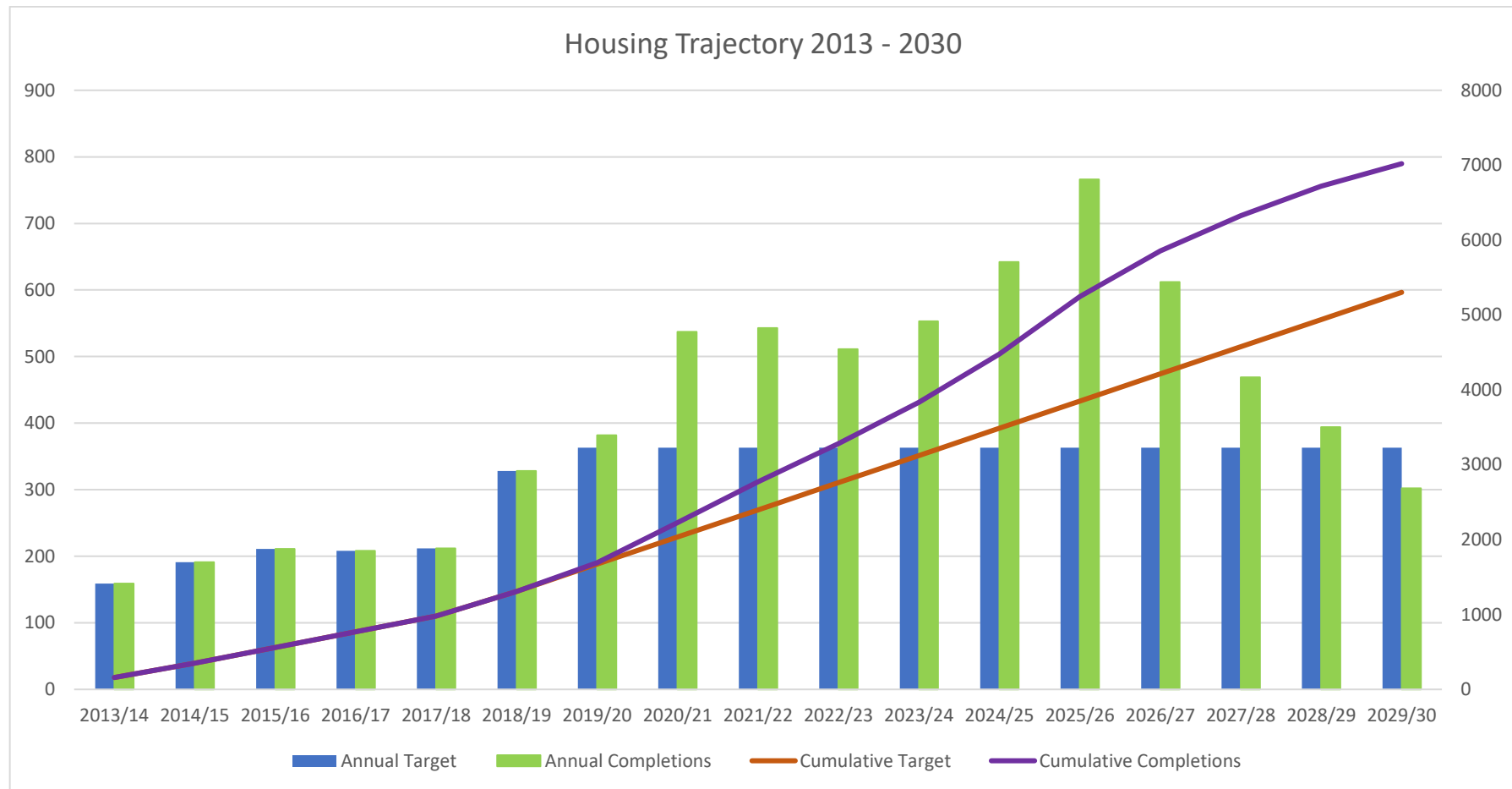


Table C.3 Allocated Sites Housing Trajectory

Total number of homes	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Delivery (plan period)	Delivery post 2030
CS17 - Great Yarmouth Waterfront												
857	0	0	0	0	0	40	40	40	37	0	157	700
GN1 – Land south of Links Road, Gorleston-on-Sea												
500	0	0	0	50	75	75	75	75	75	75	500	0
GN2 – Emerald Park, Gorleston-on-Sea												
97	0	0	0	0	0	12	22	22	22	19	97	0
GN3 – Land at Ferryside, High Road, Gorleston-on-Sea												
20	0	0	0	0	0	10	10	0	0	0	20	0
CS18 – Land south of Bradwell, Bradwell												
686	126	155	61	57	92	96	80	19	0	0	686	0
CA1 – Land off Jack Chase Way, Caister-on-Sea												
665	0	0	0	35	50	70	70	70	70	70	435	230
BN1 – Land south of New Road, Belton												
100	0	0	0	12	22	22	22	22	0	0	100	0
HY1 – Land at Former Pontins Holiday Camp, Hemsby												
190	0	0	29	58	58	45	0	0	0	0	190	0
HP2 – Land to the west of Coast Road, Hopton-on-Sea												
40	0	0	0	0	0	10	20	10	0	0	40	0
MA1 – Land north of Hemsby Road, Martham												
112	0	20	40	32	20	0	0	0	0	0	112	0
OT1 – Land south of Cromer Road, Ormesby St Margaret												
190	0	0	0	0	10	20	20	20	20	20	110	80
OT2 – Land north of Barton Way, Ormesby St Margaret												

Total number of homes	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Delivery (plan period)	Delivery post 2030
32	0	0	0	16	16	0	0	0	0	0	32	0

PROPOSED NEW APPENDIX - APPENDIX D OPEN SPACE CONTRIBUTION COSTS & ACCESSIBILITY STANDARDS

D.1 The following costs have been assessed at the time of preparing the plan. It is likely that the costs will change over time. The Borough Council will re-evaluate the costs at least on an annual basis to ensure that they reflect the most up to date costs.

Open Space Provision Costs

D.2 Where open space is provided off-site, a contribution will be required to cover the provision costs of open space. Costs have been calculated through a combination of Sport England's 2017 published facilities costs, 'Action, Play & Leisure's' play space costs and the Borough Council's contractor (GYB Services) costs.

Total Provision Costs

D.3 The following table sets out a breakdown of the provision costs across each type of open space and the land cost

Provision	Cost per dwelling (£)
Outdoor Sport	£309.82
Formal Play Space	£203.00
Informal Amenity Greenspace/ Parks and Gardens / Accessible Natural Greenspace	£42.34
Allotments	£25.12
Land	£412.00
Total	£992.28

Maintenance Costs

D.4 It is essential that all forms of open space are maintained to ensure continued use for the lifetime of development. The policy sets out a requirement for at least 20 years maintenance where Council agrees to adopt the space. Where open space is provided off-site, a contribution will be required to cover the cost of maintenance of open spaces over this period. Costs have been calculated through a combination of the Borough Council's contractor (GYB Services) costs and a comparison of neighbouring authority costs.

Total maintenance costs

D.5 The following table sets out a breakdown of the maintenance costs across all open space types

Type of Open Space	Cost per dwelling (£)
Outdoor sport	£142.46
Formal play space	£71.24
Informal Amenity Greenspace/ Parks and Gardens / Accessible Natural Greenspace	£558.07
Total	£771.77

Total off-site contributions

D.6 The following table sets out a full provision (including land costs) and maintenance cost comprising all open space types.

Contribution	Cost per dwelling (£)
A. Total open space provision	£992.28
B. Total open space maintenance	£771.77
Total off-site provision (A + B)	£1,764.05

Open Space Accessibility Standards

D.7 It is important to apply accessibility standards to ensure that people have access to the open space facilities that they need within the catchment areas that they live. In determining the correct amount of open space to be provided on a residential proposal, the Borough Council will have regard to the following typical accessibility standards as evidenced through the Open Space Strategy (2003) and Sport, Play and Leisure Strategy (2015). The Borough Council will continue to update its needs assessment in accordance with national planning policy, and therefore the below standards may be superseded.

Outdoor Sports – Accessibility Standards

D.8 Outdoor Sports Facilities should be considered accessible where they have a catchment population within an 800m radius. All sites should be fully accessible by pedestrians and public transport; there should be a range of facilities available for those with mobility problems. Pedestrian crossings should be provided on main roads as required. It is important to note that this an average for all outdoor sports, and that each individual type of outdoor sport may vary in its accessibility requirement.

Informal Amenity Greenspace – Accessibility Standards

D.9 Amenity greenspace should be considered accessible by residents or workers within the following straight line distances:

- Sites up to 1ha within 150m
- Sites 1-3ha within 200m
- Sites 3-10ha within 500m

Children's play space – Accessibility Standards

- Junior (ages 0-8) up to 100m straight line;
- Intermediate (ages 6-12) up to 300m straight line;
- Senior (ages 8-14) up to 600m straight line;
- Teen facilities up to 1km.

Allotments – Accessibility Standards

D.10 Based on the function of allotments as local facilities serving local catchment populations, in particular those with little garden space, it has been assumed that an acceptable distance to travel would be about 900 metres. This equates to roughly a 15 minute walk or a short car journey. Sites should have both pedestrian and vehicular and disabled access, with adequate parking space.

Urban Parks & Gardens – Accessibility Standards

Percentage of Population	Catchment Radius	Park Size
20%	500m	Neighbourhood
25%	1km	Middle Order
55%	2km	Strategic

Accessible Natural Greenspace – Accessibility Standards

D.11 The Borough Council applies the Natural England recommended standards. Every person should have access to:

- At least 2 ha in size, no more than 300 metres (5 mins walk) from home
- At least one accessible 20 ha site within 2 km of home
- One accessible 100 ha site within 5 km of home
- One accessible 500 ha site within 10 km of home
- A minimum of 1 ha of statutory Local Nature Reserve per 1,000 population

Local Plan Part 2 – Adoption (Policy & Resources Committee)

Appendix 2 – Updated Policies Map





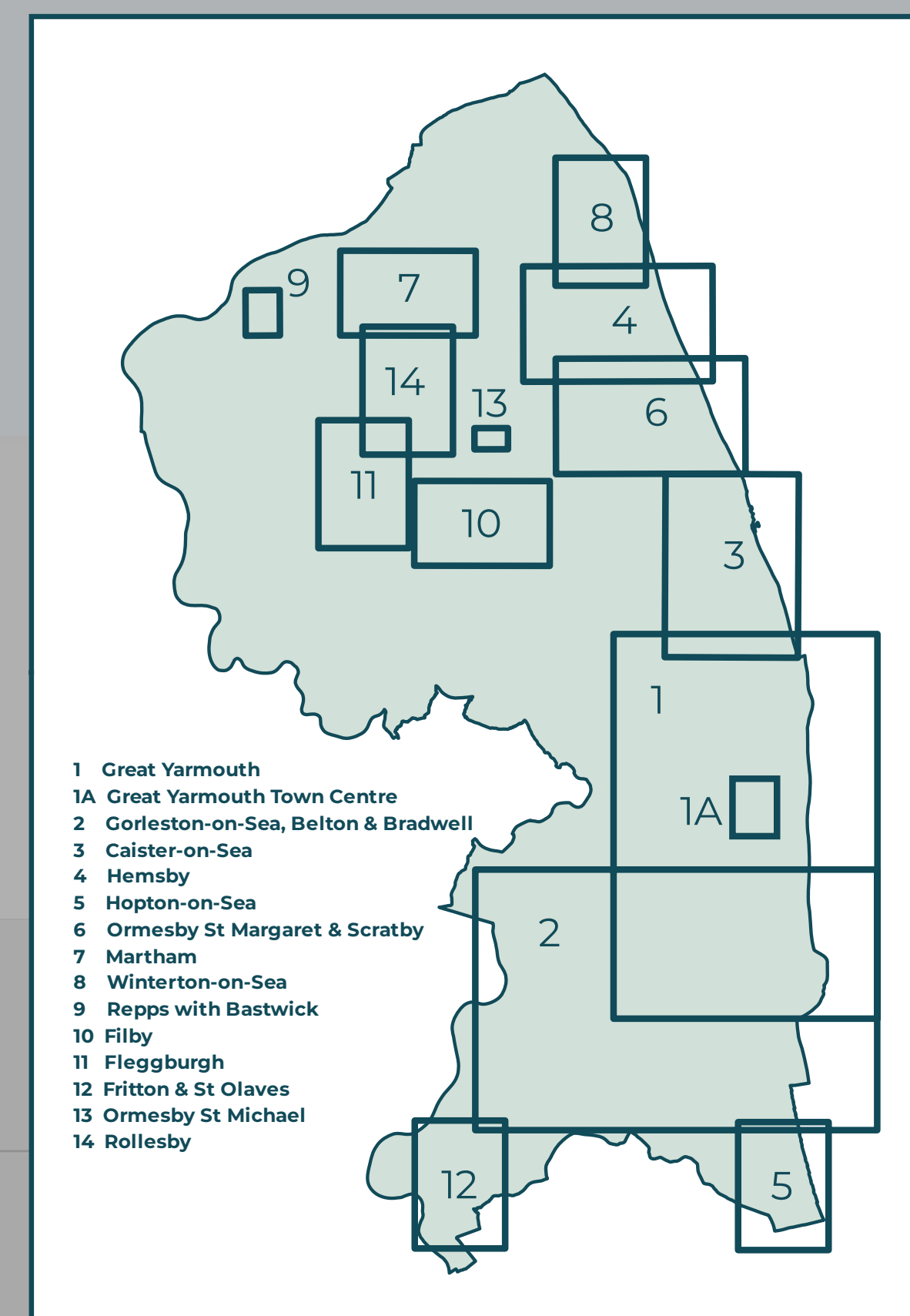
GREAT YARMOUTH
BOROUGH COUNCIL

Local Plan Policies Map GREAT YARMOUTH BOROUGH AREA

Adopted December 2021

Strategic Planning
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For all other enquiries please contact the Planning
Department on 01493 856101 or email: planning@great-yarmouth.gov.uk
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Legend

- Local Plan Area
- Borough Boundary
- Outside Plan Area
- Broads Area
- Development Limits (GSP1)
- Housing Allocation
- Great Yarmouth Waterfront Area (CS17)
- Great Yarmouth Waterfront Area (CS17) Criterion C
- Safeguarded Gypsy & Traveller Site (CS5)
- Beacon Park (Mixed Use) Extension (CS18)
- Affordable Housing Sub-market Area 1 (CS4)
- Affordable Housing Sub-market Area 2 (CS4)
- Affordable Housing Sub-market Area 3 (CS4)
- Town Centre and District Centre Boundaries (R1, R3, R4, CY1)
- Primary Shopping Area (R1, CY1, R3)
- Protected Shopping Frontage (R2)
- Market Gates Shopping Centre (GY2)
- Hall Quay Development Area (GY3)
- King Street Enhancement Area (GY4)
- Local Centres (R5)
- Beacon Park District Centre (BL1)
- Beacon Business Park (GN4)
- Beacon Business Park Extension (GN5)
- Safeguarded Employment Area (CS6)
- Great Yarmouth Port and Harbour Area (GY10)
- Holiday Accommodation Areas (LI)
- Great Yarmouth Seafront Area (GY6)
- Great Yarmouth Back of Seafront Improvement Area (GY7)
- Regent Road (GY5)
- Great Yarmouth Racecourse (GY8)
- Coastal Change Management Areas (CSP4)
- Shrublands Community Facility (GN6)
- Third River Crossing Adopted Route (CS16)
- South of Hopton Access Improvements (HPI)
- Potential Strategic Cycle and Pedestrian Routes (GSP7)
- Great Yarmouth North Denes Airfield (GY9)



Local Plan Policies Map

GREAT YARMOUTH AREA

INSET MAP 1

Adopted December 2021

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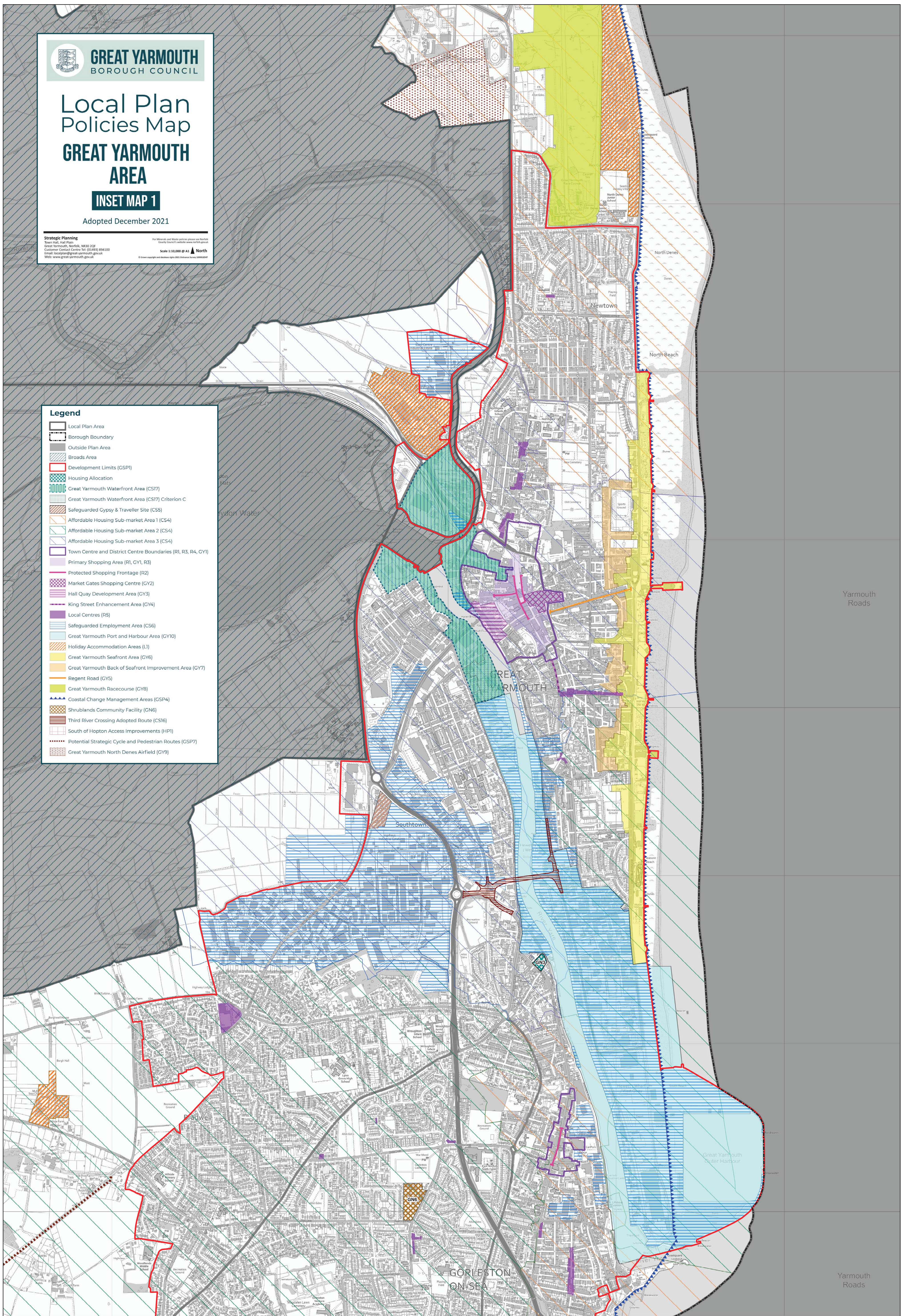
For Materials and Works policies please see Norfolk
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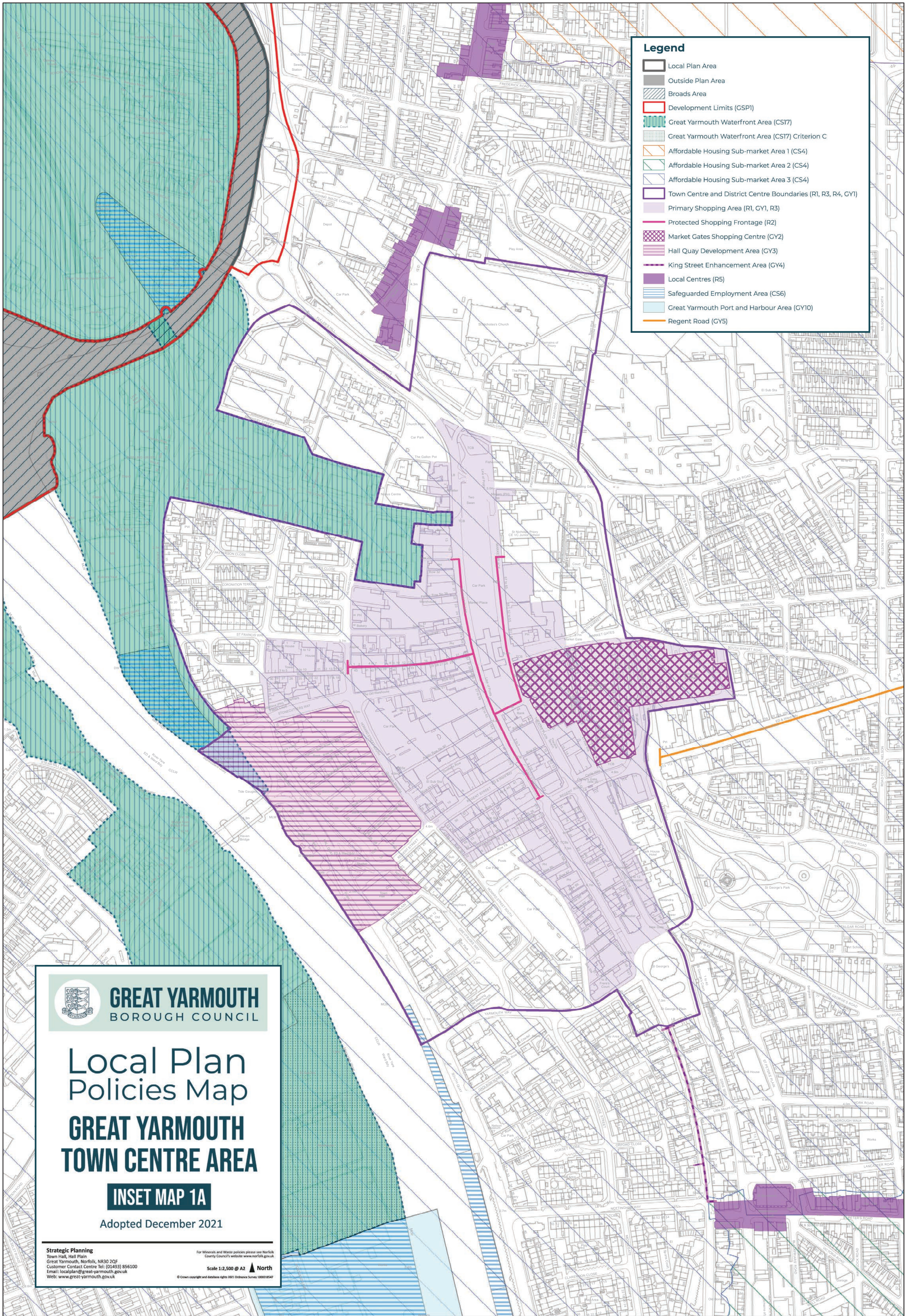
Legend


- Local Plan Area
- Borough Boundary
- Outside Plan Area
- Broads Area
- Development Limits (GSP1)
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- Great Yarmouth Waterfront Area (CS17)
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- Affordable Housing Sub-market Area 2 (CS4)
- Affordable Housing Sub-market Area 3 (CS4)
- Town Centre and District Centre Boundaries (R1, R3, R4, GY1)
- Primary Shopping Area (R1, GY1, R3)
- Protected Shopping Frontage (R2)
- Market Gates Shopping Centre (GV2)
- Hall Quay Development Area (GV3)
- King Street Enhancement Area (GV4)
- Local Centres (R5)
- Safeguarded Employment Area (CS6)
- Great Yarmouth Port and Harbour Area (GY10)
- Holiday Accommodation Areas (LI)
- Great Yarmouth Seafront Area (GV6)
- Great Yarmouth Back of Seafront Improvement Area (GV7)
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- Potential Strategic Cycle and Pedestrian Routes (GSP7)
- Great Yarmouth North Dunes Airfield (GV9)



Yarmouth Roads

Yarmouth Roads





GREAT YARMOUTH
BOROUGH COUNCIL

Local Plan Policies Map


GREAT YARMOUTH TOWN CENTRE AREA

INSET MAP 1A

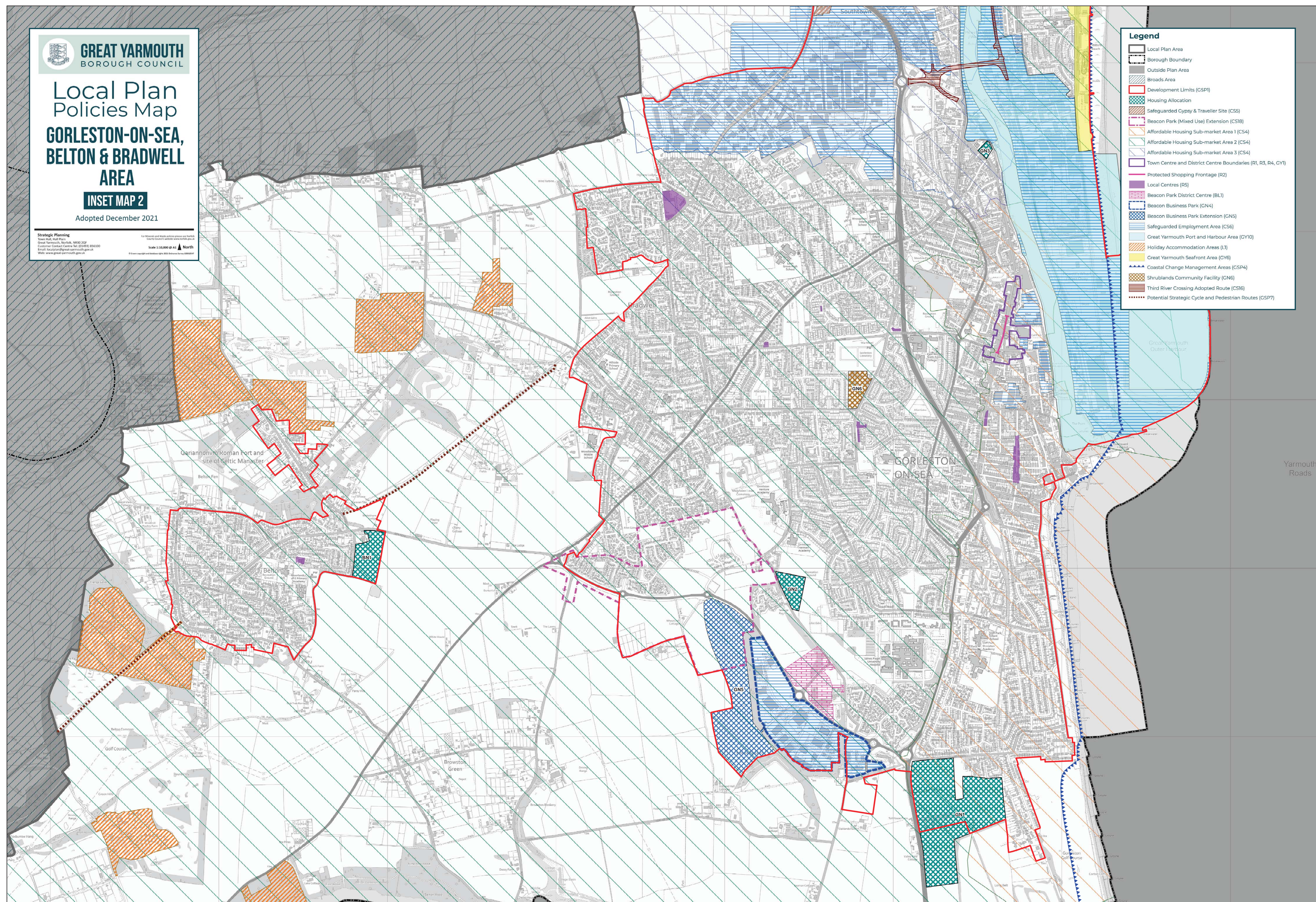
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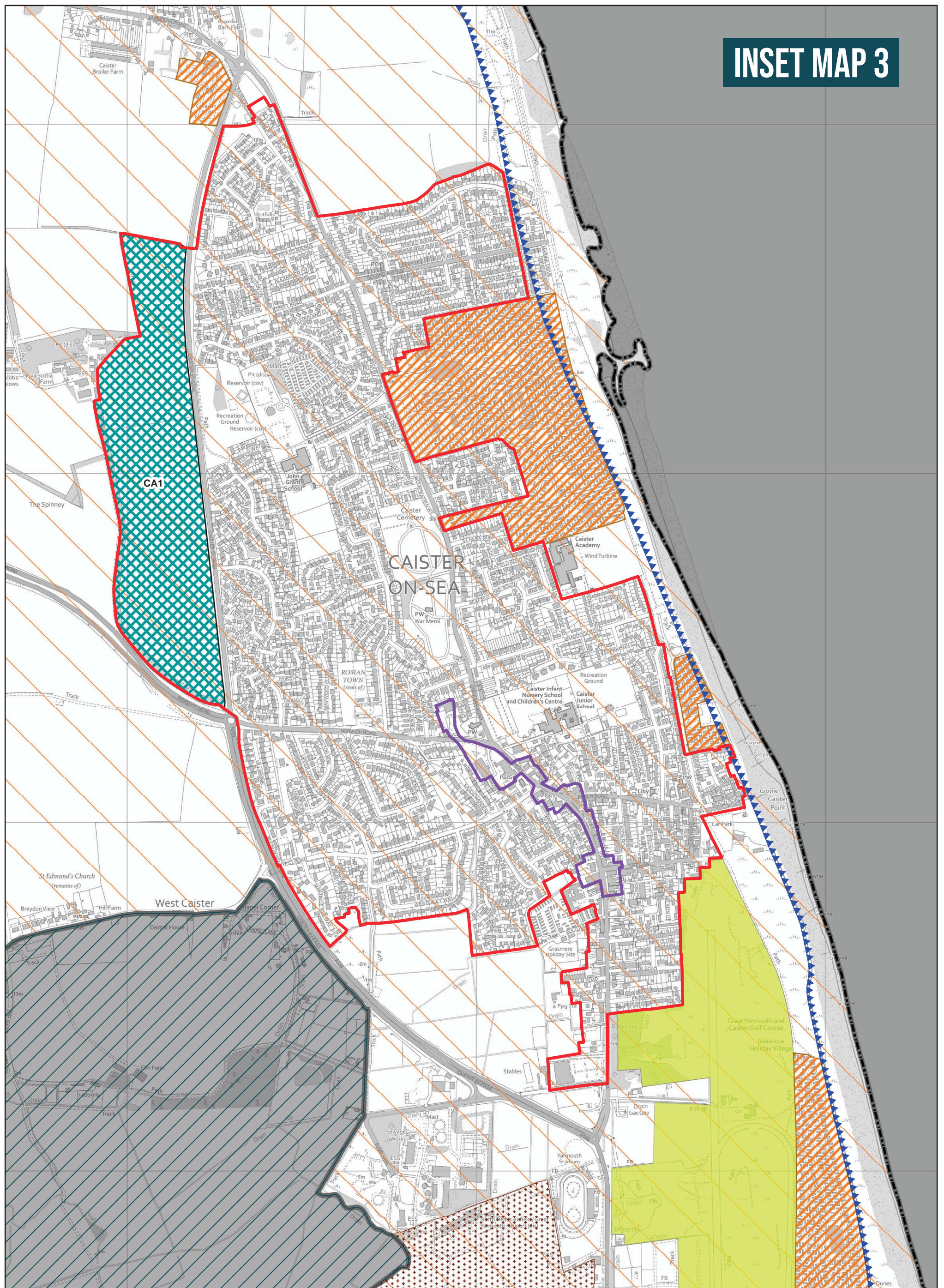
For Minerals and Waste policies please see Norfolk
County Council's website www.norfolk.gov.uk

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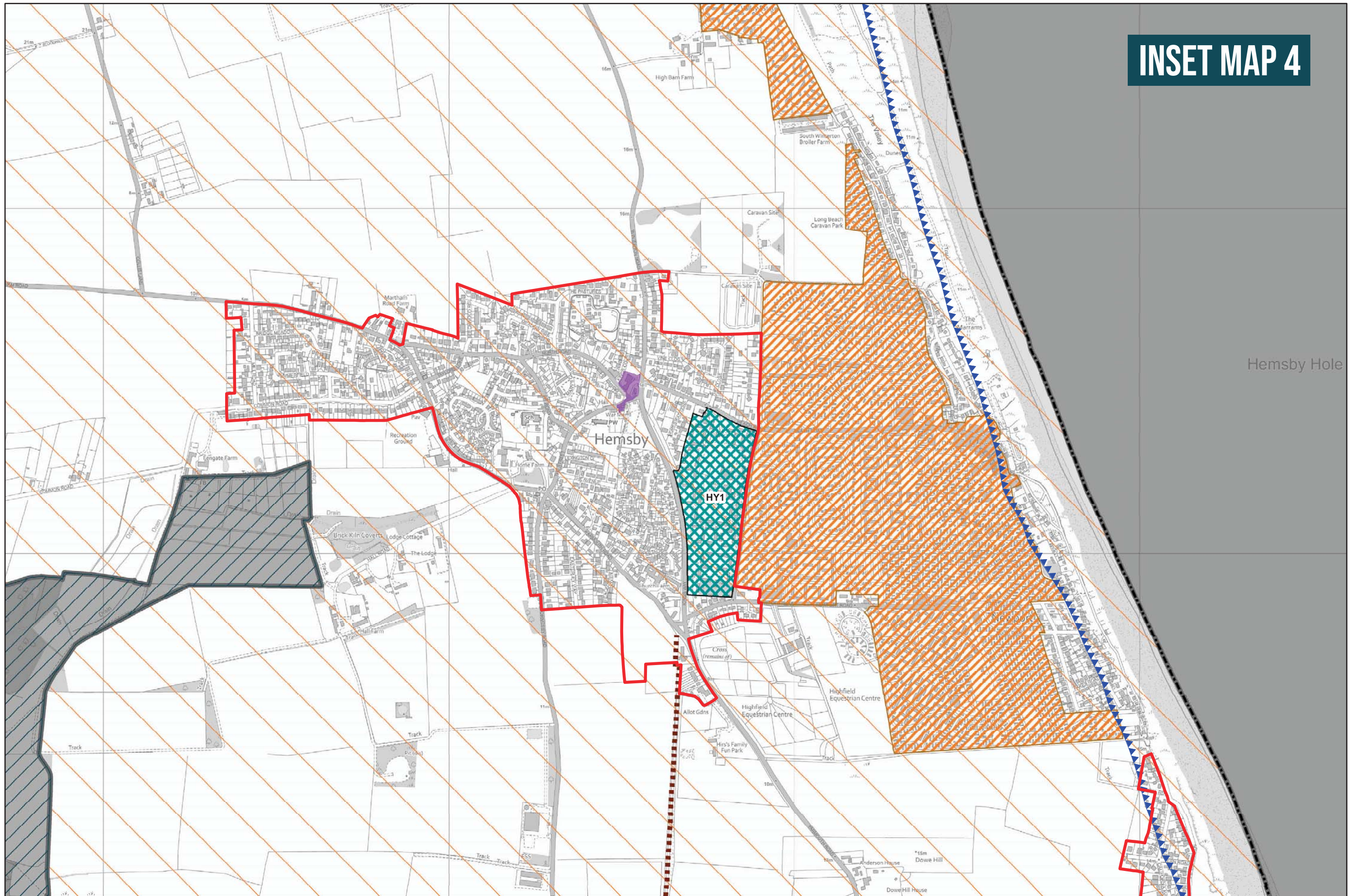
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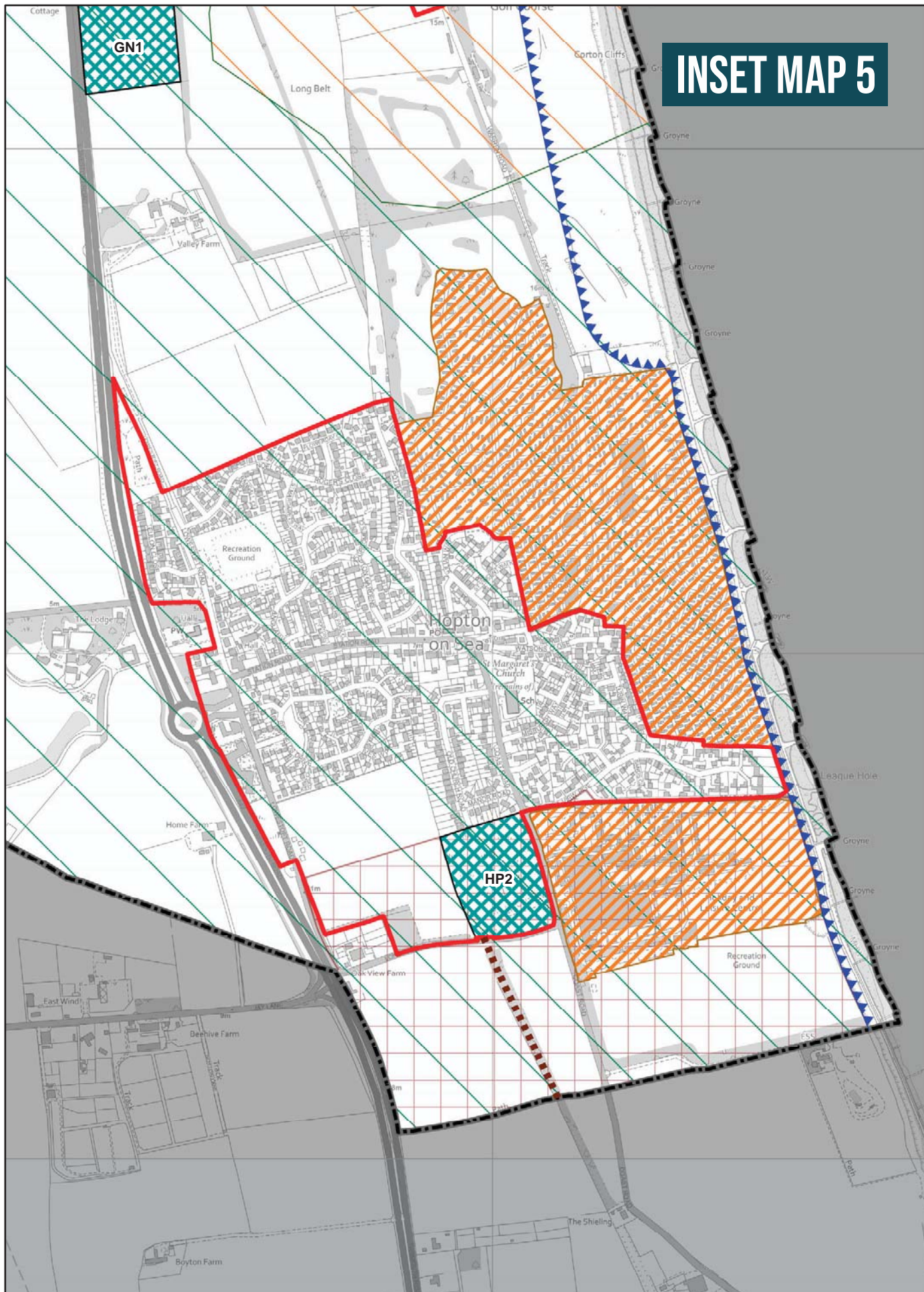


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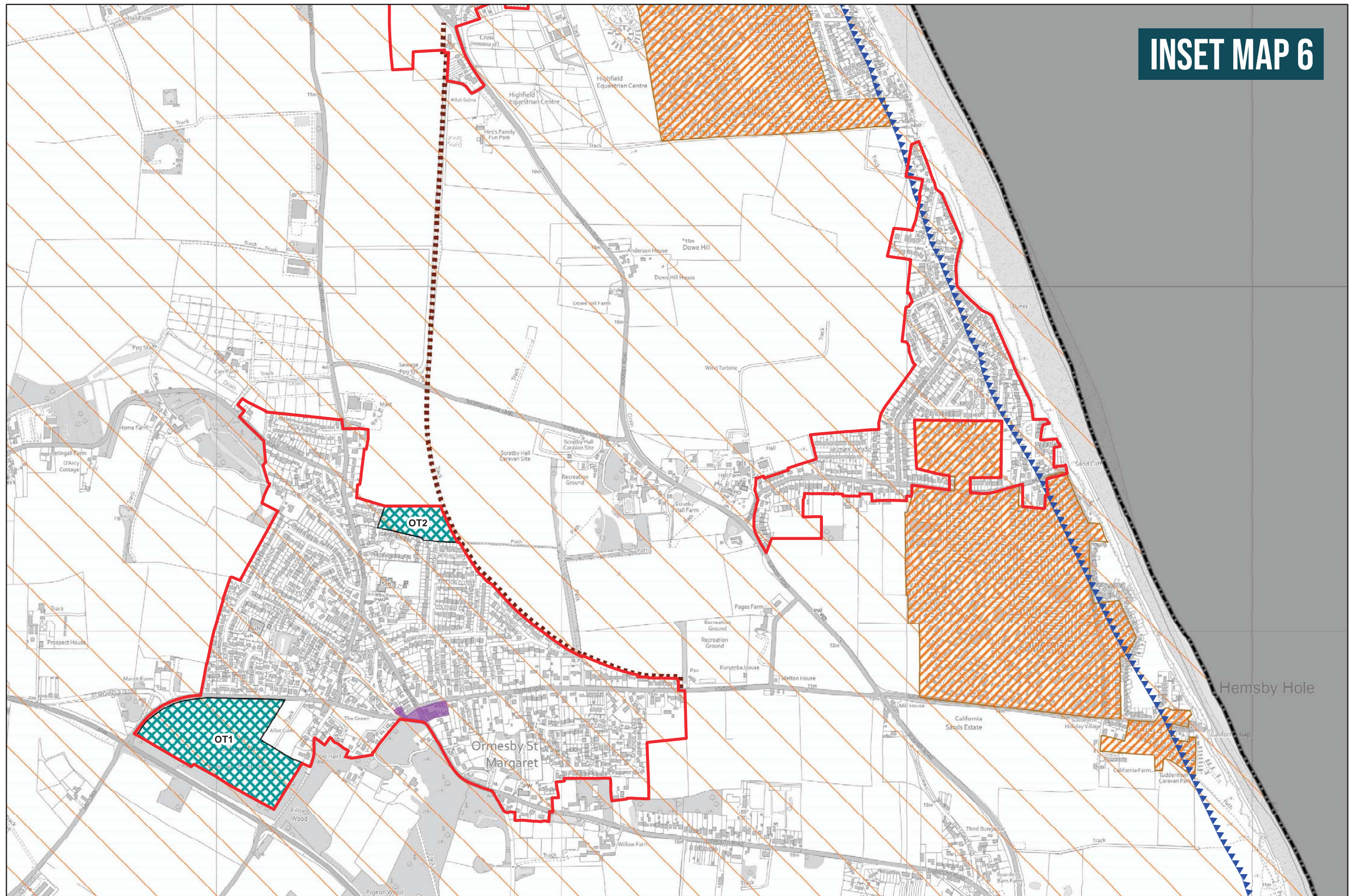




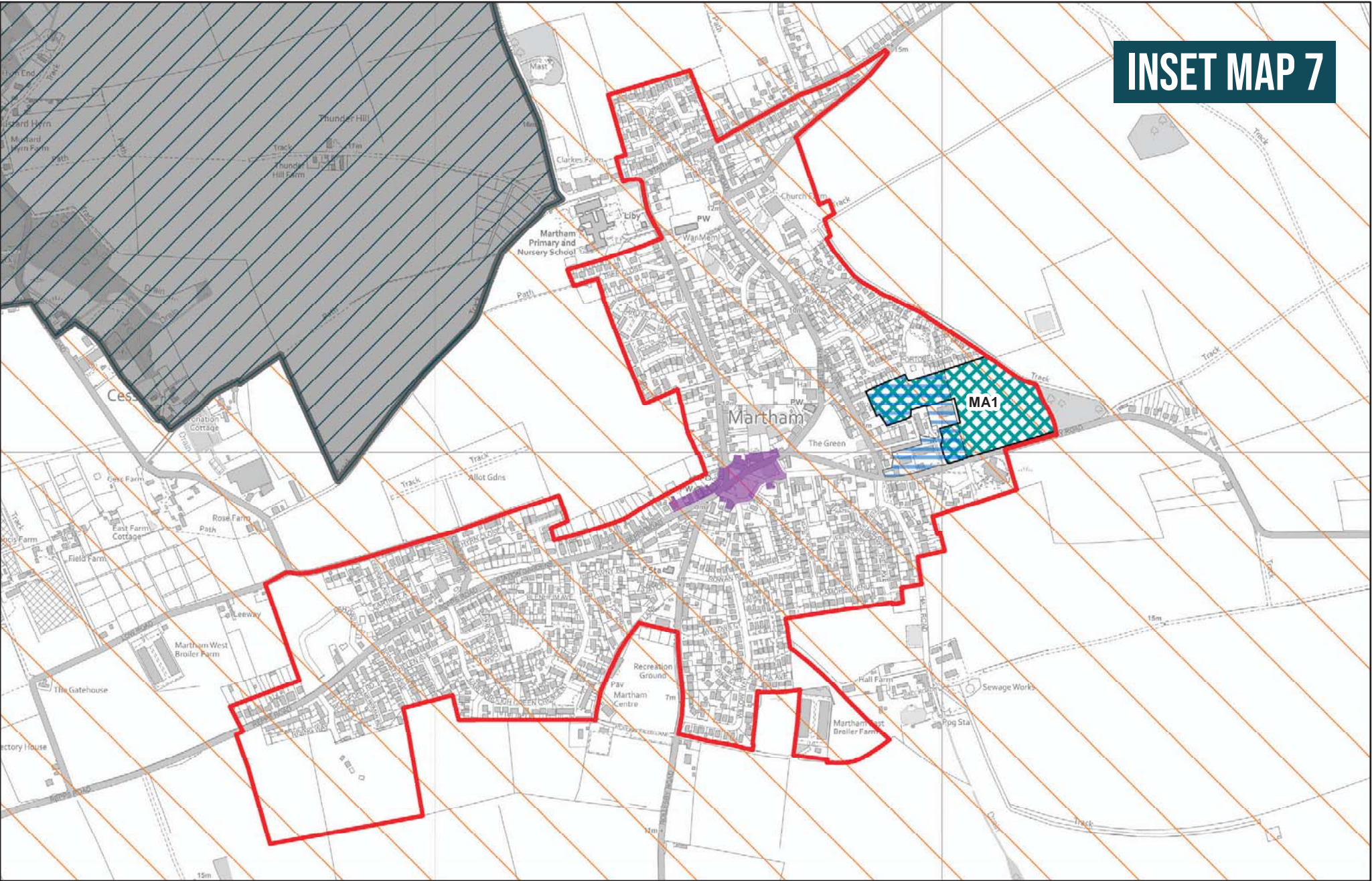
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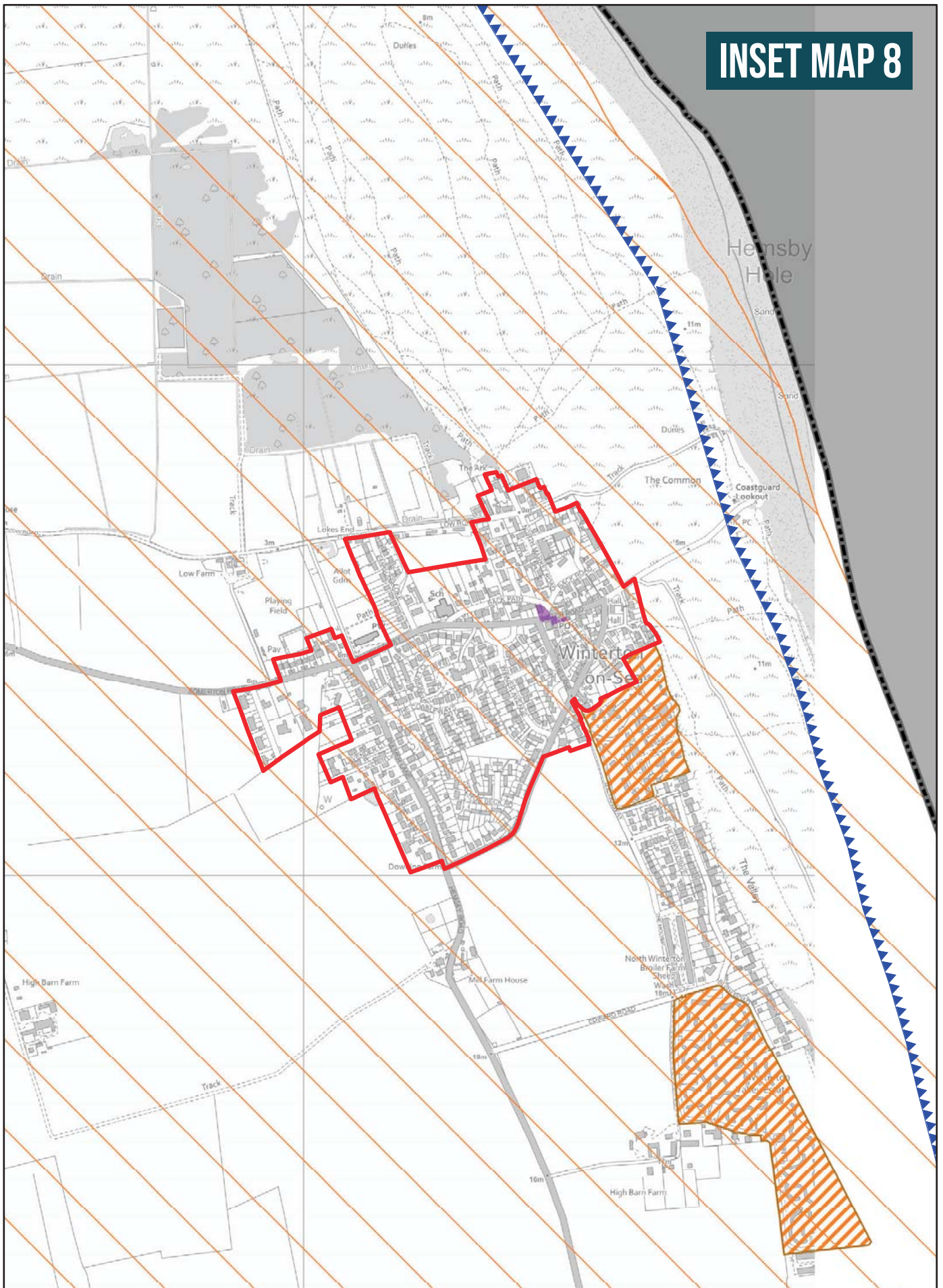
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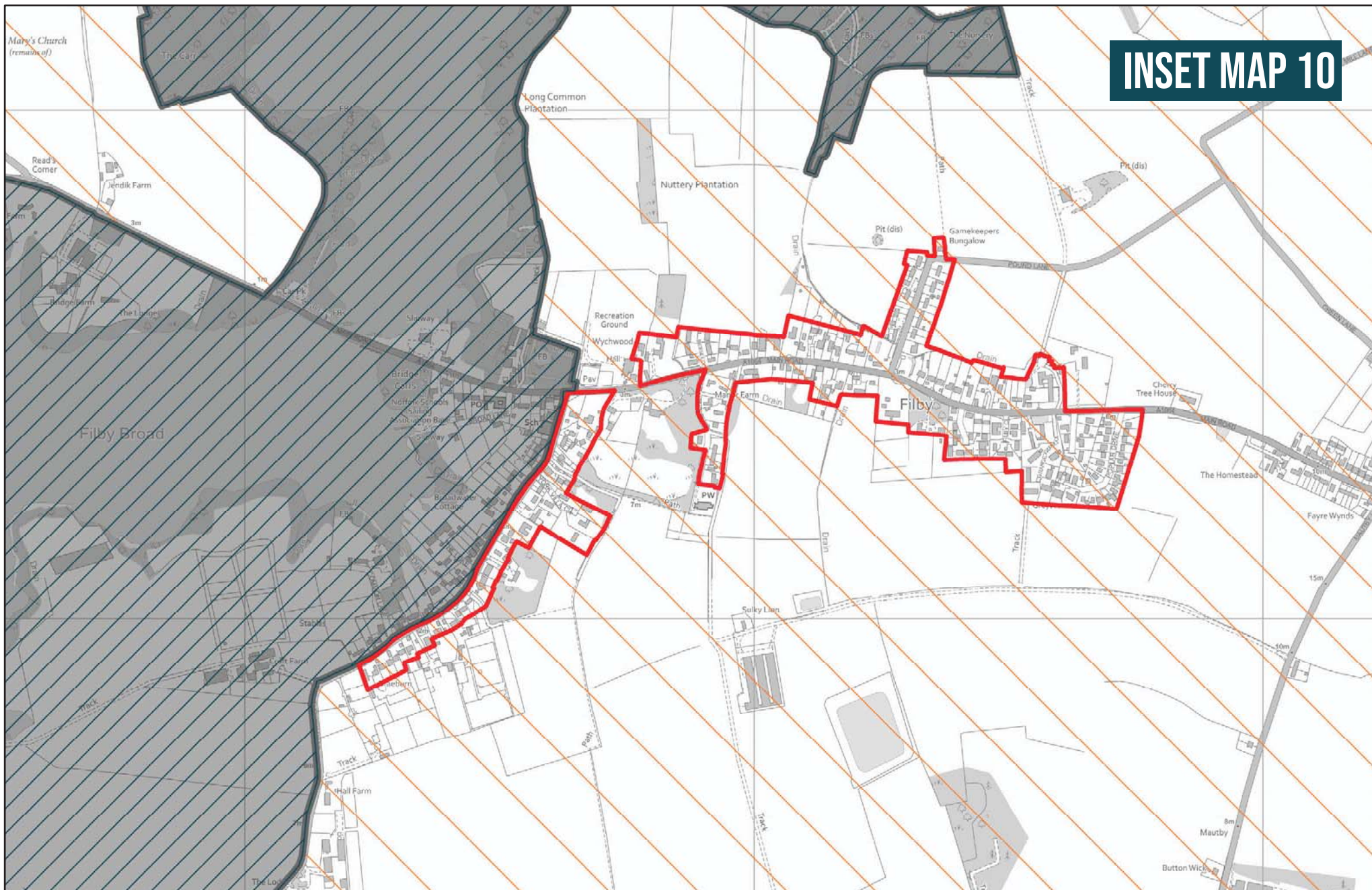


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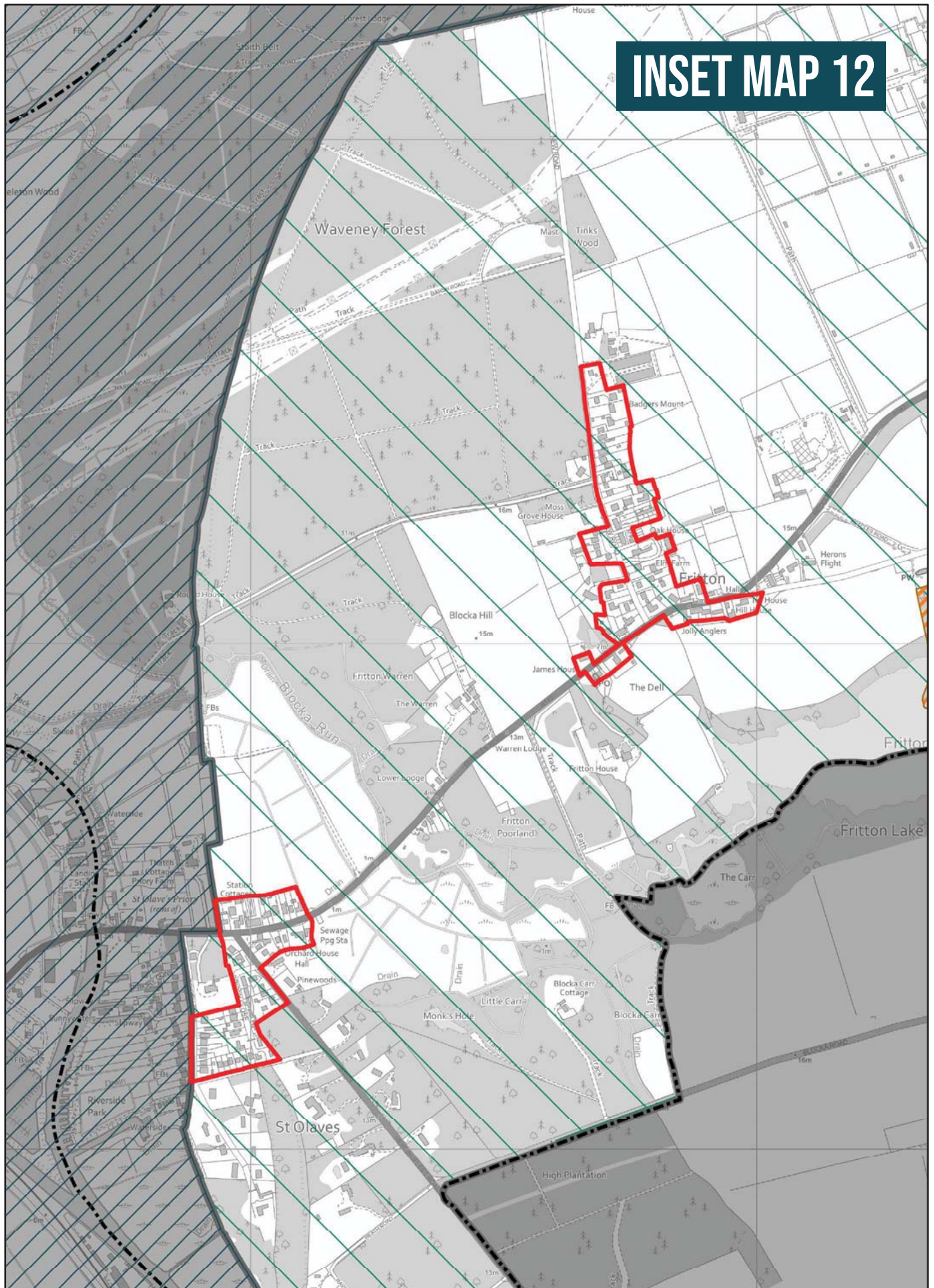
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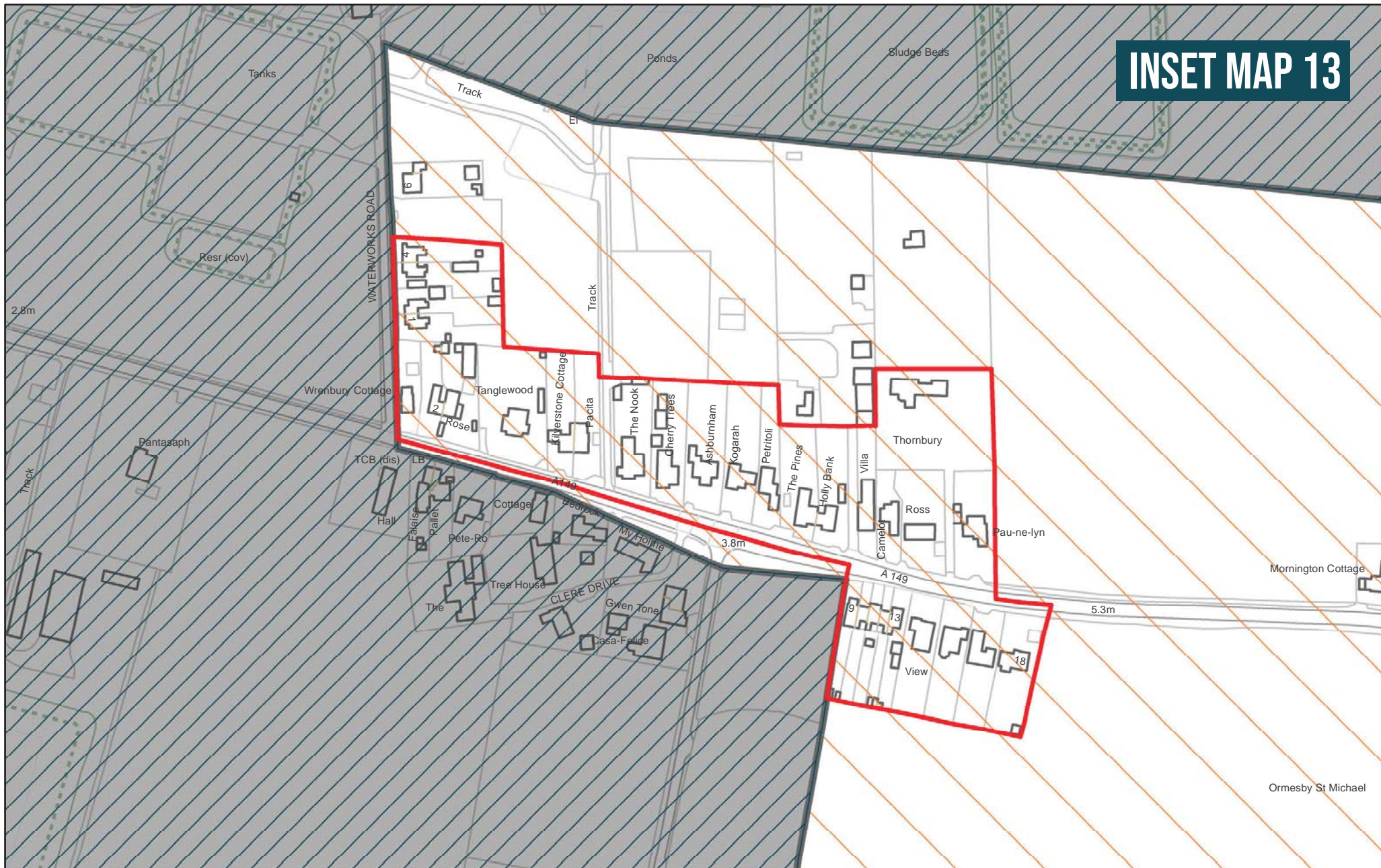
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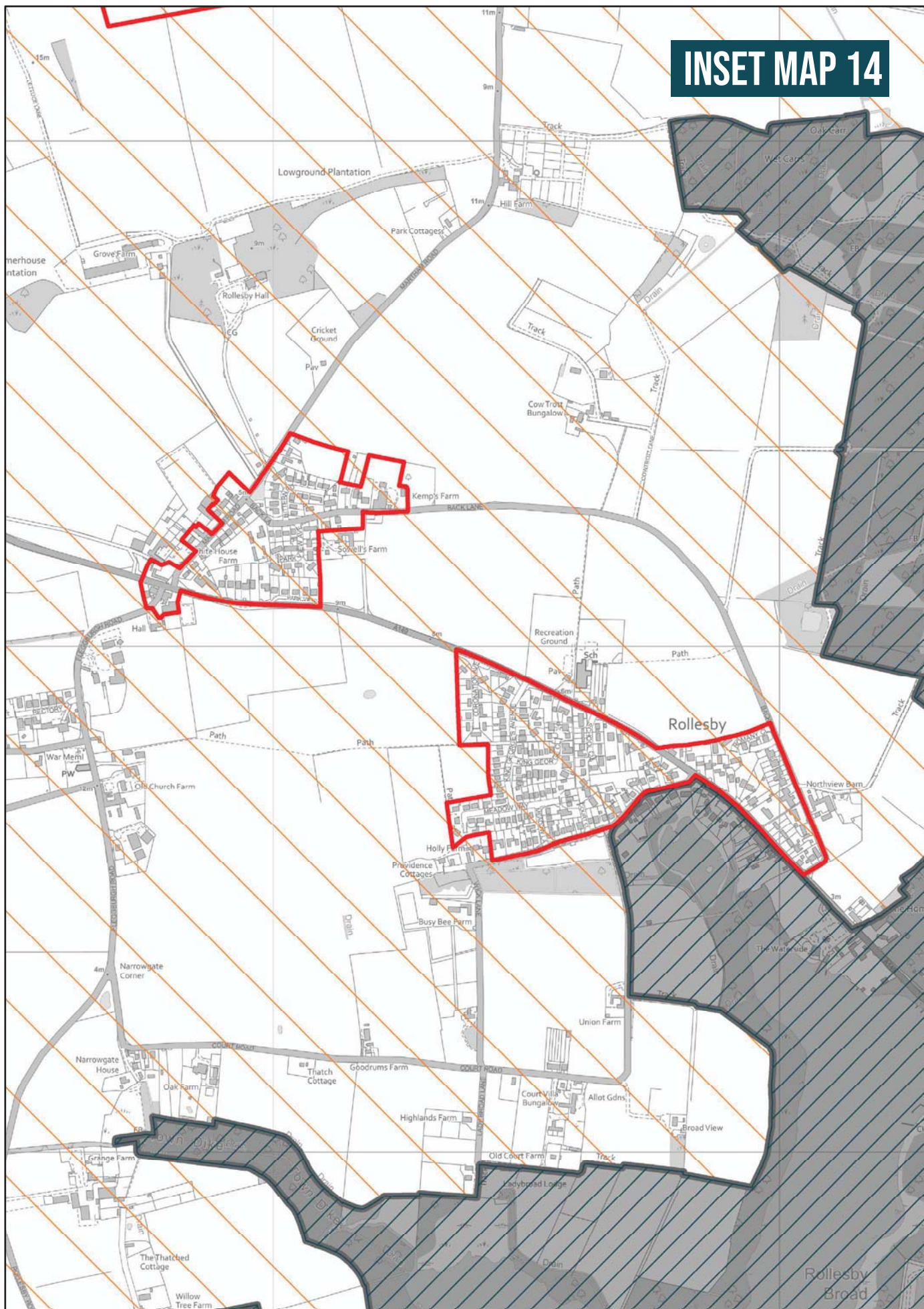




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LOCAL PLAN POLICIES MAP LEGEND

	Local Plan Area
	Borough Boundary
	Outside Plan Area
	Broads Area
	Development Limits (GSP1)
	Housing Allocation
	Great Yarmouth Waterfront Area (CS17)
	Great Yarmouth Waterfront Area (CS17) Criterion C
	Safeguarded Gypsy & Traveller Site (CS5)
	Beacon Park (Mixed Use) Extension (CS18)
	Affordable Housing Sub-market Area 1 (CS4)
	Affordable Housing Sub-market Area 2 (CS4)
	Affordable Housing Sub-market Area 3 (CS4)
	Town Centre and District Centre Boundaries (R1, R3, R4, GY1)
	Primary Shopping Area (R1, GY1, R3)
	Protected Shopping Frontage (R2)
	Market Gates Shopping Centre (GY2)
	Hall Quay Development Area (GY3)
	King Street Enhancement Area (GY4)
	Local Centres (R5)
	Beacon Park District Centre (BL1)
	Beacon Business Park (GN4)
	Beacon Business Park Extension (GN5)
	Safeguarded Employment Area (CS6)
	Great Yarmouth Port and Harbour Area (GY10)
	Holiday Accommodation Areas (L1)
	Great Yarmouth Seafront Area (GY6)
	Great Yarmouth Back of Seafront Improvement Area (GY7)
	Regent Road (GY5)
	Great Yarmouth Racecourse (GY8)
	Coastal Change Management Areas (GSP4)
	Shrublands Community Facility (GN6)
	Third River Crossing Adopted Route (CS16)
	South of Hopton Access Improvements (HP1)
	Potential Strategic Cycle and Pedestrian Routes (GSP7)
	Great Yarmouth North Denes Airfield (GY9)

Local Plan Part 2 – Adoption (Policy & Resources Committee)

Appendix 3 – Inspector's Report



Report to Great Yarmouth Borough Council

by Gareth Wildgoose BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Date 5 November 2021

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Great Yarmouth Local Plan Part 2

The Plan was submitted for examination on 31 July 2020

The examination hearings were held between 2 March 2021 and 29 April 2021

File Ref: PINS/U2615/429/8

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Abbreviations used in this report

2004 Act	Planning and Compulsory Purchase Act 2004
AONB	Area of Outstanding Natural Beauty
BWLP	Great Yarmouth Borough-Wide Local Plan (2001)
CS	Great Yarmouth Local Plan: Core Strategy 2013 - 2030
DtC	Duty to Co-operate
HIA	Heritage Impact Assessment
HMO	House in Multiple Occupation
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
LHN	Local Housing Need
LVIA	Landscape and Visual Impact Assessment
MM	Main Modification
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SoCG	Statement of Common Ground
SPA	Special Protection Area
The Plan	Great Yarmouth Local Plan Part 2

Examination Library document references are included in brackets () throughout the report.

Non-Technical Summary

This report concludes that the Great Yarmouth Local Plan Part 2 [the Plan] provides an appropriate basis for the planning of Great Yarmouth Borough (excluding the area covered by the Broads Authority), provided that a number of main modifications [MMs] are made to it. Great Yarmouth Borough Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearing sessions. Following the hearings, the Council prepared schedules of the proposed modifications and, where necessary, carried out sustainability appraisal [SA] and habitats regulations assessment [HRA] of them. The MMs were subject to public consultation over an eight-week period, which also included an opportunity for responses on any implications arising from the publication of the revised National Planning Policy Framework [NPPF] on 20 July 2021. In some cases, I have amended the detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the SA and HRA and all the representations made in response to consultation on them.

The MMs can be summarised as follows:

- Modifications to ensure that the Plan is positively prepared, effective and consistent with national policy and the Great Yarmouth Local Plan: Core Strategy 2013 - 2030 [CS] where necessary, and justified when a different approach is taken;
- Modifications setting out an updated and realistic housing trajectory and overall approach to housing delivery, including new policies to amend the strategic approaches to affordable housing and provision for Gypsies, Travellers and Travelling Showpeople accommodation to ensure effectiveness and consistency with national policy;
- Amending a number of policies to reflect the changes to the Use Classes Order that came into effect during the examination;
- A number of other detailed modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy, and;
- Modifications to introduce specific monitoring measures and actions to Appendix A and to add a new Appendix D to provide open space contribution costs and accessibility standards.

Introduction

1. This report contains my assessment of the Great Yarmouth Local Plan Part 2 [the Plan] in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2021 [NPPF] at paragraph 35 makes it clear that in order 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 planning authority has submitted what it considers to be a sound plan. The Plan as submitted in July 2020 is the basis for my examination. It is the same document as was published for consultation in February 2020 (document A1 in the Examination Library).

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act, the Council requested in the Submission letter (A14) that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs (K1.1) and, where necessary, carried out sustainability appraisal [SA] (K5.1 and K5.2) and habitats regulations assessment [HRA] (K6.1) of them. The MM schedule was subject to public consultation for eight weeks. I have taken account of the consultation responses in reaching my conclusions in this report and in this light, I have made some minor amendments to the detailed wording of the MMs and added consequential modifications where necessary for consistency or clarity. Where necessary I have highlighted these amendments in the report. None of the minor amendments or consequential modifications significantly alter the content of the modifications as published for consultation or undermine the participatory processes and SA/HRA that has been undertaken.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan.
6. In this case, the submission policies map accompanying the Plan comprises the set of plans identified as the Great Yarmouth Local Plan Part 2 Policies Map (including the Great Yarmouth Borough Area Policies Map, 15 associated Policies Inset Maps and a Map Legend, as set out in A2.1 to A2.16). The Policies Map of the Plan supplement and, where necessary, update the Local Plan Policies Map (E3) of the Great Yarmouth Local Plan: Core Strategy 2013 - 2030 [CS], adopted December 2015 (E1). In that regard, to provide certainty for the development plan when taken as a whole, Appendix B of the Plan also provides a list of any replacement policies for the superseded policies of the Great Yarmouth Borough-Wide Local Plan (2001) [BWLP] that are otherwise referred to on the CS Policies Map.
7. The policies map is not defined in statute as a development plan document, so I do not have the power to recommend MMs to it. However, a number of the published MMs to the policies of the Plan require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective. These further changes to the policies map were published in the Policies Map Modifications schedule (K3.1) for consultation alongside the MMs in K1.1.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the policies of the Plan, the Council will need to update the adopted policies map to include all the changes proposed in the Policies Map of the Plan and the further changes published alongside the MMs.

Context of the Plan

9. The Plan as submitted intends to support the delivery of and, where necessary, update the strategic policies of the CS. The Plan also seeks to replace or remove all of the remaining saved policies of the BWLP as set out in its Appendix B. The Plan, when taken together with the CS, will constitute the development plan for the parts of Great Yarmouth Borough that lie outside of the Broads Authority Area (which is covered by the Broads Authority Local Plan).
10. The Plan area comprises the relatively densely developed main towns along the coast consisting of Great Yarmouth and Gorleston-on-Sea with a respective mix of historic cores and tourism uses, older residential neighbourhoods and well-established industries many of which are associated with the Port and Harbour area. The key service centre of Caister-on-Sea is located further along the coast to the north, with Hopton-on-Sea, a primary village, to the south. There are also groupings of other rural and semi-rural villages along the coast and further inland, the larger ones being identified in the CS as the key service centre of Bradwell and primary villages of Belton, Hemsby, Martham, Ormesby St Margaret and Winterton-on-Sea, with each having experienced varying rates of historic settlement expansion for housing or tourism development.
11. Within the Plan area, there are significant areas subject to coastal change management, together with existing designations within the national site network such as the Winterton-Horsey Dunes Special Area of Conservation [SAC] and North Denes Special Protection Area [SPA], with others located nearby such as the Breydon Water SPA and Ramsar site, the Broadland SPA and The Broads SAC.

Public Sector Equality Duty

12. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This, amongst other matters, sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.
13. The Plan was informed by an Equalities Impact Assessment (A5). The policies of the Plan, when taken with the CS, make provision for people with disabilities through the provision of accessible and adaptable housing and it also takes account of age and addressing the needs of other protected groups, including Gypsies, Travellers

and Travelling Showpeople. In this way, the disadvantages that people with protected characteristics suffer would be minimised and their needs met in so far as they are different to those without a relevant protected characteristic. There is also no compelling evidence that the Plan would bear disproportionately or negatively on them or others with protected characteristics.

Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
15. The Duty to Co-operate - Statement of Compliance (A7) details the organisations with which the Council engaged in the preparation of the Plan. The ongoing engagement since the adoption of the CS in December 2015, includes working towards an agreement of shared spatial objectives in the Norfolk Strategic Planning Framework (B1) as published in June 2019. This regional document demonstrates clear ongoing engagement at a county level between the signatories which include Great Yarmouth Borough Council, Breckland District Council, Broadland District Council, the Broads Authority, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, South Norfolk District Council, Norfolk County Council, Natural England, the Environment Agency, Anglian Water and the New Anglia Local Enterprise Partnership. The preparation of the document included involvement of a number of other organisations including cross-border co-operation with neighbouring authorities in Suffolk.
16. The above agreement includes relevant strategic matters such as the Norfolk planning authorities' approach to meeting their local housing needs which incorporates the identification of a contiguous market area in Great Yarmouth. Furthermore, it is common ground between the aforementioned authorities that spatial planning matters in the Broads Authority Area will continue to be best addressed by a standalone Broads Local Plan, but that Great Yarmouth would seek to include appropriate provision to address housing needs arising from its overlapping parts. The agreement also covers a number of other duty to co-operate [DtC] matters, including strategic issues such as employment and the economy; the natural, built and historic environment; mitigating the impacts of climate change; biodiversity; transport and infrastructure, and; co-operation on specialist housing

needs (including provision for the elderly and Gypsies, Travellers and Travelling Showpeople).

17. The above agreements have been supplemented by engagement on local cross-boundary issues with the Broads Authority, the Marine Management Organisation and neighbouring authorities on additional matters such as coastal change management. In that respect, a Statement of Common Ground [SoCG] on Coastal Zone Management (B3) was agreed before submission of the Plan with the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Suffolk Coastal and Waveney District Councils (now both within East Suffolk Council), and the Broads Authority. This was supplemented by a further SoCG with the neighbouring East Suffolk Council (B2) confirming agreement on strategic matters including distinct housing market areas, functional economic areas, retail needs, habitat impact and mitigation mechanisms, and the presence of the shared Great Yarmouth and Lowestoft Enterprise Zone.
18. During the Examination, further SoCG were provided to reflect ongoing engagement during Plan preparation and resultant agreements with other relevant DtC bodies, including Historic England (G1), Natural England (G2), Anglian Water (G3), the Broads Authority (G4) and Norfolk County Council (G5).
19. Having regard to all of the above, there is evidence of a high level of engagement by the Council with others in preparing the Plan. Furthermore, none of the bodies with which the Council is required to engage in pursuit of the DtC have suggested that it has not adequately discharged the duty. Any implications of the agreed approaches between DtC bodies and issues raised as part of the engagement process which relate to matters of soundness are necessarily addressed separately in this report. Consequently, when taking all of the above evidence into account, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.

Assessment of Other Aspects of Legal Compliance

Local development scheme

20. The Council has regularly updated its Local Development Scheme [LDS] since the adoption of the CS and it sets out the scope of the

Plan and timeline for its adoption. The submission of the Plan was accompanied by the LDS published in January 2020 (A12).

21. The Plan has been prepared in accordance with the Council's LDS albeit some delay to timescales have necessarily occurred as part of the examination process during the Covid-19 pandemic. In response, the Council published a revised LDS in June 2021 (A12.1) to ensure compliance with the statutory requirements.

Public consultation and engagement

22. The Council's Consultation Statement - Regulation 22c (A6) thoroughly demonstrates how the consultation carried out during the various stages of Plan preparation was in compliance with the Statement of Community Involvement [SCI] (A11) which was reviewed and updated in May 2020 following its previous publication in March 2019. The updates in that respect related to the implications of the Covid-19 pandemic around document availability.
23. The stages of consultation of the Plan undertaken were in excess of those required by and therefore, in compliance with the regulations. Furthermore, whilst the evidence does not explicitly set out the weight that the Council attached to consultation responses, that is not a legal requirement and it is clear that they were taken into account. The documented evidence sets out the relevant planning issues. Where necessary, I consider those issues in my assessment of soundness in the subsequent sections of this report.
24. Some representors felt that a greater level of engagement should have occurred during the plan preparation process when taking account of Covid-19 pandemic restrictions. However, the engagement with, and involvement of, local communities in the Regulation 19 consultation on the Plan was carried out in a proportionate manner. This included an extended time period initially between February 2020 - May 2020 to reflect the restrictions in place at the time and re-running the consultation between 1 June 2020 - 13 July 2020 to ensure the requirements of Regulation 19a and Regulation 35 could be met by making documentation available at the Town Hall when it was able to re-open. As such, the consultation was in compliance with the principles set out in the Council's SCI and statutory requirements in place at the time.

25. In reaching the above findings, I have taken into account that the social, economic and environmental impacts of the Covid-19 pandemic for the implementation of the Plan could be significant but are difficult to predict. Furthermore, with regard to the pandemic and longer-term planning reform, the Government has made it clear that it is important to get local plans in place under the current system. That is what the Council wishes to do, and I have carried out the examination accordingly.
26. The SCI was updated in November 2020 (A11.1) to reflect the implications of the Covid-19 pandemic restrictions and the subsequent consultation following the publication of the MM schedule was in accordance with it. The consultation on the Plan, therefore, has been undertaken in accordance with all relevant regulations.

Sustainability appraisal

27. The Plan aims to deliver, support and, where necessary, update requirements of the CS which had been previously subject to SA. The Plan (A1) was subject to SA during its preparation (as documented in A3.1 and A3.2) and to inform the proposed main modifications (K1.1) as required by relevant legislation¹.
28. The policies in the CS determine the overall strategy for Great Yarmouth Borough (excluding the area covered by the Broads Authority) to which the policies in the Plan respond and update where necessary. The CS spatial strategy also informs how sites should be considered for inclusion in the Plan. The SA was a comprehensive piece of work that commenced early in the Plan making process, informed its preparation and continued up to submission and during the examination. The SA adopted a systematic approach in accordance with legal requirements and relevant guidance. The SA has considered the overall effects of the policies and allocations in the Plan, including the cumulative effects and the mitigation measures where negative effects are identified for individual policies, sites or as a whole.
29. The SA provides a guide to compare the performance of policies and individual sites against a range of objectives linked to environmental,

¹ Sections 19(5) and 39 of the 2004 Act, and the Environmental Assessment of Plans and Programmes Regulations 2004.

social and economic considerations allowing all reasonable alternatives to be assessed on the same basis.

30. The SA report was updated in July 2021 (K5.1 and K5.2) to take account of the modifications process. The updated report also included additions to ensure that all sites and reasonable alternatives were appraisal in the SA, together with factual corrections. The SA clearly explains how it has influenced the development of the Plan relative to its scope and role with respect to the CS and assessed reasonable alternatives as part of this process. The SA as prepared is proportionate, objective, underpinned by relevant and up to date evidence, and compliant with legal requirements and Planning Practice Guidance [PPG]².

Habitats regulations assessment

31. The HRA Report December 2019 (A4), sets out that an Appropriate Assessment has been undertaken. The HRA for the Plan builds upon the HRA relating to the CS. The HRA concludes that as the Borough is not a focus for intensive growth, taking account of traffic generation and the proximity of the road network to what were European sites at the time (now part of the national site network), air quality impacts can be ruled out. However, it finds that recreation pressure associated with the housing growth in Great Yarmouth Borough within the Plan could have some negative impacts upon the Winterton-Horsey Dunes SAC, North Denes SPA and Breydon Water SPA/Ramsar site, together with new evidence since the CS HRA of the likelihood of residents visiting The Broads SAC and Broadland SPA/Ramsar site.
32. The increased recreation pressure from additional housing within the visitor catchment areas of the aforementioned sites may affect their integrity without mitigation. However, the Plan includes the required and suitable mitigation measures in the Habitats and Species Impact Avoidance and Mitigation Strategy as set out in document A4, informed by document C17 and secured in Policy GSP5 (as amended by **MM11** for soundness which I address later in this report).
33. There are also potential impact pathways to The Broads SAC and Broadland SPA/Ramsar in terms of water quality and water quantity. In particular, such matters relate to development in relatively close proximity to the Broads sites (within 2.5km) such as those subject to

² Strategic environment assessment and sustainability appraisal (Chapter ID:11).

Policy HY1 (Land at Former Pontins Holiday Camp), MA1 (North of Hemsby Road), OT1 (Land South of Cromer Road) and OT2 (North of Barton Way). In response, modifications to the respective policies and each allocation in turn, include the additional requirement of a shadow habitats regulation assessment and provision of necessary mitigation measures.

34. The HRA Addendum at MMs stage (K6.1) concludes that adverse effects on the integrity of any European site (as now part of the national site network) can be ruled out for the Plan, incorporating main modifications, either alone or in combination with other projects. Natural England have also confirmed agreement with the conclusion, subject to implementation and delivery of the Habitats and Species Impact Avoidance and Mitigation Strategy. It follows that with the policy safeguards in the modifications, I am satisfied that the Plan, in combination with other plans and projects, will not adversely affect any former European sites (now part of the national site network). The requirements of the Conservation of Habitats and Species Regulations 2017 (as amended) are, therefore, met.

Strategic priorities

35. The Development Plan, taken as a whole, incorporating the CS and the Plan, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area. The Plan seeks to take forward the strategic priorities as reflected in the high-level vision and strategic objectives set out in the CS. These are addressed through the subsequent policies in the Plan, particularly those that are classified as strategic (which I consider later in this report).

Climate change

36. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change as required by Section 19(1A) of the 2004 Act. These include policies relating to the overall spatial strategy and the allocation of land for development that, amongst other things, aim to minimise the need to travel; avoid flood risk and areas of coastal change; promote sustainable forms of travel including strategic cycling and pedestrian routes; encourage electric vehicle use; protect and enhance green infrastructure and biodiversity; and seek water conservation. The policies of the Plan supplement the approach of the CS which also includes specific policies relating to design, enhancing

the natural environment and utilising natural resources, and deals specifically with matters such as sustainable design, promoting energy efficiency and encouraging renewable and low carbon energy.

37. I have considered whether the Plan responds appropriately to climate change, including in terms of emissions reduction as part of wider objectives such as the net zero target under the Climate Change Act 2008. In that regard, the Plan is necessarily assessed against the tests of soundness with respect to matters such as climate change and there is no national policy requirement for the Plan to include specific targets for reductions in greenhouse gases in the Borough. In any case, for the reasons set out throughout this report and subject to associated MMs, I conclude that the Plan is sound. When taken together with the CS, the Plan as a whole contains appropriate policies to help mitigate and adapt to climate change in the context of current national policy including by helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions as required by the NPPF.

Superseded policies

38. The Plan makes clear that it intends to update and partly supersede policies of the CS (including Policies CS3 and CS7 by Policies UCS3 and UCS7 as submitted, and Policies CS4 and CS5 by Policies UCS4 and UCS5 following **MM4** and **MM5** I recommend later in this report). The Plan is also clear that it will supersede all of the remaining saved policies of the BWLP, thus meeting the requirement of regulation 8(5) of the 2012 Regulations.

Other legal requirements

39. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Conclusion

40. In summary, I conclude that all relevant legal requirements have been complied with during the preparation of the Plan.

Assessment of Soundness

Main Issues

41. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 11 main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1: Is the scope of the Plan and its inclusion of strategic policies, together with updates to strategic policies in the CS within its 2013-2030 plan period, consistent with national policy or otherwise justified?

42. The scope of the Part 2 Plan as submitted, seeks to build upon and supplement the CS which has a plan period of 2013-2030. In doing so, the Plan incorporates updates to strategic policies such as the adopted housing requirement in Policy CS3 and the retail requirement in Policy CS7, the detail of which I consider in Issues 2 and 4. In contrast, the Plan has not sought to take forward a limited number of matters which the CS indicated that the Plan would include.
43. With regard to matters not taken forward in the Plan, I find that the suggestion in the supporting text of Policy CS6 for an additional policy relating to re-designation of land and buildings in local employment areas is no longer necessary based on the evidence before me and to ensure consistency with national policy. Similarly, following recent changes to the Use Classes Order³ that came into effect during the examination, the designation of secondary shopping frontages and holiday frontages would no longer serve the purposes envisaged by the CS, with more suitable alternative approaches to main town centre uses now provided in the Plan as assessed under Issue 4.
44. Local Green Spaces as referred to in Policy CS11 are not designated by the Plan which rather seeks to appropriately protect existing open spaces via Policy E3 as detailed in Issue 5. In addition, the Plan also reasonably does not identify potential areas suitable for wind energy as suggested by Policy CS12 due to an absence of evidence to

³ Town and Country Planning (Use Classes) Order 1987 (as amended)

support such a designation and given that the requirement in the NPPF for local community support is more likely to be fulfilled as part of a neighbourhood plan subject to referendum.

45. Notwithstanding my aforementioned findings, to ensure that the scope of the Plan is effective and justified, **MM1** is required to clarify the relationship with the designated Broads Authority area as administered by the Broads Authority. **MM2** is also needed to provide certainty of those limited CS matters not taken forward and the associated reasoning. It is not necessary to clarify the regulatory roles of other bodies as such matters are already appropriately addressed in relevant legislation and regulations.
46. Turning to the updates to strategic policies that are taken forward in the Plan. Since the adoption of the CS in December 2015, revisions to the NPPF have been published including most recently in July 2021. The NPPF paragraph 22 indicates that strategic policies in local plans (except in relation to town centre development) should look ahead over a minimum 15-year period from adoption to anticipate and respond to long-term requirements and opportunities such as those arising from major improvements in infrastructure. The Plan as submitted seeks to support the delivery of and update the CS within the same plan period of 2013-2030, meaning that it will have an intended period of less than 10 years from the date of its adoption.
47. Notwithstanding the above, NPPF paragraph 33, in implementing Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012, is clear that relevant strategic policies should be subject to review no later than five years from the adoption of the Plan and should take into account changing circumstances affecting the area or any relevant changes in national policy. It also sets out that one of the reasons for an earlier review includes significant changes to local housing need. The CS was adopted in December 2015 and is now more than five years old. Furthermore, significant changes have been made to the approach to assessment of local housing need [LHN] since that date as the publication of the previous NPPF in July 2018 introduced the standard method.
48. It follows from the above, that it is justified that the Plan includes a review of and adjustment to the CS housing requirement given that the LHN standard method significantly changes the calculation of minimum housing need within the Borough, as detailed in Issue 2. In that regard, it is particularly necessary for the housing requirement

to be reviewed to ensure, amongst other things, that it reflects a sound approach and does not give rise to significant adverse effects on the national site network.

49. In terms of the strategic policies and the duration of the plan period, the Plan as submitted includes a commitment to commence a full Local Plan review following its adoption with associated timescales set out in the latest version of the LDS (A12.1). Alternative arrangements are, therefore, in place that would be capable of fulfilling the agreement in the Norfolk Strategic Planning Framework (B1) of a Plan to provide for development needs until at least 2036.
50. It follows from the above that it would serve little practical benefit to extend the plan period beyond 2030 at the current point in time. Indeed, the inevitable and considerable delay in the adoption of the Plan which would result if it were to be revised to have at least a 15-year post-adoption period would almost certainly outweigh any benefit which would arise. I, therefore, consider that it is reasonable and justified that this Plan includes strategic policies whilst maintaining the CS plan period of 2013-2030.

Conclusion

51. In summary, I conclude that the scope of the Plan and its inclusion of strategic policies, together with updates to strategic policies in the CS within its 2013-2030 plan period is justified and, therefore, sound.

Issue 2: Is the strategic approach set out in Policy UCS3 to adjust the CS housing requirement and thereby, make provision for at least 5,303 new homes in the plan period (2013 to 2030); positively prepared, justified, effective and consistent with national policy?

Housing need and requirement

52. Policy CS3 of the CS in seeking to address the Borough's housing need at the time identified a housing requirement of at least 7,140 new homes over the plan period (2013-2030). This corresponded with the conclusions in the Inspector's Report (E1.1) of an objectively assessed need for housing in Great Yarmouth of 420 dwellings per year. The conclusions of identified need were informed by a Strategic Housing Market Assessment [SHMA] (C1) last updated in 2013. The SHMA took account of the three most recent sets of

nationally produced population/household projections at the time; 2008-based population/household projections, 2010-based population projections and 2011-based interim population/household projections.

53. In reaching his findings, the previous Inspector recognised that such a rate of annual housing delivery would reflect a significant uplift to previous levels of housing completions. Accordingly, the CS included what was considered to be an ambitious but more realistic trajectory for meeting the objectively assessed need, starting with an average rate of 300 new dwellings per year for seven years of the plan period (2013/14 - 2019/20), followed by an annual average of 504 dwellings to be delivered in the last ten years of the plan period.
54. The NPPF at paragraph 61 indicates that to determine the minimum number of homes needed, a LHN assessment conducted using the standard method detailed in PPG should be carried out – unless exceptional circumstances justify an alternative approach which also reflect current and future demographic trends and market signals. The standard method was informed by 2014-based household projections indicating an average annual household growth of 313.6 and a published workplace affordability ratio of 6.52 with a rounded adjustment factor of 1.16 which were the most up-to-date at the time of submission of the Plan. The resultant LHN figure is a minimum of 363 new homes per year from 1 April 2019 or 3,993 dwellings over the plan period to 31 March 2030.
55. During the examination, there have been updates to the LHN methodology in the PPG; the 10-year average household growth projections (2014-based household projections in England); and to median workplace-based affordability ratios as set out in a Technical Paper on Local Housing Need (H4). A resultant LHN re-calculation indicates a marginally lower minimum housing need of 354 new homes per year. Nonetheless, the PPG⁴ indicates that the standard method may be relied upon for a period of two years from the time that a plan is submitted and the limited difference in the calculations is not justification to depart from that approach. Furthermore, although the 2018-based household projections have also now been published, the PPG⁵ relating to the standard method specifically refers to use of 2014-based household projections.

⁴ PPG ID: 2a-008-20190220 Revision date: 20 02 2019

⁵ PPG ID: 2a-039-20201216 Revision date: 16 12 2020

56. The PPG⁶ expands upon the reference in paragraph 61 of the NPPF to 'exceptional circumstances' in relation to an alternative approach. In doing so, the PPG sets out that there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. The identified circumstances include increases in housing need that are likely to exceed past trends due to growth strategies for the area that are likely to be deliverable, strategic infrastructure improvements likely to drive an increase in the homes needed locally, or an authority agreeing to take on unmet need from neighbouring authorities as set out in a SoCG. The PPG also refers to previous levels of housing delivery or evidence in a recently produced SHMA.
57. The SHMA (C1) does not fall within a reasonable definition of 'recently produced'. However, it does indicate that Great Yarmouth Borough has its own self-contained housing market area and there is no evidence to indicate that the situation has changed during the plan period. In that regard, the approach of the Borough meeting its own needs in the Plan with no unmet needs from neighbouring authorities to be addressed, is justified by evidence in the Norfolk Strategic Planning Framework (B1) and SoCG with East Suffolk (B2), the Broads Authority (G4) and Norfolk County Council (G5).
58. The SHMA also indicates that the functional economic area for Great Yarmouth is the Borough boundary, and I am satisfied that it remains the case despite some commuter flows to neighbouring districts. The Plan seeks to support a sustainable pattern of employment provision and in doing so, takes forward the intended extension of Beacon Park, an Enterprise Zone, as set out in Policies CS6 and CS18 of the CS, with a further 5 hectares of employment land within Policy GN5. That limited level of provision of additional employment land in Beacon Park is not of an extent that would justify an increase above the minimum level of housing need identified by the standard method.
59. In reaching the above view, I am mindful that the extension of Beacon Park does not constitute an overall net addition in employment land relative to Policy CS6 given that the potential for a further 22 hectares of land reclamation to the north of the Outer Harbour at South Denes is not taken forward in the Plan. Furthermore, there is no convincing evidence to justify any need to address the balance with labour markets in the Borough by increasing the local housing requirement figure above that derived

⁶ PPG ID: 2a-010-20201216 Revision date: 16 12 2020

using the LHN standard method. In Issue 9, I go on to set out more specific conclusions in respect of the soundness of the approach to employment land and individual allocations.

60. In terms of strategic infrastructure improvements, a Development Consent Order for the Great Yarmouth Third River Crossing was approved on 24 September 2020 with construction having now commenced and it is expected to be open for use in early 2023. The bridge is an important strategic infrastructure project to support the economic prosperity of Great Yarmouth by helping to reduce congestion and car dominance in and around the town centre and thereby, supports the wider regeneration ambitions of the Plan. However, the delivery of housing in the Plan of itself is not dependent upon the Great Yarmouth Third River Crossing nor is it intended to support significant housing growth as part of its wider objective of enhancing the accessibility between Great Yarmouth and Gorleston-on-Sea. The delivery of the strategic infrastructure project, therefore, does not justify that the minimum level of housing need should be higher than derived using the standard method.
61. In relation to other potential influences on the housing requirement, the evidence in the Technical Note on Self-build and Custom Housebuilding (H13) identifies only a low level of demand arising from the register that can be met by the existing permissions and future windfalls which I go on to consider under Issue 6. In contrast, the previous Inspector's Report (E1.1) identified that the annual net need for an additional 438 affordable dwellings in the Borough during the plan period as identified by the SHMA would be unlikely to be met in full by the approach of Policy CS3. In that context, the adopted CS housing trajectory estimated delivery of around 1,000 affordable dwellings in total by 2030 when taking account of the provision sought in Table 7 of Policy CS4 as informed by viability evidence.
62. The previous Inspector acknowledged that contributions to addressing affordable housing need would otherwise be made by direct provision by registered social landlords and that 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. The evidence accompanying this Plan leads me to the same view. Furthermore, it is evident that to achieve the full need for affordable housing identified by the SHMA would require delivery rates far in excess of past trends. Even if such levels of housebuilding were achievable in the plan period, the associated increase in population

due to the need for a substantial uplift in market housing to support delivery of the affordable housing would be likely to create its own difficulties. It would have the potential to cause significant adverse effects on protected habitats in the national site network, whilst encouraging unsustainable patterns of development and an increased loss of best and most versatile agricultural land.

63. In the context of the above, the requirement in Policy UCS3 reflecting the minimum level of housing need is lower than the housing requirement set by Policy CS3 of the CS. It, therefore, theoretically has the potential to further reduce the affordable housing to be delivered via Policy CS4. However, there is no evidence to suggest that raising the housing requirement in Policy UCS3 of itself would lead to an increase in affordable housing provision. In reaching that view, I note that the Plan is positively prepared by allowing for higher rates of housing delivery than the requirement in Policy UCS3 through the inclusion of a significant level of contingency in supply of housing land as addressed in Issues 6 and 7. Furthermore, I take account of the conclusions in respect of the soundness of the detailed approach to meeting identified affordable housing needs later in this issue.
64. The Plan in overall terms seeks to significantly boost the supply of housing, including for affordable housing and housing for different groups in the community. This is reflected in the uplift in minimum housing delivery required to meet the LHN standard method when compared with the target of 300 new dwellings per year that the CS applied up to 2019/20. The lower CS annual target of 300 dwellings per annum has only been exceeded on two occasions to date (328 dwellings completed in 2018/19 and 382 dwellings in 2019/20). As such, there has been an under-delivery of 409 dwellings relative to the lower annualised target in Policy CS3, before the higher level of 504 dwellings per year were to be applied from 2020/21 onwards to reach the average annual rate of 420 dwelling per annum by the end of the plan period.
65. Having regard to the above, the ambitious nature of the CS annual housing requirement up to 2029/2030 is almost certain now to be unachievable. In that respect, given that the CS is now more than five years old and the applicable local housing need figure has changed significantly, it is reasonable that the Plan reviews and updates the CS housing requirement.

66. The approach of the Plan accords with paragraph 61 of the NPPF which indicates that to determine the minimum number of homes the LHN standard method in national planning guidance should be used. In that regard, I find no exceptional circumstances to justify an alternative approach. In accordance with the standard method which includes an affordability adjustment, past under-delivery does not need to be added to the calculation when projected forward from 1 April 2019. However, given that the Plan aligns with the CS base date of 1 April 2013, the Council when identifying the minimum housing requirement in Policy UCS3 of 5,303 dwellings; have necessarily added the housing completions total of 1,310 dwellings between 2013/14 - 2018/19.
67. The minimum housing requirement set out above and as reflected in Policy UCS3 remains ambitious, albeit more realistic in providing a sound approach to direct development to the most sustainable locations during the plan period. It follows that, based on my previous reasoning, the minimum housing requirement as set out in Policy UCS3 is sound.

Plan approach to affordable housing

68. When taking account of changes to national policy since the adoption of the CS, it is necessary to include a new Policy UCS4 via **MM4** to ensure that the approach to affordable housing is consistent with paragraph 64 of the NPPF. In the absence of evidence to justify a lower threshold in designated rural areas, Policy UCS4 includes an increase to the threshold figure in Policy CS4 of the CS. As such provision of affordable housing would no longer be sought from developments of less than 10 dwellings or below a site area of 0.5 hectares in its sub-market area 1⁷ and sub-market area 2⁸. The approach would remove the contribution toward affordable housing from smaller developments of between 5-9 dwellings in those areas to accord with national policy and assist their deliverability.
69. Notwithstanding the above, the Plan takes a positive approach to offset the potential for a reduced contribution from small sites to affordable housing through the inclusion of Policy H1. The policy provides a supplementary approach to Policy CS4 of the CS (as amended by Policy UCS4 via **MM4**) through the identification of a starting point for the tenure split of the affordable housing

⁷ Caister-on-Sea, Gorleston, Great Yarmouth North and Northern Rural

⁸ Bradwell, Great Yarmouth South and South Quay, Gorleston West and South West Rural

requirement for each site. In doing so, the policy in seeking a 90% affordable rent and 10% home ownership takes a different approach to the national policy expectation relating to major development of at least 10% of homes to be available for affordable home ownership.

70. The approach of Policy H1 is justified by evidence in the Topic Paper: Affordable Housing Tenure Mix (C4). As per the caveat within NPPF paragraph 65, the evidence justifies that such a focus on delivery of affordable home ownership would prejudice the ability to meet the identified affordable housing need of the majority of lower income residents of the Borough in the affordable housing sub-market areas listed in Policy UCS4. Consequently, in responding to the local evidence, Policy H1 seeks a more suitable and affordable tenure split which would enhance and maximise the ability to meet affordable housing needs, with appropriate flexibility for alternative tenures where affordability and demand for other affordable housing products can be demonstrated.
71. **MM39** is necessary to support the justification for the policy by clarifying the above approach of Policy H1 relative to national policy in the supporting text. The modification also ensures that the policy is effective by including a similar approach as national policy to listed exemptions from the requirement where a proposal provides solely for Build to Rent homes, provides specialist accommodation for a group of people with specific needs, is a self-build project or is exclusively for affordable housing.
72. Policy H2 also provides a necessary focus upon delivery of affordable housing on phased or cumulative developments. However, to be effective, the policy wording should be refined and strengthened to provide certainty of the proposals to which it should be applied. **MM40** includes the necessary changes for soundness.
73. Having regard to all of the above, I am satisfied that when taken together Policy CS4 (as amended by **MM4** through the introduction of Policy UCS4), Policy H1 (amended by **MM39**) and Policy H2 (amended by **MM40**) ensure a sound approach to affordable housing that, when taken together with Policy UCS3, has the capability to ensure a more effective contribution to addressing specific local affordable housing needs than the previous approach in the CS.

Neighbourhood plans

74. The NPPF⁹ defines the role of strategic policies in plans as part of setting the overall strategy and requires plans to make explicit which policies are strategic policies. The distinction has implications for neighbourhood plans which must be in general conformity with the strategic policies contained in any development plan that covers their area. There are no neighbourhood plans that have been made in the Borough. However, there are neighbourhood areas designated with plans at various stages of preparation.
75. The Plan as submitted identified 35 out of 75 policies as being strategic (which increases to 37 out of 77 policies following **MM4** and **MM5** which I address in Issue 3). The Council, as local planning authority, has responsibility for determining which policies are strategic and it has determined those identified as strategic in the Plan to be of particular importance to delivering the vision and objectives of the CS. National policy and guidance offers considerable discretion to the Council on such matters. Consequently, whilst other approaches to the identification of strategic policies could also be justified, I am satisfied that all of the policies identified in the Plan as strategic (including those added via **MM4** and **MM5**) can reasonably be considered to be so in the context of the relevant national policy and guidance I have referred to.
76. The Plan as a whole should be effective in ensuring that housing needs in the Borough are met, subject to the MMs I go on to recommend in this report. Consequently, there is no requirement, for neighbourhood plans to identify opportunities for additional housing development, although they could if they chose to do so provided that this was in general conformity with the strategic policies. In that context, the approach of Policy GSP2 of the Plan in setting an indicative housing requirement for designated Neighbourhood Areas of zero is justified and consistent with national policy.
77. Notwithstanding the above, **MM8** is required to Policy GSP2 for effectiveness and consistency with national policy to clarify the approach, including consideration of local services and facilities to secure development that would be sustainable. The modification also necessarily provides certainty in the supporting text in terms of the interaction with the Broads Authority planning area and that the

⁹ NPPF paragraphs 20-23 and 29
(and PPG ID: 41-076-20190509 Revision date 09 05 2019)

housing requirement of zero does not prohibit unplanned windfall development from coming forward within Neighbourhood Areas.

Conclusion

78. For the reasons given above, I conclude that the strategic approach set out in Policy UCS3 to adjust the CS housing requirement and thereby, make provision for at least 5,303 new homes in the plan period (2013 to 2030) is positively prepared, justified, effective and consistent with national policy and therefore, sound. The Plan in that context also provides a sound approach to affordable housing and neighbourhood plans, subject to the MMs previously set out.

Issue 3: Is the approach of the Plan justified and consistent with national policy and would it be effective in ensuring that the accommodation needs of Gypsies, Travellers and Travelling Showpeople can be met in the Borough throughout the plan period?

79. Policy CS5 of the CS provides an approach to meet the need for accommodation for Gypsies, Travellers and Travelling Showpeople and, amongst other things, includes a targeted requirement to identify 10 additional permanent pitches for use by Gypsies and Travellers. However, the requirement is based upon a SHMA (C1) assessment that predates the revised definition for planning purposes set out in the Planning Policy for Traveller Sites [PPTS] that was published in 2015 at a late stage of the CS Examination. The Norfolk Caravans and Houseboat Accommodation Needs Assessment, including Gypsies, Travellers and Travelling Showpeople - October 2017 (C3) was undertaken following the publication of the PPTS and now provides the most up-to-date assessment of needs based upon surveys undertaken between February 2017 and April 2017.
80. The evidence in C3 relative to the Borough identified a revised estimated need for a maximum of 4 pitches for Gypsies and Travellers that meet the planning definition by 2032 (an extra two years beyond the plan period) and no specific need for travelling showpeople plots between 2017 and 2036. Great Yarmouth Borough has one existing site which has 24 pitches and it has been confirmed on the basis of the most up-to-date monitoring in the Technical Note: Gypsies, Travellers and Travelling Showpeople (H16) that it will be fully occupied by 2022.

81. The assessment in C3 was undertaken in 2017 and it is normal practice to review such evidence every five years to ensure that it is up-to-date. The evidence identified a concentration of significant unauthorised pitch encampments in the Borough between January 2016 and January 2017. However, Appendix 1 of document H16 based on a wider DCLG Caravan Count identifies longer trends from 2007-2020 which demonstrates that the 2016/17 period was an outlier, with no unauthorised encampments since.
82. In the context of the above, it is notable that the occupation of the Gapton Hall site has considerably altered since the surveys were undertaken to inform the conclusions of the evidence in C3. The Gapton Hall pitches have already been reallocated to be made available for and occupied by Gypsies and Travellers falling within the planning definition and therefore, may already have significantly addressed some of the demand for pitches identified in C3. Furthermore, the site is now under Council management and has opportunities for reconfiguration and/or extension to provide a small number of additional on-site pitches. In those respects, I am satisfied that it would be capable of meeting either most or all of the identified need by the end of the plan period in 2030. In addition, the housing needs arising from households falling outside of the planning definition for Gypsies, Travellers and Travelling Showpeople, that may have been displaced from the Gapton Hall site, are capable of being appropriately met as part of wider housing needs identified in the Plan. Any subsequent application proposals would be assessed against policies of the development plan taken as a whole.
83. The existing Policy CS5 of the CS does not seek to restrict the provision of pitches or plots for Gypsies, Travellers and Travelling Showpeople and no planning applications have been received since the CS was adopted. Should additional households come forward that are currently unknown, concealed or arise from household growth and meet the definition for planning purposes then they would be provided for under the terms of the policy. Consequently, an immediate update to the C3 evidence relating to Gypsies, Travellers and Travelling Showpeople is not necessary to inform an effective short-term approach to provision before this Plan is adopted. The criteria-based approach of Policy CS5 would be the most suitable and effective manner to respond to any demand in the short-term.
84. Nonetheless, it follows from the above that when taking account of the more up-to-date evidence since the CS was adopted, it is necessary to part replace the approach of Policy CS5 via **MM5** which

adds a new Policy UCS5 and associated supporting text. The modification removes the existing pitch target and updates the approach with respect to the safeguarding of Gapton Hall and exploration of opportunities to reconfigure and/or extend it to meet identified needs. It also includes a commitment to an immediate review of the evidence in relation to the needs of Gypsies, Travellers and Travelling Showpeople following adoption of the Plan to ensure that future application proposals would be assessed on the basis of an up-to-date position. The modification is necessary to ensure that the policy approach in the development plan relating to provision for Gypsies, Travellers and Travelling Showpeople is positively prepared, justified, effective and consistent with national policy.

85. The monitoring of effectiveness of the delivery of development in terms of Policy UCS5 would fall under the monitoring framework of the CS insofar as it already applies to Policy CS5. To ensure effectiveness of this Plan, **MM68** to the monitoring framework in Appendix A adds a column to set out the triggers and contingencies for action with cross reference to the CS where appropriate (a similar approach is applied to those relevant to all other policies in the Plan).

Conclusion

86. In summary, I conclude that the approach of the Plan would be justified and consistent with national policy and effective in ensuring that the accommodation needs of Gypsies, Travellers and Travelling Showpeople can be met in the Borough throughout the plan period, following **MM5** to add a new Policy UCS5 and associated supporting text. Associated changes to the monitoring framework in Appendix A (with a similar approach applied to those relevant to all other policies in the Plan) via **MM68** would ensure a complementary and sound approach to necessary monitoring.

Issue 4: Would the strategic aim set out in Policy UCS7 to delete the CS retail requirements, re-align the Great Yarmouth Town Centre boundary and amend the retail classification in CS Table 12; provide an approach to main town centre uses that is positively prepared, justified, effective and consistent with national policy when taken with other relevant policies in the Plan?

87. National policy seeks to ensure the vitality of town centres. In that context, it is reasonable that the retail requirements of 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 up to 2031 as set in Policy CS7 b) of the CS have the potential to require review and update during the plan period. This is particularly pertinent given that those requirements are based on evidence in the Great Yarmouth Retail Capacity Refresh 2014 (C9.2) that is now around seven years old.

88. To inform the preparation of the Plan, the Council published a more up-to-date Retail Capacity Study 2020 (C9), which assessed the key economic and wider retail trends that have influenced changes in the last 10-15 years and the impact of such trends on the viability and vitality of town centres and high streets. In doing so, the evidence acknowledged the increasing impact of special forms of trading and internet shopping on changes in retailer requirements and demand for retail floorspace, including the closure and failure of a significant number of high-profile retailers during the last decade. It follows that the underlying economics of low growth in retail sales and high vacancy levels have created a difficult climate for new development and investment, particularly in town centres with limited catchment areas such as Great Yarmouth that are vulnerable to subdued demand for retail space.
89. The contextual evidence in C9 was supported by a robust market share analysis. The relevant forecasts on demand for convenience floorspace found no capacity for any of the Borough's centres up to 2025 and very limited capacity up to 2030. The forecast for comparison goods indicated that there is no net need for new convenience floorspace up to 2030. Those findings emphasise the prioritising of re-occupation and re-use of vacant high quality, larger format floorspace in prime retail areas to accommodate any forecast capacity and/or market demand over the short to medium term.
90. The Plan seeks to respond to the above situation through policies focussed on appropriately managing a shift away from the dominance of retail to provide the flexibility to bring forward a wider range of other main town centre uses. The approach, in seeking to reduce the levels of vacancy and assist the long-term viability and vitality of town and district centres, is consistent with recent changes to the Use Classes Order published in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into effect on 1 September 2020. The implications of those changes are that some main town centre uses (formerly within use classes A1, A2, A3, C1, D1 and B1a) now fall within the same Use Class E, whilst others (A4, A5 and D2) are now sui generis uses.

91. Taking account of all of the above, I am satisfied that the approach of Policy UCS7 to remove Policy CS7 b) of the CS and therefore, the associated requirement to specifically identify and allocate sites for new retail-led development, is soundly based in quantitative terms. It reasonably follows that should any planning application for new development come forward on a site not specifically allocated for retail in edge or out of centre locations they would necessarily be subject to the sequential and impact tests in national policy, together with Policy CS7 of the CS (as updated by Policy UCS7) and Policy R1 of the Plan which I go on to address later in this Issue.
92. Notwithstanding the above, there are a limited number of location-based requirements necessary to support the delivery of sustainable development in the Plan and its allocations such as Policy CA1 to create a new local centre in Caister-on-Sea and the small-scale shopping facilities forming part of Policy HY1 in Hemsby. To be effective and justified, **MM6** is, therefore, required to provide certainty in the supporting text of Policy UCS7 of the specific requirements in Policies CA1 and HY1 and the wider context of Policies CS17, R1, R5 and BL1 that I address later in this Issue. The modification also necessarily updates the policy wording to include a list of local centres in Policy UCS7 to ensure consistency with Policy R5 and those identified on the Policies Map.

Great Yarmouth Town Centre and its surroundings

93. Policy UCS7 also includes changes to the Policies Map to re-align the Great Yarmouth Town Centre boundary. The approach of the policy is justified in seeking to address the high levels of vacancy by consolidating the focussed area for main town centre uses with a new Primary Shopping Area and Protected Shopping Frontage. In doing so, the policy approach also responds positively to the objectives and opportunities of the Great Yarmouth Town Centre Regeneration Framework & Masterplan (E9) when informing the more detailed approaches in Policies GY1 to GY7.
94. Policy GY1 provides the detailed approach to the Great Yarmouth Town Centre Boundary, Primary Shopping Area and Protected Shopping Frontage with the boundaries of each justified based on the evidence. The policy is also positively prepared in seeking to assist the viability and vitality through promoting re-use and redevelopment of vacant and underused buildings and space, including increasing residential uses.

95. Notwithstanding the above, for Policy GY1 to be effective and consistent with national policy, **MM14** is required to respond to the changes to the Use Classes Order previously mentioned. The modification also provides necessary cross-references to Policy R1 of the Plan and Policy CS7 of the CS (as amended by Policy UCS7) and refines the approach to changes of use within Protected Shopping Frontages relative to Policy R2.
96. Policy GY2 deals with Market Gates Shopping Centre that lies within the Great Yarmouth Town Centre Boundary and Primary Shopping Area. In doing so, it provides a soundly based and complementary approach to respond to the structural changes in the retail market and aligns with the necessary flexibility intended by Policy GY1 for diversification of main town centre uses to reduce vacancy, whilst seeking to maintain a core retail frontage in accordance with Policy R2 of the Plan.
97. Policy GY3 sets out the approach to Hall Quay Development Area as defined on the Policies Map within the Great Yarmouth Town Centre. The approach of the policy is positively prepared and justified in so far as it takes forward the principle established in Policy CS7d) and seeks to bring forward a mixed-use development, as supported by the adopted Hall Quay Planning Brief Supplementary Planning Document (E4). However, to be effective changes are required to strengthen its complementary role relative to Policy GY1 and provide necessary updates to reflect the changes to the Use Classes Order. **MM15** provides the necessary changes to achieve soundness.
98. In reaching the above view, I have taken account of representations and associated evidence with respect to the resultant deletion of Policy EMP26 of the BWLP which indicates that stakeholders (including the Council) will investigate and ultimately seek to safeguard a non-statutory alignment for a future rail link to the Port. The safeguarding of such a route has not been taken forward either before or in the CS. Furthermore, the most direct alignment of a route from the Port to Great Yarmouth railway station has the potential to be incompatible with the objectives of regenerating the Great Yarmouth waterfront in terms of Policies CS7 and CS17 of the CS in parts of North Quay. It also runs counter to the objective of Policy GY3 to reduce the dominance of traffic and highway uses along Hall Quay, whilst providing pedestrian, public realm and townscape improvements.

99. Further to the above, the Norfolk Rail Prospectus 2013 (E13) identified the project to reconnect to Great Yarmouth Port as not feasible due to, amongst other things, the cost of reinstating the line and an unproven business case. The representations and associated evidence before me and the aspirations of the Port Authority for a future rail link to the Port do not lead me to a different conclusion or justify safeguarding a specific future route in the Plan and therefore, the deletion of Policy EMP26 is sound.
100. Policy GY4 provides a necessary approach for King Street enhancement area as defined on the Policies Map and removed from Great Yarmouth Town Centre by the Plan. The policy is positively prepared and justified in so far as it seeks to contribute to the consolidation of main town centre uses elsewhere, and in doing so, provides flexibility for regeneration towards a more predominantly residential offer. Such an approach is appropriate to provide a sense of place, whilst preserving and enhancing the historic environment through limiting vacancy and offering opportunities to re-use and enhance buildings that are currently in a poor condition. However, as currently drafted the policy approach does not provide sufficient certainty for application proposals, particularly with respect to consideration of heritage value of buildings. Modifications are also required to the policy wording and the supporting text to reflect the updates to the Use Classes Order. **MM16** provides the necessary changes to ensure that the policy is effective and therefore, sound.
101. Policy GY5 relates to Regent Road as defined on the Policies Map and removed from Great Yarmouth Town Centre by the Plan. The policy is positively prepared and justified in that respect in seeking to provide a strategically important link between the town centre and the seafront, and a more diverse offer to meet wider tourist and local needs whilst reducing the preponderance of seasonal uses. In doing so, it recognises that small scale retail has a role to play as part of the mix of uses with the supporting text confirming that proposals below 200sq.m (net) would be exempt, with proposals above that threshold subject to sequential and impact assessments. Such an approach is justified based on the local context and to protect the viability and vitality of the town centre. Nonetheless, to be effective, **MM17** is required to provide necessary updates to reflect the changes to the Use Classes Order.
102. Policy GY6 deals with the Great Yarmouth Seafront Area as defined on the Policies Map. In doing so, it provides a positively prepared and justified approach in encouraging tourist attractions and a range of

other related tourism and entertainment uses that are consistent with the character of the area and the important contribution that it makes to the Borough's economy. To be effective, necessary changes are required to refine the policy wording and update the supporting text to reflect the changes to the Use Classes Order. **MM18** provides the necessary changes to achieve soundness. I have also included a consequential modification to provide certainty that residential accommodation which is not self-contained, and other forms such as houses of multiple occupation (HMO), hostel and other similar uses will not be permitted within the Seafront Area. The change ensures consistency with the approach of Policy H12 in terms of HMOs as addressed later in the report.

103. Policy GY7 sets out the approach to the Back of Seafront Improvement Area as defined on the Policies Map. In doing so, it is positively prepared and justified in seeking to define and encourage a more diverse mix of appropriate uses such as self-contained dwellings, offices and other professional services with a focus on improving the condition of properties in the area and managing the change from a predominance of holiday accommodation and HMOs. However, to be effective and achieve soundness, **MM19** is required to strengthen the link to Policy A1 in terms of its criterion relating to amenity and to provide updates to reflect the changes to the Use Classes Order.

Location of retail development and other main town centre uses

104. Policy R1 takes forward Policy CS7 (as updated by Policy UCS7) and intends a positively prepared approach in defining that main town centre uses will be permitted in designated centre boundaries. It also seeks to supplement national policy in justifiably setting out a definition of edge of centre for the purposes of retail in Great Yarmouth as within 300m of the Primary Shopping Area, and within 300m of the Town Centre boundary for other main town centre uses to ensure consistency with the aforementioned Policies GY1 - GY9. The policy also justifiably sets a similar distance from the designated centres in Gorleston-on-Sea, Bradwell and Caister-on-Sea, and a defined approach for out of centre development in accordance with the sequential approach of national policy.
105. Notwithstanding the above, to ensure that the policy is effective, it should be strengthened in terms of the requirement to be consistent with Policy CS7 (as amended by Policy UCS7) and the distinction between out of centre sites in and outside of Development Limits to ensure consistency with other policies in the Plan. The policy also

requires updates to reflect the changes to the Use Classes Order. **MM49** provides the necessary changes for Policy R1 to achieve soundness.

106. Policy R2 follows on from Policies GY1, R1 and assists Policy R3 in providing a detailed and positively prepared approach to protected shopping frontages with an emphasis on encouragement of retail uses in ground floor frontages. However, following the changes to the Use Classes Order, **MM50** is required to ensure that it is justified, effective and consistent with national policy by refining the approach to changes of use from Class E and clarifying the Council's intentions in the supporting text with respect to the use of Article 4 directions. Following the publication of the revised NPPF I have also included a consequential change to paragraph 7.6 to remove reference to a paragraph of the superseded version of the NPPF.
107. Policy R3 takes forward the principles of Policies R1 and R2 in providing a specific approach for Gorleston Town Centre Area in relation to the Town Centre Boundary and Protected Shopping Frontage as suitably defined on the Policies Map. In that regard, the policy provides a justified approach to reflect its secondary status in the retail hierarchy set by Policy CS7 (as updated by Policy UCS7) and thereby, avoid impact upon the viability and vitality of Great Yarmouth Town Centre. The effectiveness of the policy, however, requires updates to reflect the changes to the Use Classes Order. **MM51** provides the necessary modifications to achieve soundness.
108. Policy R4, in a similar manner to Policy R3, takes forward Policy CS7 (as updated by Policy UCS7) for Caister-on-Sea District Centre as appropriately defined on the Policies Map. The policy provides a proportionate and justified approach to reflect its status in the retail hierarchy whilst not undermining the vitality and viability of higher order centres. The effectiveness of the policy, however, requires updates to reflect the changes to the Use Classes Order. **MM52** provides the necessary modifications to achieve soundness.
109. Policy BL1 provides a specific approach to Beacon Park District Centre which is appropriately defined on the Policies Map. In doing so it provides a positively prepared and justified approach to the uses permitted and the layout of the proposed District Centre. However, for effectiveness, **MM28** is required to provide necessary updates following changes to the Use Classes Order.

110. Policy R5 provides the approach to local centres listed in Policy CS7 (as updated by Policy UCS7) and appropriately identified on the Policies Map. The policy provides a justified approach in accordance with the status of local centres in the retail hierarchy by encouraging limited retail, leisure, community facilities and office development of a proportionate scale to provide essential services to the local community. Following the changes to the Use Classes Order, **MM53** is, however, required to ensure that the approaches to changes of use from active ground floor uses are effective and consistent with national policy to control only uses that fall outside of Class E. I have corrected the detailed wording of the modification to provide certainty that it is 'hot food' takeaways subject to such controls.
111. Policy R6 deals with kiosks and stalls which are an established feature within the designated Holiday Accommodation Areas, Town Centre or the Great Yarmouth Seafront Areas and complementary to the tourism functions. The policy provides a positively prepared and justified approach in establishing the principle of new retail and food outlets in those locations subject to appropriate requirements in terms of design, accessibility of surroundings and servicing arrangements. Policy R6 is, therefore, soundly based. In contrast, Policy R7 which deals with food and drink amenity more generally within the Borough and has similar requirements and other considerations relating to impacts on the surrounding area, requires updates to reflect the changes to the Use Classes Order to ensure it is effective and consistent with national policy. **MM54** provides the necessary modifications to Policy R7 to achieve soundness.

Conclusion

112. In summary, subject to the MMs previously identified, I conclude that the strategic approach set out in Policy UCS7 to delete the CS retail requirements, re-align the Great Yarmouth Town Centre boundary and amend the retail classification in CS Table 12; would provide an approach to main town centre uses that is positively prepared, justified, effective and consistent with national policy, when taken with other relevant policies in the Plan, and therefore, is sound.

Issue 5: Are the remaining General Strategic Policies in the Plan consistent with the strategic aims of the CS, national policy, and otherwise justified and effective?

Development limits and strategic gaps between settlements

113. Policy GSP1 sets out the approach to development limits which define the built-up areas of settlements on the Policies Map, with the areas falling outside having a status equivalent to countryside as referred to within other policies in the Plan and in the NPPF. As development limits underpin a number of other policies in the Plan, Policy GSP1 is a key strategic policy. The conclusions on subsequent issues identify that the level of provision for new development in the Plan is such that identified housing and employment requirements would be fully catered for, with adequate buffers to provide flexibility. The approach taken in the Plan in defining development limits to show the extent of the built-up areas of settlements where development would be supported is, therefore, sound in principle and is necessary to demarcate where policies relating to land outside of development limits apply.
114. The above principles are important to maintain the open and rural character on the edge of settlements, to avoid development eroding settlement gaps, and to limit the loss of best and most versatile agricultural land to that which is necessary to meet the strategic aims of the development plan as a whole. Nonetheless, for Policy GSP1 to be effective, the policy should be amended to ensure that the implicit support for development is subject to compliance with other relevant policies in the development plan, and to refine the approach to agricultural or forestry development outside of the development limits to ensure consistency with national policy. **MM7** provides the necessary modifications to achieve soundness.
115. In reaching the above findings, I have taken into account that the Council have also indicated that a limited number of updates are to be made to the development limit boundaries as identified on the submitted Policies Map. The updates provide a consistent approach in terms of recently consented sites where development has or is expected to have commenced at the time of adoption. I am satisfied that the approach as consulted upon in K3.1, together with any subsequent minor updates to the Policies Map that may be necessary before adoption, would ensure that the policy approach is positively prepared, justified, effective and consistent with national policy.

116. Policy GSP3 takes forward the principles of Policy GSP1 in identifying five strategic gaps between settlements at Great Yarmouth and Caister-on-Sea; Bradwell and Belton; Gorleston-on-Sea and Hopton-on-Sea; Caister-on-Sea and Ormesby St Margaret; and Hopton-on-Sea and Corton (the latter lying to the south within East Suffolk). The identification of development limits in Policy GSP1 provides some control over the gaps between the settlements. Nonetheless, the emphasis on the importance of those strategic gaps takes forward the requirement of Policy CS11 part I) as informed by the Great Yarmouth Settlement Fringe Study (C22) and is justified given the risk of coalescence if continual loss of undeveloped land in those areas were to occur. Policy GSP3 assists the consideration of any future proposals in those areas by affirming the weight to be afforded to the particular importance and value of undeveloped land in the gaps contributing to the character and identity of villages and coastal areas, and protection of best and most versatile agricultural land.
117. Notwithstanding the above, to ensure that Policy GSP3 is effective, **MM9** is required to clarify that the protection from development, should be considered individually or cumulatively, as to whether there would be a significant reduction in the physical size of gaps, general openness or rural character. The modified approach would allow consideration of the effect of a proposal alongside committed developments that have yet to commence and/or other planning application proposals, to limit the potential for a harmful cumulative erosion of gaps arising from development taking place concurrently.

Coastal Change Management Areas

118. Policy GSP4 sets out an approach to Coastal Change Management Areas as identified on the Policies Map. To be effective and consistent with national policy, **MM10** is required to ensure necessary flexibility to respond to more up-to-date robust evidence relating to the Coastal Change Management Area and any associated revisions to areas at risk. There are also modifications to the Policies Map as consulted upon in K3.1 to ensure consistency with the evidence in the Shoreline Management Plan (C19).
119. Policy E2 is a non-strategic policy which takes forward and supplements the principles of Policy GSP4 and paragraph 171 b) of the NPPF by providing a focus on relocation of development from within Coastal Change Management Areas. To be effective, **MM60** is required to provide certainty of the inclusion of tourist accommodation, to refine the definition of an existing site and to

provide a suitable approach for circumstances where viability may be challenging and/or where enabling development is proposed.

Protected habitats and species impact avoidance and mitigation

120. Policy GSP5 takes forward the requirements of Policy CS11 of the CS as informed by the detailed approaches of the Great Yarmouth Habitats Monitoring and Mitigation Strategy (C17) and Disturbance to Birds and Implications for Strategic Planning and Development Management (C18). The policy, thereby, secures the necessary mitigation measures identified in the HRA to avoid impact on designated habitat sites and species in the national site network (formerly referred to as internationally protected, European or Natura 2000 sites). The approach to mitigation appropriately takes account of cumulative impacts, offers flexibility for the consideration of emerging evidence and includes a requirement for project-level shadow HRAs where necessary for the Council to make the determination on likely significant effects as the competent authority. When impacts are identified, the policy appropriately sets out the required specific provision of suitable mitigation measures where necessary and appropriate to the circumstances.

121. Notwithstanding the above, to ensure that Policy GSP5 is effective, the detailed policy wording and supporting text should be strengthened and refined to provide greater certainty of the requirements of proposals being applicable to net additions of new residential and tourist accommodation. The modification should also necessarily ensure the policy title and associated references in the Plan reflect the updated national legislative context following the United Kingdom's exit from the European Union. **MM11** provides the necessary modifications to Policy GSP5 to achieve soundness, when taken together with associated modifications to other policies and supporting text via **MM12, MM13, MM22, MM23, MM24, MM27, MM29, MM30, MM31, MM32, MM33, MM34, MM35** and **MM58**.

Green Infrastructure

122. Policy GSP6 as submitted seeks that opportunities be sought to strengthen and extend the Borough's Green Infrastructure network with emphasis on the defined locations of: along the coast; the Yare and Bure valley corridors; the vicinity of The Broads area, and the Norfolk Coast Area of Outstanding Natural Beauty [AONB]. The policy also includes a commitment to engage with other Norfolk planning authorities to develop a County-wide strategy to improve Green

Infrastructure including nature conservation, landscape, quality of life and encouraging healthy lifestyles.

123. The policy is justified in taking forward the approach to protection, enhancement and safeguarding of specific components of Green Infrastructure as identified in Policies CS11 and CS15 of the CS and as otherwise supported by Policy GSP5. When taking account of the complexity of the Borough's Green Infrastructure network including the locations identified in Policy GSP6, and those otherwise identified by the CS, I am satisfied that the Plan provides sufficient certainty of the location of local wildlife-rich habitats, ecological networks, wildlife corridors and stepping stones that connect them. The Policies Map of the Plan, when taken with those of the CS, does not specifically map all of those individual components as expected by national policy. However, in the circumstances set out, such an approach is justified as it would not undermine the primary objective of protecting and enhancing biodiversity and geodiversity.
124. Notwithstanding the above, for Policy GSP6 to be effective and consistent with national policy, its Green Infrastructure aims should be refined to ensure a contribution to and enhancement of the natural environment, to provide a proactive approach to mitigating and adapting to climate change and to deliver net gains for biodiversity. Emphasis upon opportunities to create resilience to current and future pressures on the ecological network and an emphasis upon other important ecological corridors, priority habitats or species are also necessary, together with clarification of the approach for consideration of future planning applications. **MM12** provides the necessary changes to Policy GSP6 to achieve soundness.
125. Policy E3 complements the approaches of Policy GSP6 and national policy by providing a specific non-strategic policy approach to the protection of open spaces, including those existing as previously identified on the CS Policies Map (in replacing REC11 of the BWLP) and in evidence within an Open Space Study (C23) and Sport, Play & Leisure Strategy (C27). However, to ensure effectiveness and consistency with national policy, **MM61** is required to refine the detailed policy wording and to strengthen the supporting text by providing a cross reference to the types of open space listed in Policy H4 and to associated open space contribution costs and accessibility standards in Appendix D as added by **MM69**. The latter modification is necessary to meet the requirements of paragraph 34 of the NPPF.

Potential strategic cycling and pedestrian routes

126. Policy GSP7 relates to potential strategic cycling and pedestrian routes as identified on the Policies Map to be safeguarded from development which would prejudice the potential for future cycling or walking. I have considered the effect on existing development and their future plans for expansion close to the alignment of the safeguarded routes. However, I am satisfied that the effect on surrounding development would not be unacceptable. In that regard, the Plan approach does not grant new public rights of way through existing development and provides sufficient flexibility for other uses of safeguarded routes where a convenient alternative can be re-provided.
127. The Policy GSP7 approach is, therefore, appropriate in the locations identified between Bradwell and Belton (and beyond to the Broads Area), Hemsby to Ormesby St Margaret, and Hopton-on-Sea to link with East Suffolk to the south. Those routes if brought forward would promote sustainable means of transport and reduced dependency on the private car, whilst efficiently re-using and linking former railway corridors where possible. The policy approach also has the potential to offer significant benefits to healthier lifestyles, whilst providing opportunities to integrate and adapt to the requirements of surrounding development as appropriate. Policy GSP7 is, therefore, positively prepared, justified, effective and consistent with national policy as it would contribute to enhancing the linkages between existing green travel routes as part of the intended creation of a coherent network of footpaths, cycleways and bridleways.

Planning obligations

128. Policy GSP8 sets out the Council's approach to seeking planning obligations. The listed requirements in Policy GSP8 are justified by evidence in the Infrastructure Plan (C28) and Norfolk County Council Planning Obligations Standards, February 2021 (E10) and in principle are consistent with national policy. In that regard, the Council commissioned consultants to carry out a Viability Assessment (C30) which included an assessment of the effect of the requirements arising from the policies in the Plan when taken with those in the CS.
129. The general conclusions of the aforementioned viability assessment find that greenfield sites are shown to be viable for residential development and brownfield sites (i.e. previously developed land) are not viable. Residential development on greenfield sites (including strategic sites) would typically be capable of providing affordable

housing and remain viable with developer contributions of up to £15,000 per unit. In terms of employment, market factors dictate the need for employment uses to be supported by the Council's established set of initiatives (including land assembly) to facilitate development.

130. Policy GSP8 reflects the above findings in so far as it focusses upon residential development and offers a proportionate and flexible approach for consideration of development viability in circumstances where the cumulative total would exceed £15,000 per unit in addition to the affordable housing requirement, or where the development scheme is on previously developed land. However, to be effective, justified and consistent with national policy, Policy GSP8 and its supporting text should be modified to strengthen and refine its approach. In particular, it should ensure development is planned to align with and make appropriate contributions to necessary infrastructure, whilst not putting its viability at risk. **MM13** includes the necessary changes for soundness. As such I am satisfied that the policy requirements of the Plan are set at a level such that they will not undermine the deliverability of the Plan.

Conclusion

131. In summary, subject to the MMs previously identified, I conclude that the remaining General Strategic Policies in the Plan as referred to would be consistent with the strategic aims of the CS, national policy, and otherwise justified and effective, and therefore, are sound.

Issue 6: Does the Plan, including strategic area and site specific policies, identify sufficient sites for housing development to ensure that the identified need for new homes in the Borough can be met?

132. I have considered the evidence on housing land supply in the plan period having regard to the Annex 2: Glossary of the NPPF definitions of deliverable and developable sites. I go on to deal with matters relating to the identification of a five-year supply later in the report.
133. The housing supply evidence is informed by Policy H3 which sets out the approach to housing density which is intended to make efficient and effective use of land by providing minimum housing densities. The requirements vary from 50 dwellings per hectare in accessible urban centres such as town and edge of centre locations, 35 dwellings per hectare elsewhere in Great Yarmouth, Gorleston-on-

Sea and Bradwell, 30 dwellings per hectare for other listed settlements¹⁰ and 20 dwellings per hectare elsewhere.

134. I am satisfied that the above densities are justified on the basis of seeking to make more efficient use of land in urban centres, whilst taking account of the prevailing pattern of development elsewhere including densities of newly permitted development and emerging site allocations. However, the policy is overly restrictive in allowing lower densities in only exceptional circumstances. **MM41** is required in order to increase the flexibility in the policy to ensure it is effective.
135. Paragraph 1.6 of the Plan summarises the housing land supply as at March 2019. As part of the submission in July 2020, the Council updated the evidence to the date when the most recent set of monitoring evidence was available at 1 April 2020 in a Five-Year Housing Land Supply Position Statement (C6). Prior to the hearings sessions, the Council made some further changes to correct matters of fact in terms of planning permissions and the 2020 Housing Delivery Test results. Consequently, the most up-to-date position at the start of the hearing sessions was set out in the C6.2 version. I, therefore, as a starting point address each category of site listed in C6.2 below, before setting out my findings on the supply as a whole.

Major Sites (site of 10 or more dwellings, or 0.5 hectares or more) with full, detailed or resolution to grant planning permission

136. The evidence in Table A of C6.2 applied an assessment intended to reflect the Annex 2: Glossary of the NPPF definitions of deliverable and developable. In doing so, it identified as at April 2020, a total capacity of 1,674 dwellings on major sites with full, detailed or resolution to grant planning consent, including 1,463 dwellings to be delivered in the first five years and a further 154 dwellings considered to be developable within the plan period. To inform the document, a rigorous site-by-site assessment was undertaken as informed by engagement undertaken with developers and agents in June/July 2020 and updated in November 2020 to assess the perceived impact of the Covid-19 pandemic on site delivery.
137. The evidence was tested in the hearing sessions and in response to my initial findings (I1), the Council prepared a final update in C6.4. I consider that the refined assessment process undertaken in terms of

¹⁰ Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea, Martham, Ormesby St Margaret and Winterton-on Sea

lead-in times and build out rates in that evidence is largely robust. Whilst I have some reservations that lead in times to first completions and build out rate assumptions may be overly optimistic for some sites in Table A¹¹, a re-profiling of those sites would not alter the identified contribution to deliverable or developable supply. There are also some uncertainties regarding the deliverability of 33 dwellings at Somerton Road, Martham (Site Ref A36) by 2024/25 based upon the inclusion of a barn conversion in the scheme and an associated lack of activity and developer engagement relating to the site. Nonetheless, I am satisfied that the precautionary approach taken by the Council with respect to reduced build out rates in Martham which also includes a further two sites¹² would provide flexibility to offset its contribution were it not delivered by 2024-25.

138. The evidence in C6.4 identifies a capacity for 1,580 dwellings during the plan period, including 1,386 dwellings to be delivered in the first five years and a further 194 dwellings considered to be developable within the plan period. It follows from the previous reasoning that I consider this identified supply for the plan period from major sites with detailed planning permission or a resolution to grant planning permission to be sound.

Small Sites (sites below 10 dwellings, or 0.5 hectares with full, detailed or outline planning consent)

139. Table B of C6.2 when applying the Annex 2: Glossary of the NPPF definitions of deliverable and developable sites, as at April 2020, identified capacity for 496 dwellings to be delivered on small sites of below 10 dwellings or 0.5 hectares with full, detailed or outline planning consent. The calculation includes 477 dwellings to be delivered in the first five years and a further 19 dwellings considered to be developable within the plan period.

140. The site assessment process in Table B was comparable with that undertaken for major sites and the Council did the same re-assessment exercise. As a result, the Council re-profiled the lead in times and build out rates of some sites as represented in C6.4 in the first five years. However, the changes did not alter the overall calculations as set out in C6.2 and there is no clear evidence before

¹¹ Site Refs: A16 (Northgate Hospital, Great Yarmouth); A35 (Land north of Repps Road, Martham) & A40 (Land north of Hemsby Road)

¹² Site Refs: A34 (Land off Rollesby Road, Martham) & A38 (Land south of Repps Road, Martham)

me that homes will not be delivered within five years on any of the sites contributing to the deliverable supply.

141. It follows that I consider that the assessment process is robust in terms of identification of housing supply in the plan period within Table B of C6.4 with no clear evidence before me that the sites would not be deliverable or developable in the plan period. I am, therefore, satisfied that the identified supply for the plan period from small sites (sites below 10 dwellings, or 0.5 hectares with full, detailed or outline planning consent) is soundly based.

Major Sites (sites of 10 or more dwellings, or 0.5 hectares or more) with outline planning consent

142. Annex 2: Glossary of the NPPF is clear, amongst other things, that where a site has outline planning permission for major development it should only be considered deliverable where there is clear evidence that housing completions will begin on the site within five years.

143. Table D of document C6.2 involved the assessment of 14 major sites with outline planning permission and indicated that those sites had a plan period capacity of 1,173 dwellings, including 684 dwellings to be delivered in the first five years and a further 489 dwellings developable within the plan period. The Council expected eight of the sites to contribute new dwellings to the deliverable supply. Those sites include a site in Council ownership subject of a hybrid permission with a first phase under construction¹³, a CS allocation under Council ownership with progress being made on submission of reserved matters, funding and developer procurement¹⁴, a CS allocation subject of hybrid and outline permissions¹⁵ and three sites¹⁶ with developer engagement confirming build out rates.

144. Having regard to the above, the threshold of clear evidence is met to accept that each of those seven sites would contribute to the deliverable supply. However, the evidence was tested in the hearing sessions and in response, the Council prepared a final update in C6.4. This included reduced contributions to deliverable supply from Site D2 (Land at Wheatcroft Farm, Bradwell) of 91 dwellings and Site

¹³ Site Ref: D1 (Site 25 Beacon Park, Bradwell)

¹⁴ Allocation CS17 - Site Ref: D8 (The Conge - Phase of GY Waterfront)

¹⁵ Allocation CS18 - Site Ref: D2 (Land at Wheatcroft Farm - remaining)
& Site Ref: D3 (Land off Meadowland Drive - Phase 3)

¹⁶ Site Refs: D4 (Land at St Nicholas Drive), D5 (Tretts Lane, Fleggburgh)
& D13 (Hall View, Martham Road, Rollesby)

Ref D8 (The Conge - Phase of GY Waterfront) of 44 dwellings, to reflect an increase in lead in times to first completions. I am satisfied with that approach and that those dwellings should instead be categorised within the developable supply.

145. Plan allocation HY1 (Land at Former Pontins, Beach Road, Hemsby) had outline permission for 190 dwellings and is the other site making a contribution to the deliverable supply in Table D. Since the submission of the Plan, the site now has full planning permission¹⁷ and site clearance has commenced. Therefore, it has the potential to contribute to both the deliverable and developable supply. However, taking account of the extent of site clearance and land preparation still required, the Council updated the lead in time and build out rate in C6.4 in accordance with my post hearings note (I1). This reduced the contribution to deliverable supply by 29 dwellings from C6.3 (which applied an increase after C6.2 following commencement of site clearance). Nonetheless, I am satisfied that the site allocation would be capable of contributing up to 190 dwellings by 2030.

146. The remaining sites in Table D are identified as developable and there is no clear evidence before me that any of those sites could not be brought forward to make the necessary contribution to housing supply within the plan period.

147. It follows from the above that I consider that the element of identified supply for the plan period from major sites (sites of 10 or more dwellings, or 0.5 hectares or more) with outline planning consent, as subsequently set out in C6.4 with a capacity for 1,173 dwellings during the plan period, including 464 dwellings to be delivered in the first five years and a further 709 dwellings considered to be developable within the plan period is sound.

Local Plan Allocations

148. The Council's approach to determining which sites to allocate for housing development has been guided by the spatial strategy with a distribution of residential development linked to the settlement hierarchy in Policy CS2 of the CS and informed by the Housing Economic Land Availability Assessment Report 2020 (C2) and the SA (A3.1 and A3.2) as submitted with the Plan.

¹⁷ Ref: 06/20/0422/F - Planning permission granted February 2021

149. In general, each of the Plan allocations for housing, as listed in Tables A, C and D of C6.4 are suitably located, when taking account of other sources of housing land supply, to accord with Policy CS2 of the CS. The Plan allocations accord with the objective of seeking to achieve sustainable growth by balancing the delivery of new homes with jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. The cumulative effect of the allocations on key junctions on the trunk road network has been assessed in the Local Plan Part 2 Transport Modelling (C29) that found no issues which cannot be mitigated. Furthermore, none of the sites proposed to be allocated in the Plan are at risk from either tidal flooding, fluvial flooding or coastal erosion. The infrastructure requirements are supported by evidence in C28. Furthermore, each of the sites have a reasonable prospect of being fully or partly delivered during the plan period given the evidence in C30 and the approach of Policy GSP8 (as amended by **MM13**).
150. In reaching the above findings, I have taken into account that the Plan seeks to provide adequate supply to complement the longer-term prospects of unconsented development at some existing CS strategic allocations, including at Great Yarmouth Waterfront (CS17) which necessarily takes a cautious approach of only 157 dwellings of the remaining 857 dwelling capacity without planning permission being considered developable in the plan period. The remaining capacity of 20 dwellings without planning permission at Land south of Bradwell (CS18) is reasonably in the developable supply in C6.4.
151. It may well be the case that there are other sites that did not have planning permission in April 2020 that are also capable of being developed, and some of those may also be reasonably related to the settlement hierarchy. Nonetheless, it is the Council's responsibility to prepare the Plan to ensure consistency with Policy CS2 of the CS. Therefore, as the sites allocated in the Plan are consistent with it, and are capable of being developed, in general terms I consider them to be sound. However, I go on to summarise my findings and deal with the detailed policy approach to each in turn.

Policy GN1: Land south of Links Road, Gorleston-on-Sea

152. Site GN1 consists of 25 hectares of land south of Links Road, Gorleston-on-Sea that also adjoins the A47 to the west. Policy GN1 identifies approximately 500 dwellings with open space, with document C6.4 identifying 125 dwellings to be delivered by 2024/25 and the remainder to be developable within the plan period. This is

supported by evidence in a Housing Deliverability Statement confirming an upper build out rate of 75 dwellings per annum, together with the recent submission of a hybrid planning application, including outline planning permission for an initial phase of 240 dwellings and a 60-bed housing with care scheme. Whilst the necessary build out rate in the plan period is ambitious, similar rates of delivery on other sites in the Borough have been achieved.

153. Having regard to the above, whilst infrastructure will be required to support the allocation, it is evident that there has already been progress with on-site investigations and evidence of mitigation required including transport modelling. In such circumstances, the anticipated lead in times and build out rates are justified and would be achievable. Furthermore, when taking account of the separation distance to other large allocations in the Borough, I am satisfied that the allocation of Site GN1 would not constrain delivery rates elsewhere and would accord with the spatial strategy of the CS.

154. The GN1 site consists of a rural fringe location adjoining the main built-up area of Gorleston-on-Sea to the north, properties adjoining Links Road to the east and those further beyond alongside Warren Road. To the south beyond the allocation boundary are a small grouping of farm buildings forming part of Masons Farm, with a further open gap to the built-up area of Hopton-on-Sea beyond. As such the site is largely undeveloped open land, albeit with some existing farm buildings, with a largely agricultural character that sits in a relatively flat topography with open views from the west along the A47. In contrast, some woodland and hedgerows to the east provide visual containment from that perspective.

155. With regard to the above, a landscape-led approach to the layout, including appropriate structural landscaping, a new publicly accessible open space and an active frontage along Links Road would ensure an effective integration of the development with its surroundings. In that regard, for effectiveness, **MM22** is necessary to provide certainty of the location of the open space to the south of Masons Farm in accordance with Policy H4. Such an approach would ensure consistency with the exclusion of that part of the site beyond the development limits defined on the Policies Map in accordance with Policy GSP1 and would maintain the strategic gap between Gorleston-on-Sea and Hopton-on-Sea as required by Policy GSP3.

156. Policy GN1 identifies a number of other necessary requirements to support delivery of the site. These include appropriate access

arrangements, provision for sustainable modes of travel, affordable housing and financial contributions towards the improvement of local primary schools, local healthcare facilities and enhanced library provision to serve the development. For effectiveness, **MM22** includes more precise infrastructure improvements in terms of safe and suitable access arrangements from Links Road and associated cycle provision to make a development acceptable and in accordance with national policy. There are also necessary changes as part of the modification to refine the approach to tree replacement, ensure net gains for biodiversity and to secure a shadow habitats regulation assessment and mitigation measures in accordance with Policy GSP5.

157. A current planning application includes the proposed provision of a local retail centre and representations from stakeholders indicated that such provision should be included in Policy GN1. However, when taking account of the proximity to the proposed Beacon Park District Centre I consider that the development would be well served by local services and facilities to meet the day-to-day needs of future residents. The provision of a local retail centre within the site and in an out of centre location is, therefore, not justified as essential to support the delivery of the development.

158. It follows from all of the above that I find the housing allocation site at Land south of Links Road, Gorleston-on-Sea is capable of being delivered during the plan period, and that Policy GN1 and its allocation in the Plan are sound subject to **MM22**.

Policy GN2: Emerald Park, Gorleston-on-Sea

159. Site GN2 comprises 2.3 hectares of land consisting of the Emerald Park Football Ground in Gorleston-on-Sea. Policy GN2 identifies approximately 100 dwellings to be provided, together with re-provision of an appropriate equivalent recreational facility. Outline planning permission has been granted for 97 units in December 2020¹⁸ and a Statement of Deliverability has been received indicating commencement of development in 2021/22.

160. Notwithstanding the above, there are several constraints to delivery of the outline planning permission including the submission and approval of a reserved matters application and other matters to resolve including the provision of replacement facilities for Gorleston Football Club as part of the proposed relocation. As the development

¹⁸ Ref: 06/18/0707/O

has not commenced, the allocation is necessary to guide the requirements of the development to provide a starting point should an alternative scheme come forward. In that respect, whilst I am satisfied that the allocation is capable of being fully developed by 2030, there is no certainty that it would be deliverable by 2024/25 or make a contribution to five-year housing land supply at this time.

161. Policy GN2 identifies a number of other necessary requirements to support delivery of the site. These include appropriate access arrangements, affordable housing, local highway improvements and financial contributions towards the improvement of local healthcare facilities, open space and enhanced library provision to serve the development. In those respects, **MM23** is required to ensure that the policy wording would be effective in providing the precise infrastructure improvements for safe and suitable access from Woodfarm Lane and to integrate cycle provision. There are also necessary changes as part of the modification to refine the approaches to archaeological assessment and tree replacement, to clarify that open space should be secured in accordance with Policy H4 and to ensure provision of a shadow habitats regulation assessment and mitigation measures in accordance with Policy GSP5.

162. It follows from all of the above that I find that the housing allocation site at Emerald Park, Gorleston-on-Sea is capable of being developed during the plan period and that its allocation in the Plan and Policy GN2 are sound subject to **MM23**.

Policy GN3: Land at Ferryside, High Road, Gorleston-on-Sea

163. Site GN3 comprises 0.56 hectares of previously developed land adjacent to High Road in the built-up area. The land is located adjacent to Gorleston Conservation Area and within the setting of Grade II listed buildings to the south and has a number of protected trees subject of Tree Preservation Order within the site. Taking account of those constraints, Policy GN3 as submitted identifies that the allocation is suitable for approximately 20 dwellings.

164. During the course of the Examination, it was drawn to my attention that full planning permission at the site has now been granted following an appeal¹⁹ for 6 houses and 28 flats with associated works.

¹⁹ Appeal Ref: APP/U2615/W/20/3245040 - Allowed with Conditions - 6 July 2021
(Council Ref: 06/16/0190/F)

165. Having regard to the above and taking account of the extent of conditions which apply to the planning permission, it is reasonable that construction of the development may not yet have started. Consequently, I am satisfied that the allocation and its associated criteria are necessary in the event that the approved development is not implemented, including the additional requirements of improvements to healthcare facilities and the different approach to restrictions on access from Ferryboat Lane and Malthouse Lane which have been justified by the evidence before me and are consistent with national policy.
166. **MM24** is, however, necessary for effectiveness and consistency with national policy. The modification would provide certainty of the access arrangements required and ensure that off-site open space is provided in accordance with Policy H4, together with securing appropriate approaches to tree replacement, sustainable and foul drainage measures and provision of a shadow habitats regulation assessment and necessary mitigation measures in accordance with Policy GSP5.
167. When taking account of the site constraints, I am satisfied that the allocation provided by Policy GN3 of approximately 20 dwellings is a justifiable position for assessment of any subsequent proposal during the plan period, despite evidence of challenging viability at the present time. In that respect, viability evidence accompanying a proposal at the previously developed site could be considered in the context of Policy GSP8. Furthermore, **MM24** includes clarification in the supporting text of the approach to affordable housing. It also provides necessary flexibility for a higher density of development in line with Policy H3 subject to constraints being overcome, given the feasibility of such a scheme having already been demonstrated by the committed development.
168. Having regard to all of the above, I find that the housing allocation is justified to provide a fallback position to ensure deliverability of a suitable housing scheme during the plan period. The allocation in the Plan and Policy GN3 are sound subject to **MM24**.

Policy GN6 - Shrublands Community Facility

169. Site GN6 consists of approximately 2.4 hectares of land at Shrublands, Gorleston-on-Sea that is in current healthcare use with open/green space. The site includes an existing Grade II listed building and lies close to the Grade II listed Cemetery Chapel and

War Memorial. Policy GN6 identifies its suitability for a mixed-use scheme for healthcare facilities, community facilities and an ancillary element of housing with care. Taking account of surrounding uses, the form of development sought within the site is intended to meet specialist housing needs rather than make a contribution to the deliverable or developable housing land supply in the plan period.

170. Notwithstanding the above, Policy GN6 includes criteria to secure appropriate arrangements for the retention of community use on the site which would provide an approach that is positively prepared and justified. However, for effectiveness and consistency with national policy, **MM27** is necessary to ensure an appropriate approach in terms of the setting of heritage assets and secure safe and suitable access arrangements including from Magdalen Way. There are also necessary changes as part of the modification to refine the approach to tree retention and replacement, and to ensure provision of a shadow habitats regulation assessment and necessary mitigation measures in accordance with Policy GSP5.

171. Based upon the evidence before me, I am satisfied that the allocation of Site GN6 is justified and would be capable of being delivered during the plan period. The allocation of this site in the Plan and the approach of Policy GN6 are, therefore, sound subject to **MM27**.

Policy CA1 - Land west of Jack Chase Way, Caister-on-Sea

172. The largest housing allocation in the Plan identified as Site CA1 is land to the west of Jack Chase Way, which also adjoins Norwich Road (A149) to the south. The site currently consists of a predominantly rural location on the opposite side of Jack Chase Way to the main built-up area of Caister-on-Sea. As such, the site beyond its established hedgerows comprises largely undeveloped open land with an agricultural character and some existing Nova Scotia Farm buildings adjoining to the west. It sits in an undulating landscape to the west of Caister-on-Sea and therefore, is visible from views to the south and south west as part of the wider context and setting of the Grade I listed Caister Castle and The Broads. In contrast, the existing hedgerows to the eastern boundary alongside Jack Chase Way provide some visual containment from that perspective.

173. Policy CA1 includes a requirement for phasing and an approach to seek exceptional urban design. For effectiveness, this should be supplemented by **MM29** to include a landscape-led approach informed by Landscape Visual and Impact Assessment [LVIA]. Appropriate landscaping for the southern and western boundaries is necessary to minimise and mitigate the impacts of the development on the wider landscape, including the nearby Broads area and settings of Caister Castle and former World War II gun batteries at Nova Scotia Farm as supported by a Heritage Impact Assessment [HIA] (C25). This would be supplemented by a prescribed approach to HIA at planning application stage as agreed with Historic England, and controls on the design of street lighting and other forms of lighting to ensure appropriate relationships to heritage assets and the intrinsically dark skies of the Broads area.
174. An extensive list of other necessary requirements to support delivery of the development are identified in Policy CA1. These include appropriate access arrangements, provision for sustainable modes of travel, affordable housing, on-site open space (with potential for off-site if necessary), safeguarding of land for a two-form entry primary school and a local centre (including retirement/care units), together with financial contributions towards healthcare facilities, a community facility and enhanced library provision to serve the development. There are also other requirements in terms of drainage and flood risk intended to mitigate any effects of and upon the development.
175. For effectiveness, **MM29** is also required to provide certainty of the precise infrastructure improvements to secure safe and suitable access arrangements from Jack Chase Way and to prevent access from the A149 to make a development acceptable and in accordance with national policy. There are also necessary changes as part of the modification to refine the approach to open space and ensure that it is consistent with Policy H4; to clarify the approach to financial contributions to healthcare; to ensure net gains for biodiversity; and to secure a shadow habitats regulation assessment and mitigation measures in accordance with Policy GSP5.
176. **MM29** would also alter the approach to safeguarding of land to omit the specific requirement for land transfer to Norfolk County Council free of charge. I have taken account of representations from the Council and Norfolk County Council that affirmed the need for land transfer being provided at no cost to ensure the deliverability of the primary school and healthcare elements. However, a prescriptive land transfer requirement in the Plan is not justified in the context of

paragraph 57 of the NPPF and necessarily should be dealt with as part of a subsequent planning application. To assist the effectiveness of that process and provide flexibility of delivery options for the required education and healthcare facilities, the modification has alternatively included the typical position taken by Norfolk County Council in the supporting text. I am satisfied that the modified policy, when taken with the supporting text, would secure the delivery of adequate education and healthcare facilities to serve the development.

177. During the course of the Examination, it was drawn to my attention that an outline application has been submitted²⁰ for a development of up to 665 dwellings, approximately 60 retirement/care units, a local centre, together with land for a primary school, health centre, plus associated infrastructure and open space. The application has yet to be determined. In any case, the approach of Policy CA1 as submitted when seeking provision of retirement/care units does not provide the necessary certainty of its inclusion within the overall capacity of 725 dwellings. **MM29**, therefore, provides the required changes for effectiveness to make clear that the allocation for residential development consists of approximately 665 dwellings and 60 retirement/care units. The modification is also needed to clarify that the retirement/care units should be located in the local centre.

178. Representations made by the stakeholder confirmed deliverability of the site with 85 dwellings expected by 2024-25 and a further 350 dwellings to be delivered by the end of the plan period and the remaining 230 dwellings beyond. Whilst the necessary build out rate later in the plan period of approaching 70 dwellings for a developer is ambitious, it has previously achieved similar rates of delivery on other sites in the Borough.

179. Based upon the evidence before me, I am satisfied that the allocation of Site CA1 is justified and would be capable of being delivered during the plan period. The allocation of this site in the Plan and the approach of Policy CA1 are, therefore, sound subject to **MM29**.

Policy BN1: Land south of New Road, Belton

180. Site BN1 consists of around 4.1 hectares of land to the south of New Road, Belton. The site currently consists of predominantly open agricultural land on the opposite side of New Road to the existing

²⁰ Application ref: 06/19/0676/O

main built-up area of Belton. It forms part of the immediate setting of a Grade II listed thatched cottage adjacent to the west and the wider setting of a Grade II* church further to the south west of the site, and comprises a site of archaeological interest.

181. Policy BN1 identifies that the allocation is suitable for approximately 100 dwellings. The policy also identifies a number of necessary requirements to support delivery of the development, including conserving the rural character of Church Lane by retaining its hedges and trees and preventing access onto it. The policy also reasonably requires appropriate landscaping treatment to the eastern boundary to assist the visual impact of the development to integrate within Belton's extended development limits and retain a perception of space to the neighbouring settlement of Bradwell.

182. The other policy requirements of Policy BN1 include appropriate access arrangements, affordable housing, local highway improvements, on-site open space and financial contributions towards the improvement of local healthcare facilities and enhanced library provision to serve the development. For effectiveness, **MM30** is required to ensure certainty of the precise infrastructure improvements to ensure safe and suitable access arrangements from New Road and integrate pedestrian and cycle provision to make a development acceptable and in accordance with national policy. There are also necessary changes to secure a Transport Assessment and Travel Plan; to ensure provision of appropriate foul drainage; to clarify that open space should be secured in accordance with Policy H4, and to ensure provision of a shadow habitats regulation assessment and mitigation measures in accordance with Policy GSP5.

183. A Housing Deliverability Statement has been received from stakeholders indicating that the site is under developer option with commencement of development expected in 2023/24 resulting in a contribution to deliverable supply of 34 dwellings with the remaining 66 dwellings to be built out as part of the developable supply by 2030. I am satisfied that those lead in times and build out rates would be achievable.

184. It follows from the above, that the allocation of Site BN1 is justified and would be capable of being delivered during the plan period. The allocation of this site in the Plan and the approach of Policy BN1 are, therefore, sound subject to **MM30**.

Policy HY1: Land at Former Pontins Holiday Camp, Hemsby

185. As previously referred to, Site HY1 comprises land at the former Pontins Holiday Camp, Hemsby consisting of around 8.9 hectares allocated for approximately 190 dwellings with tourism and retail facilities. On the basis of the extant planning permission, I have already found that the deliverability and developability of dwellings within the allocation is accurately represented in C6.4. Nonetheless, when taking account of the extent of land clearance required before delivery of any dwellings and the possibility of future revisions to the scheme, the allocation and an associated approach in Policy HY1 are necessary to provide a fallback position to ensure deliverability of a suitable housing scheme during the plan period.

186. Policy HY1 as submitted includes several necessary requirements to support delivery of the development. These include appropriate access arrangements from Kings Way and restricting access from Back Market Lane, affordable housing, local highway improvements, on-site open space provision and financial contributions towards the improvement of local education facilities, healthcare facilities and enhanced library provision to serve the development. However, for effectiveness, **MM31** is required to provide certainty of the precise infrastructure improvements, as supported by a Transport Assessment and Travel Plan in accordance with national policy. There are also necessary changes as part of the modification to clarify that open space should be secured in accordance with Policy H4 and to ensure provision of a shadow habitats regulation assessment and mitigation measures in accordance with Policy GSP5.

187. Based upon the evidence before me, I am satisfied that the allocation of Site HY1 is justified to provide a fallback position to ensure deliverability of a suitable housing-led development during the plan period. The allocation of this site in the Plan and the approach of Policy HY1 are, therefore, sound subject to **MM31**.

Policy HP1: Access Improvements in the south of Hopton-on-Sea &
Policy HP2: Land to the west of Coast Road, Hopton-on-Sea

188. Policy HP1 seeks to provide access improvements to Longfulans Lane to encourage traffic away from Station Road and to make the area a safer and more attractive route for cyclists and pedestrians. In those regards, it offers a sound approach to contributions towards such improvements as part of developments in Hopton-on-Sea. Its policy objectives also have a close association with overcoming potential constraints to the developability of the adjoining Plan allocation

Site HP2 which lies immediately to the north of Longfulans Lane and close to its junction with Coast Road.

189. Site HP2 consists of 3.3 hectares of land to the west of Coast Road in Hopton-on-Sea which lies opposite to an existing holiday resort and at the time of my visit was in use as car parking and vacant land associated with it. The site lies to the south western extent of the built-up area of Hopton-on-Sea up to Longfulans Lane and would not project further south than existing development to the east. Consequently, the proposed development to be accommodated in the allocation of a mixed-use development including approximately 40 dwellings would not erode the strategic gap between Hopton-on-Sea and Corton as identified in Policy GSP3.
190. Policy HP2 as submitted includes necessary requirements to support delivery of the development. These include appropriate access from Coast Road and associated highway improvements to that road and Longfulans Lane, together with associated pedestrian and cycle links. Other requirements relate to affordable housing, re-provision of existing car parking, on-site open space provision, flood risk mitigation and drainage, and financial contributions towards the improvement of local primary schools, healthcare facilities and enhanced library provision to serve the development.
191. For effectiveness, **MM32** is required to provide certainty of the precise infrastructure improvements to ensure safe and suitable access arrangements from and improvements to Coast Road and Longfulans Lane, as informed by a Transport Statement. There are also necessary changes as part of the modification to clarify that: open space should be secured in accordance with Policy H4; to ensure an appropriate approach to assessment of the quantity and quality of mineral resource prior to the development; and to secure provision of a shadow habitats regulation assessment and necessary mitigation measures in accordance with Policy GSP5.
192. A Housing Deliverability Statement has been received from the landowner indicating that an outline application is being prepared and infrastructure investigations are taking place. However, there is no evidence of the site having been marketed or a developer being in place. Consequently, whilst the allocation comprising of 40 dwellings would be developable by 2030, the site reasonably does not contribute to the deliverable supply as set out in C6.4.

193. It follows from the above that the allocation of Site HP2 is justified and would be capable of being delivered during the plan period. The allocation of this site in the Plan and the approach of Policy HP2 are, therefore, sound subject to **MM32**.

Policy MA1: Land north of Hemsby Road, Martham

194. Site MA1 consists of around 4.1 hectares of land to the north of Hemsby Road. The site currently consists of predominantly open agricultural land with some grassland and woodland. The allocation lies immediately to the south of a recent residential development and to the east of the built-up area of Martham. It wraps around an existing employment area, with 1.32 hectares of the western part of the site being safeguarded for employment land under Policy CS6.

195. It has been drawn to my attention that full planning permission²¹ has now been granted for 112 dwellings, associated open space and infrastructure. The planning permission does not include the provision of employment in accordance with Policy CS6, due to the terms of part b) of Policy MA1 as submitted having been met insofar as unsuccessful marketing for an appropriate length of time and no reasonable interest in the land for employment purposes. The evidence supporting the application included agreement between the stakeholder and the Council that employment use is not currently viable within the allocation. Taking account of the existence of the planning permission and the intent of the developer to proceed as soon as possible I am satisfied that the site would be capable of delivering 112 dwellings by 2024/25 as set out in C6.4.

196. Notwithstanding the above, the evidence before me indicates that the planning permission has only recently been granted. Consequently, it is reasonable that the allocation and an associated approach in Policy MA1 are necessary to provide a fallback position to ensure deliverability of a suitable scheme during the plan period should the current planning permission not be developed as intended. It is reasonable that any subsequent re-assessment of a proposal within the allocation should retain the starting point of the provision for employment as safeguarded in Policy CS6 which influences the allocation capacity of approximately 95 dwellings in Policy MA1.

197. In reaching the above view, I find that although speculative development of offices, research and development, and light

²¹ Council ref: 06/20/0390/F

industrial uses (formerly Use Class B1) may not be viable at the present time, it is reasonable that location-specific requirements for such uses may arise before 2030 which could make the site attractive for business investment in any case. **MM33** is, however, necessary to modify part b) of Policy MA1 to reflect the changes to the Use Classes Order after submission of the Plan and replace it with reference to the equivalent uses now listed under Use Class E(g).

198. Policy MA1 also includes relevant requirements to support the delivery of the development including vehicle and pedestrian access arrangements from Back Lane and Hemsby Road, protection of hedgerows where possible, mitigation of contaminated land, design requirements relating to the setting of the adjacent Martham Conservation Area, and financial contributions to provision of education, libraries and local healthcare facilities to serve the development as supported by evidence in the Infrastructure Plan (C28). **MM33** is also required to ensure that the policy wording would be effective in providing the precise infrastructure improvements on Hemsby Road, to clarify that off-site open space should be secured in accordance with Policy H4 and to ensure provision of a shadow habitats regulation assessment to provide necessary mitigation measures in accordance with Policy GSP5.
199. Based upon the evidence before me, I am satisfied that the allocation of Site MA1 is justified to provide a fallback position to ensure deliverability of a suitable housing scheme during the plan period. The allocation of this site in the Plan and the approach of Policy MA1 are, therefore, sound subject to **MM33**.

Policy OT1: Land south of Cromer Road, Ormesby St Margaret

200. Site OT1 consists of around 8.6 hectares of land to the south of Cromer Road in Ormesby St Margaret, which also adjoins Main Road (A149) to the south west and Filby Lane to the south east with a woodland belt lying between each. It is currently agricultural land that wraps around existing allotments, lying close to Ormesby St Margaret Conservation Area and with archaeological importance arising from remains of St Peters Church.
201. Policy OT1 as submitted includes several necessary requirements to support delivery of the development taking account of the above constraints. Those measures include a reduced density of development reflected in a capacity of 190 dwellings to provide on-site open space as part of accommodating the protection and

enhancement of the remains of St Peters Church and the setting of the adjacent Conservation Area. The requirements also include appropriate access arrangements from Cromer Road and associated highway improvements and sustainable travel enhancements, pedestrian and cycle links via Filby Lane, together with affordable housing, archaeological field evaluation, protected species surveying, minerals assessment and financial contributions towards the improvement of local schools, healthcare facilities and enhanced library provision to serve the development.

202. With regard to the above, for effectiveness, **MM34** is required to provide certainty of the precise infrastructure improvements on Cromer Road and Filby Lane, and to secure provision of a Transport Assessment and Travel Plan in accordance with national policy. Further requirements in the modification are also necessary to clarify that open space should be secured in accordance with Policy H4, to ensure appropriate flood risk mitigation and drainage arrangements, and to secure provision of a shadow habitats regulation assessment and necessary mitigation measures in accordance with Policy GSP5.

203. The allocation of the site in Policy OT1 is supported by the provision of a Housing Deliverability Statement which indicates commencement in 2024-25. This would result in a contribution to the deliverable supply of 10 dwellings with a subsequent build out rate of 20-30 dwellings per year up to 2030. Representations have been received which seek to call into question such assumptions based on the track record and previous build out rates of the developer elsewhere. However, based on the evidence before me, I consider it reasonable to conclude that the site would be capable of making a limited contribution of 10 dwellings to the deliverable supply, together with a further 100 dwellings of the allocation being developable during the plan period as set out in document C6.4. The remaining 80 dwellings of the site would have the potential to come forward if a higher delivery rate were to be achieved, but I consider it is necessary to take a cautious approach in that respect as those dwellings are more likely to contribute to housing supply after 2030.

204. It follows from the above that the allocation of Site OT1 is justified and at least 110 dwellings would be capable of being delivered during the plan period. The allocation in the Plan and the approach of Policy OT1, subject to **MM34**, are sound.

Policy OT2: North of Barton Way, Ormesby St Margaret

205. Site OT2 consists of around 1.7 hectares of land to the north of Barton Way which currently consists of largely open agricultural land. The proposed extension of the development limits to include the allocation would, however, assimilate with the alignment of dwellings accessed from Orchard Court to the west when viewed across open land from the north and east. A public right of way runs along the southern boundary and links to a track that runs to the east of the site and can be accessed from a turning head on Thurne Way.
206. Policy OT2 as submitted includes several necessary requirements to support delivery of a development of approximately 32 dwellings and assist integration with its surroundings. Those measures include a well-designed scheme with landscaping to the northern and eastern boundaries, improvements to maintain the public right of way and appropriate access arrangements from Barton Way, together with affordable housing, flood risk mitigation and drainage arrangements, minerals assessment and financial contributions towards the improvement of local education provision, healthcare facilities and enhanced library provision to serve the development.
207. With regard to the above, an alternative access to the existing turning head of Barton Way would be feasible via Thurne Way. Either route would require highway improvements to provide a safe and suitable route to the site whilst maintaining the public right of way. For effectiveness, therefore, **MM35** includes additional flexibility to access the site via Thurne Way if necessary and to incorporate a requirement for a site design and layout to incorporate natural surveillance of the public right of way. The modification also includes an additional requirement to ensure provision of a shadow habitats regulation assessment to provide necessary mitigation measures in accordance with Policy GSP5. Having considered the consultation responses, **MM35** is updated to ensure a consistent approach for highway improvements to provide safe and suitable access via Barton Way and/or Thurne Way.
208. In reaching the above view, I have taken account of the representation from Norfolk County Council that the modification should state a preference for Barton Way, with Thurne Way only used if access could not be provided via that route. However, there is no definitive evidence to justify such a preference or that either route could not accommodate a development of 32 dwellings. The modification, therefore, includes necessary flexibility for an appropriate access via either or both of those existing roads to assist the deliverability of the allocation.

209. In support of the allocation, a Housing Deliverability Statement has been provided by the developer which indicates that a planning application is being prepared and that the site would be capable of being fully delivered by 2024/25. In that regard, whilst the developer is promoting a larger site than the allocation in the Plan including additional land to the north, I have no reason to consider that a suitable development would not come forward if limited to the allocation and associated development limits. The allocation and development limits as submitted are soundly based given the need for assimilation of any subsequent proposal with the existing built-up area of Ormesby St Margaret and the limited capacity of Barton Way and/or Thurne Way to provide a safe and appropriate vehicular access to the site, whilst maintaining the public right of way.

210. It follows that I am satisfied that the allocation of Site OT2 is justified and 32 dwellings would be capable of contributing to the deliverable supply. The allocation of this site in the Plan and the approach of Policy OT2 are, therefore, sound subject to **MM35**.

Overall supply for the plan period

211. The overall level of housing supply intended to be provided during the plan period is summarised in the Technical Note on Housing Supply Matters following Inspector's Post Hearing Note (I2) as 7,020 dwellings, comprising 1,691 houses completed between April 2013 and March 2020, 2,850 dwellings either committed through planning permissions (and resolutions to grant planning permission following Development Control Committee), 177 houses remaining to be built in the strategic allocations at Great Yarmouth Waterfront (CS17) and Beacon Park, Bradwell (CS18), 1,636 houses allocated through this Plan (expected to be delivered in the plan period) and 666 houses projected to come forward as windfall sites.

212. With regard to the above, based on the evidence and associated calculations as set out in document C6.4, there would be a sufficient range of sites to provide opportunities for development by small and medium-size enterprises. Furthermore, based on that evidence, at least 10% of the housing requirement will be met on sites of less than one hectare, as required by paragraph 69 of the NPPF.

213. The windfall allowance with an upper rate of 99 dwellings per year would be a significant reduction from the average of 141 dwellings identified over the previous 10-year period based on analysis of sites that would likely continue to be supported by policies in the Plan. In

that regard, I consider that the calculation of the windfall allowance reflects an appropriately restrained and justified approach for future trend assumptions of housing completions from windfall sources in circumstances where the Plan otherwise brings forward a significant number of allocations distributed throughout the Borough.

214. The windfall allowance as applied includes a reasonable approach of no contributions in the first two years of the supply period and reduced rates of 25% in year 3 and 50% in year 4 so as to avoid double counting of existing planning permissions on smaller sites that have yet to be completed. Consequently, I am satisfied that around a 30% reduction of the maximum windfall rate when compared with historic trends, together with the profiled reduction of windfall rates in the initial years following the adoption of the Plan, reflects a robust and justified contribution to housing supply calculations based on compelling evidence as required by paragraph 71 of the NPPF.

215. The overall housing supply position as summarised above and set out in more detail within I2 is supported by site assessments in relation to remaining supply in terms of whether the sites are deliverable or developable in C6.4. The assessments were informed by the most up-to-date monitoring evidence available, including engagement with relevant developers, agents, landowners and applicants in terms of lead in times and build out rates. In that regard, the evidence also reflects refinement of a number of site trajectories to take account of my own findings on their lead-in times and build out rates within my post-hearings note (I1).

216. The level of housing provision includes a significant contingency above the minimum level of housing need for the remainder of the plan period (around 32% including windfalls and around 20% excluding windfalls). I have taken account of representations made in terms of the deliverability and developability of a minority of the individual sites in the supply as per my findings in document I1. In that respect, the Council has not applied a general discount in supply calculations to reflect the possibility that some detailed planning permissions, outline planning permissions or sites with resolution to grant planning permission do not come forward as anticipated.

217. Notwithstanding the above, even if it is reasonable that some of those sites may not come forward at the rate anticipated by 2030 for unforeseen reasons at this stage, the overall level of provision identified above the housing requirement offers an adequate and suitable level of flexibility. As such it would ensure that the Plan

would make sufficient provision for housing (including affordable housing) as required by paragraph 20 of the NPPF relative to the requirement set out in Policy UCS3. The Plan is, therefore, positively prepared, justified, effective and consistent with national policy and therefore, sound in that regard.

218. It follows from all of the above, that I find the most up-to-date housing evidence in C6.4 to be robust and that it demonstrates that the Plan will provide a supply of deliverable and/or developable sites for the remainder of the plan period up to 2030 to ensure that the full housing requirement in Policy UCS3 is met. **MM3** is, therefore, necessary to update the related housing calculations in the supporting text, Tables 3.1, 3.5, 3.7 and the housing trajectory in Tables C.1, C.2, C.3 and Picture C.1.

Conclusion

219. In summary, subject to the MMs previously identified, I conclude that the Plan, including strategic area and site-specific policies, would identify sufficient sites for housing development and ensure that the identified minimum need for new homes in the Borough can be met and therefore, provides a sound approach.

Issue 7: Has the Council demonstrated that the plan identifies a five-year supply of deliverable housing sites and is there a reasonable prospect that there will be a five-year supply on adoption and maintained thereafter?

220. The five-year housing supply requirement is 1,997 dwellings, including a 10% buffer, as based on the requirement set by Policy UCS3. The Council have reasonably applied a 10% buffer in its housing land supply calculations given the Housing Delivery Test result in January 2021 (for 2017-2018, 2018-19 and 2019-20) of 104%. In that context, given that the base date of Policy UCS3 is April 2019 and the most up-to-date calculations include housing completions only up to March 2020 with 382 dwellings completed in 2019/20, there is no undersupply of completions to bring forward and only a limited oversupply above the minimum annualised need.

221. With regard to the above and my previous reasoning and conclusions relative to the plan period housing supply in Issue 6, which included the deliverability of sites; I find the Council calculation of a 6.98 year supply of deliverable land for housing as at 31 March 2020 as set out in document C.4 to be broadly accurate. Furthermore, the extent of

headroom demonstrated at that date and the profile of individual sites being brought forward, ensures that I am satisfied that based upon the NPPF definition of deliverable sites there would be comfortably in excess of a five-year supply at the date of adoption of this Plan as anticipated to take place before the end of 2021. It follows that the Plan will provide a deliverable five-year supply of housing measured against the housing requirement on adoption.

222. To assist the above, Policy H13 of the Plan provides a sound approach in supporting delivery of outline planning applications for major housing developments by setting out the evidence required to support such proposals and includes consideration of applying shorter than standard time limits to encourage prompt delivery. **MM48** is, however, required to the supporting text at paragraph 6.54 to provide an effective contingency and flexibility including consideration of viability in unexpected circumstances of a five-year supply not being secured at some stage of the plan period. The approach of Policy H13 of the Plan will also necessarily be informed by effective ongoing monitoring in the context of the monitoring framework set out in Appendix A (as amended by **MM68**).

Conclusion

223. For the above reasons, I conclude that the Plan identifies a five-year supply of deliverable housing sites, including on adoption, and that there is a reasonable prospect that a five-year supply will be maintained thereafter until the end of the plan period.

Issue 8: Are the various requirements relating to housing development set out in the Plan justified and consistent with national policy, and will they be effective in achieving well designed places?

Housing design principles & housing for older people, people with disabilities and other vulnerable users

224. Policy A2 sets out housing design principles and expects proposals to demonstrate high quality design, reflect local distinctiveness and create attractive and functional environments. To ensure that such aims are achieved it includes detailed requirements in terms of context, identity, built form, movement, nature and public spaces, functional, healthy and sustainable homes, and lifespan. However, to achieve effectiveness and consistency with national policy, the revisions in **MM37** are required to ensure that Policy A2 provides

clear direction to the decision maker when assessing development proposals.

225. With regard to the above, Policy A2 also includes a specific requirement that all new homes must be built to meet Part M4(2) of the Building Regulations. The characteristics of Great Yarmouth with its ageing population and the limitations on adapting the existing housing stock for those with mobility difficulties as set out in the Topic Paper: Adaptable Housing Standards (C5) justifies the requirement in Policy A2 for all new dwellings to be built as accessible and adaptable dwellings.
226. The evidence in C30 made its assessment based on all new homes meeting the Part M4(2) standard, and therefore, taking account of the flexibility otherwise afforded to planning obligations in Policy GSP8 (as amended by **MM13**) it would not compromise the deliverability of housing relative to requirements in Policy UCS3 and Policy UCS4 (as added by **MM4**). The application of the Part M4(2) standard would also have only a limited effect on housing density and efficient use of land and therefore, does not alter my previous findings on housing land supply. Nonetheless, the policy wording at paragraph 5.13 should be modified by **MM37** for effectiveness of the interpretation of the term 'practicable' in Policy A2 insofar as it applies to site-specific considerations that may preclude the delivery of Part M4(2) homes in certain circumstances.
227. In reaching the above findings, I have taken into account that specific provision of retirement and care units as part of the allocation associated with Policy CA1 (Land at Jack Chase Way, Caister-on-Sea) would make a contribution towards addressing the identified need within the Borough. The approach of Policy H11 also seeks to provide housing for the elderly and other vulnerable users including as a preference for sites close to Great Yarmouth or Gorleston-on-Sea town centres. However, Policy H11 should be modified for effectiveness by **MM47** to provide certainty of the approach to assessing viability and suitability.
228. Notwithstanding the above, the level of existing committed housing developments from which Part M4(2) housing cannot now be compelled is significant. Consequently, the requirement in the Plan for all new homes to be built to meet requirement M4(2) of Part M of the Building Regulations where practicable, is justified and necessary to ensure that the Plan makes a meaningful contribution to addressing the need for accessible and adaptable dwellings.

Houses in multiple occupation

229. An increasing number of properties in Great Yarmouth have been converted to HMOs, particularly in the Seafront Area and Back of Seafront Improvement Area. In response, Policy H12 reasonably seeks to introduce a limit on the number of HMOs in those areas and the Hall Quay Development Area. In addition, it introduces a 20% threshold restriction within 50 metres in other areas. HMOs provide valuable accommodation and increase housing choice but an undue concentration in any area may have a detrimental impact and reduce the availability of family housing. Given current evidence and my own observations, the limits in Policy H12 reflect a justified and effective approach to guide future provision of HMOs.

Open space provision for new housing development

230. Policy H4 of the Plan seeks to secure open space provision as part of new development in accordance with locally derived open space requirements and thresholds as justified by existing evidence as summarised in the Open Space Provision Topic Paper (C24). However, **MM42** is required to ensure that new provision is sought to serve a development unless it is demonstrated that there is a sufficient local surplus of the listed types of open space. The modification also refines the approach to on-site and off-site provision including in circumstances where quality and accessibility improvements are required and to allow for the opportunity of consideration of more up-to-date evidence in the future.

231. **MM42** would ensure a policy approach that is justified, effective and consistent with national policy, when taken with **MM69** which necessarily adds the evidenced open space contribution costs and accessibility standards as Appendix D of the Plan.

Water conservation in new dwellings and holiday accommodation

232. Policy E7 includes a requirement for the higher optional water efficiency standard in the interest of water conservation in new dwellings and holiday accommodation. The approach is justified by the significant water resource challenges facing the East of England and the associated commitment in the Norfolk Strategic Planning Framework (B1) to include the efficiency standard of 110 litres per person per day. The viability evidence (C30) assesses the cost of water efficiency to be extremely low and I am satisfied that it would not affect the deliverability of new dwellings in the Plan. The

requirement for the higher optional water efficiency standard is, therefore, sound.

Rural worker dwellings, rural building conversions and replacement dwellings

233. Policy H5 seeks to provide a positively prepared approach to rural worker dwellings located outside of development limits set in the Plan. To be effective and consistent with national policy, **MM43** is required to ensure flexibility for rural workers where a clearly established functional need for accommodation could be demonstrated, but where they would not fall within the definition of a 'full time' worker. The modification also ensures that the approaches to time-bound requirements for new or established businesses and profitability, together with consideration of previous property disposals, are consistent and justified.

234. Policy H6 sets out a complementary approach to Policy H5, in seeking preference for retention of agricultural or other rural based occupancy dwellings where there is a local need and setting out approaches to amending or removing occupancy conditions. To be effective, **MM44** is required to provide certainty of the approach with respect to occupancy conditions that are more restrictive than in Policy H5 and to specify a reasonable and justified period of marketing for a period of 12 months when seeking to demonstrate that there is no longer a need for the occupational condition.

235. Policy H7 deals with the approach for conversion of rural buildings to residential uses outside of the development limits in the Plan and seeks to provide a positively prepared approach in terms of associated development such as extension, additional buildings and curtilage provision, including with regard to protected species. However, **MM45** is required to Policy H7 to ensure that it is effective and consistent with national policy in terms of the conversion of the building enhancing its immediate setting. Policy H8 provides a complementary approach to replacement dwellings outside of the development limits that is soundly based.

Residential extensions and residential annexes

236. Policy H9 sets out an approach to residential extensions both within and outside of the development limits in seeking to give effect to relevant requirements of Policies CS3 and CS9 of the CS. To be effective, **MM46** is necessary to ensure consistency with the more

detailed policy approach relating to amenity as set out in Policy A1 (which I address later in this report). The associated approach to residential annexes in Policy H10 is soundly based.

Conclusion

237. In summary, subject to the MMs previously identified, I conclude that the various requirements in policies relating to housing development set out in the Plan are justified and consistent with national policy and will be effective in achieving well designed places. The relevant policies referred to are sound subject to those MMs.

Issue 9: Does the Plan give effect to and ensure consistency with the Spatial Strategy and requirements set out in the CS in terms of employment policies and site allocations?

238. Policy CS6 of the CS provides the strategic approach to supporting the local economy in Great Yarmouth Borough with a primary focus on encouraging the redevelopment, intensification and safeguarding of existing employment sites as the focus for tackling unemployment. In that regard, when taking account of the seasonal variation in employment levels due to the extent to which tourism also contributes to the local economy, the CS did not set a specific jobs target. Instead, it identified an indication of the range of need for employment land over the plan period of between 18.87 hectares based on job forecasts and 39.1 hectares based on historic take up rate. However, it was also noted that the jobs forecast could not reasonably take account of potential growth of emerging industries and sectors, such as offshore renewable energy.

239. The CS identified at the time that there was a total of undeveloped land of 52.48 hectares with 24.59 hectares being unconstrained and 27.89 hectares subject to some constraints. In that context, the approach of Policy CS6 of the CS sought to maintain a surplus supply of employment land to ensure that the Borough is able to accommodate potential growth in emerging industries and sectors, and to recognise increased demand for new businesses during the plan period following Enterprise Zones at Beacon Park and South Denes created in 2012.

240. When taking into account that a high proportion of undeveloped employment land was constrained by poor conditions, Policy CS6 allocated approximately 10-15 hectares of new employment land at

Beacon Park Extension, South Bradwell through Policy CS18 to provide additional unconstrained land of good quality. Amongst other things, Policy CS6 also encourages a greater presence of higher value technology and energy-based industries and expresses support for port-related development proposals associated with the Outer Harbour at South Denes and existing river port, including exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour.

241. Policy GN4 of the Plan applies to Beacon Business Park and provides a complementary policy approach to Policy CS6 and an existing Local Development Order (E7) in seeking to define the business uses appropriate for the location. However, since the CS was adopted, the area of land subject of the Beacon Business Park Enterprise Zone has been extended beyond the allocation boundary identified on the CS Policies Map relative to Policy CS18.

242. In response to the above, Policy GN5 of the Plan includes a new allocation to include the land that accords with the Enterprise Zone extension, with the development limits set by Policy GSP1 also amended. As a result, the extension of the existing business park would consist of an additional 5 hectares above the upper range anticipated in Table 11 of the CS and would result in the loss of some existing agricultural land. However, in those regards, the site is close to existing infrastructure with the landscape effect on the wider countryside capable of being mitigated and there would be potential for significant benefits in terms of addressing unemployment, supporting employment growth and attracting investment. The additional employment land also has the potential in quantitative terms to offset the possible loss of employment land elsewhere in the Borough that may arise from committed development such as at land north of Hemsby Road in Martham.

243. It follows from the above, that I find the approach in Policies GN4 and GN5 relating to Beacon Business Park to be justified in seeking employment growth, with the extension providing additional flexibility for the delivery of the growth anticipated in the CS along with a pipeline for additional growth towards the end or beyond the plan period. However, both Policy GN4 and Policy GN5 relating to Beacon Business Park should be modified by **MM25** and **MM26** respectively in the interest of effectiveness to clarify the specific employment uses that are suitable. The modifications also include the approach to be taken when considering planning applications, including the need for additional drainage measures within the

Beacon Business Park extension. In addition, the modifications clarify that as offices now fall within the same Use Class as other main town centre uses that action may need to be taken to avoid uses that are inappropriate for the business park and which would not otherwise comply with the sequential test relating to main town centre uses.

244. The potential reclamation of land to the north of the Outer Harbour was not part of the figures set out in Table 11 of the CS and whilst remaining a longer-term ambition of the Council is not taken forward in the Plan. Such an approach is reasonable and justified given that the upper requirement of up to 39.1 hectares in the CS based on historic take up rates can be accommodated in the plan period. This is noting that since the start date of the CS in 2013, 18.1 hectares of employment land have been developed for employment uses and a further 29.86 hectares of employment land, including allocations in the Plan, would be available as summarised in the evidence (H14).

245. It is evident that the Council and stakeholders, including the port operator, are now prioritising maximising the potential of land in and around the existing port and harbour areas to facilitate employment growth. This includes re-organising existing space within the South Denes area as supported by an existing Local Development Order (E6). In that regard, the approach of Policy GY10 to the Great Yarmouth Port & Harbour Area is sound, subject to **MM21** which is necessary for effectiveness to insert additional supporting text after paragraph 3.62 to clarify the 24-hour operational nature of the port and emphasise the agent of change principle for new developments when assessing amenity in the context of Policy A1.

246. In more general terms, Policy B1 intends to provide a positively prepared approach to support the provision of business development in accordance with Policy CS6. It also clarifies the approach to development limits identified on the Policies Map in the context of Policy GSP1 and national policy. To be effective, it should be updated to reflect the recent changes to the Use Classes Order, including additional clarification in the supporting text of the approach that the Council will take to ensure that development would not undermine the sequential approach to main town centre uses. **MM55** includes the necessary changes to ensure a sound approach.

247. Policy GY9 relates to Great Yarmouth North Denes Airfield with a supportive approach to its continued use being justified due to, amongst other things, its strategic importance in the context of the continued growth of the offshore energy sector in Great Yarmouth

and the Borough's economy as a whole. **MM20** is, however, required in the interests of effectiveness to ensure that new built development proposals are accompanied by a LVIA with appropriate regard to the adjacent Broads Area and Policies CS11 of the CS and Policy E4 of the Plan in that context.

248. The above modification also includes additional supporting text to address the presence of the adjacent Caister Water Recycling Centre and the requirement for development proposals to be supported by an odour assessment to ensure amenity impacts are avoided and mitigated in the context of Policy A1 of the Plan. There is no need to refer to specific requirements to address sustainable and foul drainage as these would be dealt with under Policies CS11 and CS12 of the CS and Policy I3 of the Plan.

Conclusion

249. In summary, subject to the MMs previously identified, I conclude that the Plan gives effect to and is consistent with the Spatial Strategy so as to meet the requirements set out in the CS for employment. The aforementioned policies, subject to the above referenced MMs, would be positively prepared, justified, effective and consistent with national policy and therefore, sound.

Issue 10: Are the Plan's policies relating to tourism, leisure and community facilities; positively prepared, justified, effective and consistent with national policy?

250. Policy L1 sets out the detailed approach to Holiday Accommodation Areas as appropriately defined on the Policies Map based on the extent of existing or permitted holiday accommodation. The policy includes a suitable list of tourist uses that will generally be encouraged within those areas and the circumstances that need to be demonstrated where there is a proposed loss of holiday accommodation to alternative uses. However, to be effective and consistent with national policy, modifications are required to refine the approach to loss of holiday accommodation to ensure it is evident how a decision maker should react to development proposals. The modification also includes clarification that proposals for development will require careful consideration in terms of potential impacts on the setting of the surrounding landscape, including the protections afforded to the Norfolk Coast AONB or the designated Broads area by other policies in the Plan and national policy. **MM56** includes the necessary changes to ensure a sound approach.

251. In reaching the above findings, I have considered whether changes should be made to existing Holiday Accommodation Areas identified on the Policies Map to facilitate their expansion. In each case, there was a lack of certainty of delivery of proposals in the plan period to justify changes to the designations. If proposals were to come forward, they would necessarily be considered under Policy L2 which provides a positively prepared approach for new or expanded tourist facilities outside of development limits and Holiday Accommodation Areas that builds upon and takes forward the objectives of Policy CS8 of CS. However, to ensure that the policy is effective, **MM57** is required to refine and strengthen its wording in terms of the approach to small scale countryside tourism and to provide certainty that tourist accommodation falls within the scope of Policy L2.
252. Policy GY8 provides the specific approach to the existing Great Yarmouth Racecourse as suitably defined on the Policies Map which would ensure that the existing racecourse use will be safeguarded for its role as a major visitor attraction and local amenity. The policy approach, including its support for development proposals that are ancillary to its use, would help secure its future and would protect and enhance the North Denes Site of Special Scientific Interest that is located within the racecourse. It is, therefore, soundly based.
253. Policy L3 deals with equestrian development more generally and in doing so provides a positively prepared approach which sets out the circumstances where new and extended equestrian development will be permitted. Nonetheless to be effective, the policy wording and supporting text should be refined and strengthened to emphasise the approach to development within the setting of the Broads including lighting and dark skies; provide flexibility for suitable new access and parking arrangements and cross-refer to the potential for mitigation in the context of Policy GSP5. **MM58** includes the necessary changes to achieve soundness.
254. Policy C1 seeks to protect existing community facilities and the provision of new facilities to ensure the economic and social sustainability of existing communities, which is justified in terms of paragraph 84 of the NPPF. However, to be effective in that respect, **MM65** is required to refine the approach to development leading to the loss of an existing community facility in terms of the effect on the day-to-day needs of existing users. It also confirms that for a community facility use to be considered as no longer viable or feasible would need to be supported by appropriate marketing evidence covering at least 12 months.

255. Policy C2 deals specifically with educational facilities and provides a soundly based approach to new, extended or remodelled educational facilities outside of development limits where necessary.

Conclusion

256. In summary, subject to the MMs previously identified, I conclude that the Plan's policies relating to tourism, leisure and community facilities would be positively prepared, justified, effective and consistent with national policy, and therefore, sound.

Issue 11: Are the other policies of the Plan relating to the built and natural environment; justified, effective and consistent with national policy?

257. Policy A1 relates to amenity and is concerned with safeguarding the living conditions of occupiers of existing and anticipated development in the locality. To be effective and consistent with national policy, it should be amended to be clear that a high standard of amenity is sought to ensure a suitable living environment, alongside revisions to the precise wording of related requirements. The changes to make the policy sound are included in **MM36**, together with amendments to the supporting text to provide certainty of the specific approach to issues arising from odours.

258. Policy A3 deals with advertisement proposals in seeking to supplement the NPPF and associated PPG. To ensure effectiveness, **MM38** is required to clearly differentiate between the respective considerations that are applicable to amenity and public safety.

259. Policy E1 aims to provide an appropriate approach for development proposed in an area of flood risk. However, to ensure its effectiveness and consistency with national policy, **MM59** is required to make clearer reference to its requirements being within the context of the operation of the sequential test and to have regard to Policy CS13 of the CS which already provides the strategic approach. The modification also necessarily corrects the approach to be taken with respect to the exception test and in terms of mitigation for 'more vulnerable' development.

260. Policy E4 seeks to provide a positively prepared approach to trees and landscape, with support for development where valuable trees and hedgerows are retained or enhanced. It also emphasises the control of proposals within, or otherwise affecting the landscape of

the Norfolk Coast AONB or the designated Broads area, including the value of dark skies. To be effective, **MM62** is required to ensure that development that may impact on trees are accompanied by appropriate evidence in the form of an arboricultural assessment, and that any landscaping schemes required to mitigate impacts on local landscape character are appropriate to the size and nature of the development. The modification also extends the intended controls on development to those that may affect the setting of the Norfolk Coast AONB and the designated Broads area to ensure consistency with national policy.

261. Policy E5 seeks to provide a positively prepared and effective approach to the historic environment. However, **MM63** is required to ensure regard to the strategic approach in Policy CS10 of the CS and provide consistency with national policy in relation to significance of heritage assets, the approach to their settings, and the approach to the identification of non-designated heritage assets.

262. Policy E6 relates to pollution and hazards in development and is positively prepared insofar as it seeks to support development proposals where the potential for the creation of, or susceptibility to hazards and pollution can be suitably mitigated and avoided. However, the precise policy wording and supporting text require clarification and strengthening to be effective and consistent with national policy. **MM64** provides the necessary changes to achieve soundness by offering certainty of the consideration of both air and light pollution, whilst refining the approach to cumulative effects with respect to health, living conditions and the natural environment, and strengthening links to Policy A1.

263. Policy I1 deals with vehicle parking for developments (including cycle parking) and cross-references to the most up-to-date standards published by Norfolk County Council (E11) that are soundly based. However, the policy also addresses provision for electric vehicles, whereby **MM66** is required to ensure that the approach would be effective and consistent with national policy in terms of charging provision for plug-in and other low emission vehicles being provided in safe, accessible and convenient locations.

264. Policy I2 deals with Telecommunications and provides a soundly based approach to new or improved telecommunications infrastructure, whilst seeking to maximise access to high-speed broadband. Whilst representations were received with respect to the potential effect on the Broads Area and its setting, I am satisfied that

Policy CS11 of the CS and Policy E4 (modified by **MM62**) otherwise provide the necessary approaches for consideration of such matters.

265. Policy I3 relates to foul drainage and requires strengthening and clarification with respect to the relationship with the strategic approaches of Policies CS11 and CS12 of the CS to be effective and consistent with national policy. **MM67** makes the necessary changes.

Conclusion

266. In summary, subject to the MMs previously identified, I conclude that the other policies of the Plan relating to the built and natural environment are justified, effective and consistent with national policy and therefore, sound.

Overall Conclusion and Recommendation

267. The Plan has a number of deficiencies in respect of soundness, 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 explained in the main issues set out above.

268. The Council has requested that I recommend MMs to make the Plan sound and legally compliant, and capable of adoption. In that regard, I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Great Yarmouth Local Plan Part 2 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

269. I also conclude that if adopted promptly (with the recommended MMs) the Plan establishes a five-year supply of deliverable housing sites. Accordingly, I recommend that in these circumstances the LPA will be able to confirm that a five-year housing land supply has been demonstrated in a recently adopted plan in accordance with paragraph 75 and footnote 40 of the NPPF.

Gareth Wildgoose

Inspector

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

Local Plan Part 2 – Adoption (Policy & Resources Committee)

Appendix 4 – Inspector's Report Appendix



Great Yarmouth Local Plan Part 2, Inspector's Report November 2021 Appendix

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
MM1	7,10-11	First Paragraph, Second Paragraph and Paragraph 1.4	<p><i>[Before the first paragraph, insert new heading & introductory text paragraph:]</i></p> <p><u>Local Plan context [Heading]</u></p> <p><u>The Borough of Great Yarmouth is situated on the east coast of Norfolk, with the towns of Great Yarmouth and Gorleston-on-Sea at its centre, spanning 24 kilometres of coastline. Inland, the Borough contains dispersed rural settlements of varying sizes, most of which are adjacent parts of the Broads network.</u></p> <p>The is Local Plan sets out the level of growth <u>in the Great Yarmouth Local Plan area (i.e. the Borough excluding those parts within the Broads Authority area)</u> which needs to be planned for in the Borough, where that growth should be located and how it should be delivered. It also sets out the planning policies which the Council will use in determining planning applications.</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p><i>[Following the second paragraph under the Duty to Cooperate heading insert new introductory text paragraph:]</i></p> <p><u>Parts of the Borough are within the designated Broads Area. Planning policies, development and land use within the Broads Area are controlled by the Broads Authority. The Borough Council works closely with the Broads Authority and has had due regard to its Local Plan in preparing the Great Yarmouth Local Plan Part 2. The Borough Council and the Broads Authority have a 'Duty to Cooperate Statement' agreeing that the Borough Council will meet the full housing needs of the Borough. In addition, the two authorities are part of the wider Norfolk Strategic Planning Framework.</u></p> <p><i>[Amend Paragraph 1.4 as follows]</i></p> <p>1.4 The Borough Council has considered other influences that may necessitate adjustment to the local housing need requirement. In accordance with paragraphs 60 and 65 of the Framework, the Local Plan does not need to accommodate any housing growth from any area outside of the Borough boundary. In respect of Norfolk, this agreement is formalised in the joint Norfolk Strategic Planning Framework (2019) Statement of Common Ground between the planning authorities. <u>The Borough Council will meet the full housing needs of the Borough. Any housing completions from the Broads Area of the Borough will still count towards meeting the Borough Council's housing target but they are not required to meet the overall needs.</u> To the south in Suffolk, the recently adopted Waveney Local Plan for the northern part of East Suffolk will meet the housing requirements in full of the former Waveney area. Another consideration is that the Borough has very high levels of need for affordable housing coupled with low viability and consequent low plan</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			requirements for affordable housing (the plan applies housing market areas requiring 10% and 20% affordable housing). A modest uplift in housing need is considered unlikely to result in significant increases in affordable housing; while a radical uplift to meet the full affordable housing need would be completely unachievable and impractical in policy and housing market terms. For these reasons, each of these factors therefore have no effect on the local housing need target.
MM2	7	Fifth Paragraph	<p><i>[Following the fifth paragraph, before 'Sustainability Appraisal', insert new paragraphs:]</i></p> <p><u>Given the passage of time it has been necessary to amend and evolve the scope of the Local Plan Part 2 from what was originally envisaged in the Core Strategy. There are a small number of matters which the Core Strategy stated the Local Plan Part 2 would include but are no longer considered necessary or appropriate.</u></p> <p><u>The supporting text of Policy CS6 referred to the intended inclusion of a policy in the Local Plan Part 2 to manage the re-designation of land and buildings within local employment areas. However, on reflection it is not considered necessary to include an additional policy which would be largely repetitious of that already provided in Policy CS6 and the associated approach as otherwise set out in national policy.</u></p> <p><u>Policy CS7 referred to the designation of secondary shopping frontages and holiday frontages in the Local Plan Part 2 where appropriate. Whilst these frontages are not specifically identified it is considered that Policies GY1, R3, GY5 and GY6 provide sufficient and effective scope to encourage traditional 'secondary shopping' and 'tourist shopping' type uses to come forward whilst avoiding unnecessary duplication of local or national planning policy.</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p><u>The supporting text to Policy CS11 referred to Local Green Spaces and if appropriate, to identify them in the Local Plan Part 2. Having reflected on the approach set out in the National Planning Policy Framework and associated National Planning Practice Guidance, the plan does not specifically designate Local Green Spaces. However, it does seek to protect existing open spaces under Policy E3. Several Neighbourhood Plans in preparation are seeking to designate Local Green Spaces and this is considered to be a more appropriate mechanism to identify sites of such significant community value.</u></p> <p><u>Policy CS12 stated that in preparing the Local Plan Part 2, potential areas suitable for wind energy will be considered and the plan will identify any suitable areas. The Council considers that given the need in the National Planning Policy Framework for proposals for wind energy to have the full backing of the local community it is considered that it would be more appropriate for such suitable areas to be identified in a Neighbourhood Plan where proposals are subject to a referendum. The Council has no specific evidence at present to suggest where suitable areas for wind turbines might exist but will help support Neighbourhood Plans in identifying them if requested.</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
MM3	11	Paragraph 1.6, Table 3.1, Table 3.5, Table 3.7, Table C.1, Table C.2, Picture C.1 , Table C.3	See Appendix 2 of Schedule for modifications to housing provision numbers-.
MM4	12	(New Heading, Policy & Supporting Text) New policy - Policy UCS4	<p>[Before Policy UCS7, insert:]</p> <p>[Heading] <u>Amendments to CS4 - Delivering affordable housing</u></p> <p>[Insert a new policy:]</p> <p><u>Policy UCS4: Amendments to CS4 - Delivering affordable housing</u></p> <p><u>Paragraph a) of Policy CS4 is amended to read:</u></p> <p>a) Maximise the provision of additional affordable housing within the overall provision of new residential developments. Table 7 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</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)																
			<p>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</p> <p><u>Table 7 Affordable housing sub-market area' is amended to read:</u></p> <table> <tr> <th></th><th></th><th>Threshold figure</th><th>Percentage sought[<i>new footnote: X.</i>]</th></tr> <tr> <td>Affordable housing sub-market area 1</td><td>Caister-on-Sea, Gorleston, Great Yarmouth North and Northern Rural</td><td>5 dwellings <u>10 dwellings or site area of 0.5 hectares or more</u></td><td>20% affordable</td></tr> <tr> <td>Affordable housing sub-market area 2</td><td>Bradwell, Great Yarmouth South and South Quay, Gorleston West and South West Rural</td><td>5 dwellings <u>10 dwellings or site area of 0.5 hectares or more</u></td><td>10% affordable</td></tr> <tr> <td>Affordable housing sub-market area 3</td><td>Great Yarmouth Town Centre</td><td>15 dwellings <u>or site area of 0.5 hectares or more</u></td><td>10% affordable</td></tr> </table>			Threshold figure	Percentage sought[<i>new footnote: X.</i>]	Affordable housing sub-market area 1	Caister-on-Sea, Gorleston, Great Yarmouth North and Northern Rural	5 dwellings <u>10 dwellings or site area of 0.5 hectares or more</u>	20% affordable	Affordable housing sub-market area 2	Bradwell, Great Yarmouth South and South Quay, Gorleston West and South West Rural	5 dwellings <u>10 dwellings or site area of 0.5 hectares or more</u>	10% affordable	Affordable housing sub-market area 3	Great Yarmouth Town Centre	15 dwellings <u>or site area of 0.5 hectares or more</u>	10% affordable
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Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p><i>[Insert the following supporting paragraph for Policy UCS4:]</i></p> <p><u>Policy Justification and Supporting Text</u></p> <p><u>X.X Policy CS4 of the Core Strategy sets out affordable housing requirements for new residential developments. Table 7 of the Policy sets out development size thresholds where affordable housing will be sought. Sites of 5 or more dwellings in sub-market areas 1 and 2 are required to provide affordable housing and site of 15 or more dwellings are required to provide affordable housing in sub-market area 3. Since the adoption of the Core Strategy there have been revisions to national planning policy with respect to the thresholds for affordable housing requirements. The National Planning Policy Framework clarifies that the provision of affordable housing should not be sought for developments that are not 'major sites' (for housing, 10 or more homes or sites of an area over 0.5 hectares or more), other than in rural designated areas (where policies may set out a lower threshold of 5 units or fewer). Therefore, Policy UCS4 amends Table 7 with respect to the thresholds to reflect this change in national planning policy, together with its associated exemptions.</u></p> <p><i>[Insert new footnote x]</i></p> <p><u>The only potential exemptions from the requirements of Table 7 are through case-by-case consideration of development viability in the limited specific circumstances as set out in Policy GSP8, or those that are otherwise set out in national policy</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
MM5	12	(New Heading, Policy & Supporting Text) New policy - Policy UCS5	<p>[Before Policy UCS7 but after UCS4 as above, insert:]</p> <p>[Heading] <u>Amendments to CS5 - Meeting the needs of gypsies, travellers and travelling showpeople</u></p> <p>[Insert a new policy:]</p> <p><u>Policy UCS5: Amendments to CS5 - Meeting the needs of gypsies, travellers and travelling showpeople</u></p> <p><u>Paragraph a) of Policy CS5 is amended to read:</u></p> <p>a) Safeguard the existing travellers site at Gapton Hall (25 25 24 pitches) for use by gypsies and travellers, <u>and explore opportunities for the reconfiguration and/or extension of the site to meet identified needs.</u></p> <p><u>Paragraph b) of Policy CS5 is amended to delete:</u></p> <p>b) Seek to identify 10 additional permanent pitches for use by gypsies and travellers within the borough</p> <p><u>Amend Policy CS5 to include a new paragraph after e):</u></p> <p><u>f) The Council commits to an immediate review of the evidence in relation to the needs of gypsies, travellers and travelling showpeople following adoption of the Local Plan Part 2 as part of the Local Plan Review.</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p><i>[Insert the following supporting paragraphs for Policy UCS5]</i></p> <p><u>Policy Justification and Supporting Text</u></p> <p><u>X.XX Policy CS5 of the Core Strategy sets out the Council's approach to meeting the needs of gypsies, travellers and travelling showpeople. The policy was based upon the conclusions of the Council's 2013 Strategic Housing Market Assessment (SHMA), setting out a requirement to identify 10 additional permanent pitches for gypsies and travellers, in addition to the safeguarding of the existing traveller's site at Gapton Hall for 25 pitches. The policy also provided a criterion-based approach to allow additional sites to come forward where necessary and in accordance with the policies of the plan.</u></p> <p><u>X.XX The Planning policy for traveller sites (August 2015) was published at a late stage of the examination of the Core Strategy and reflected a national policy shift in the approach with respect to planning for, and meeting the need of gypsies and travellers. As a consequence, the evidence has necessarily been updated to reflect national policy following the adoption of the Core Strategy and has informed the approach taken in this Plan. This has coincided with a recalculation of the borough's needs for new gypsies and travellers' pitches, as concluded in the Council's most up-to-date evidence base [footnote - 'RRR Consultancy (Norfolk Caravans and Houseboats Accommodations Needs Assessment including for Gypsies, Travellers and Travelling Show people) October 2017'], published in October 2017. This calculated a revised need for new gypsy and traveller pitch provision is 4 pitches. This reflects a reduction from 10 new pitches, as required by Core Policy CS5(b).</u></p>

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			<p><u>X.XX Following the adoption of the Core Strategy the Council has not received any planning applications in relation to, nor received any sites put forward for consideration in the Local Plan Part 2 for, gypsy and travellers sites. Consequently, the Council considers that it is neither justified nor effective to retain the existing requirement in Core Policy CS5b) to identify land for 10 additional permanent pitches and thus it is proposed to remove this requirement in the policy.</u></p> <p><u>X.XX To help ensure that the plan brings forward opportunities to meet the most recent evidence of reduced need, it is proposed to amend Core Policy CS5(a) to allow the potential reconfiguration and/or extension of the gypsy and traveller site at Gapton Hall to be explored. The Gapton Hall site remains safeguarded in the Local Plan and currently has capacity for 24 gypsy and traveller pitches (18 permanent, 6 transit), however the internal layout of the site has potential to be reconfigured or extended to provide a small number of additional on-site pitches which would help to meet either most or all of the recalculated need by 2030. By amending Policy CS5(a), the Local Plan provides clarity on the Council's approach to meeting this need.</u></p> <p><u>X.XX The Local Plan is sufficiently flexible to potentially allow new sites and pitches to come forward without reliance upon the possible extension of the Gapton Hall site. The criterion-based approach of Policy CS5(d) and Policy GSP1 provide sufficient scope for a range of sites within or outside of the development limits to come forward as windfall to meet this need and any additional need arising for gypsies and travellers during the plan period.</u></p> <p><u>X.XX The current needs assessment was published in 2017 and it is normal practice to review such assessment every five years. Furthermore, the occupation of the</u></p>

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			<u>existing Gapton Hall site has considerably altered following the surveys undertaken to inform the most recent assessment. This affirms the need for an immediate review of the evidence, whilst maintaining a flexible policy to respond to more up-to-date evidence as it becomes available, alongside the criteria-based approach of Policy CS5 for the determination of planning applications. Policy UCS5, therefore, also amends Policy CS5 to include a commitment from the Council to review the assessment of need for gypsies, travellers and travelling showpeople as part of the immediate review of the Local Plan following its adoption.</u>								
MM6	12 -14	Policy UCS7, & paragraphs 1.10, 1.15, 1.21, & new paragraph following 1.21.	<p>[Amend Policy UCS7 as follows:]</p> <p>Policy UCS7: Amendments to CS7 – Strengthening our centres</p> <p><u>Great Yarmouth Town Centre Boundary</u> The Policies Map is amended by the re-alignment of the Great Yarmouth Town Centre Boundary.</p> <p><u>Bradwell District Centre Boundary and Local Centres</u></p> <p>Core Strategy CS7a), Table 12 is amended as follows:</p> <table><tr><td>Classification</td><td>Location</td></tr><tr><td>Main Town Centre</td><td>Great Yarmouth</td></tr><tr><td>Town Centre</td><td>Gorleston-on-Sea</td></tr><tr><td>District Centres</td><td>Bradwell (Proposed)Beacon Park and Caister-on-Sea</td></tr></table>	Classification	Location	Main Town Centre	Great Yarmouth	Town Centre	Gorleston-on-Sea	District Centres	Bradwell (Proposed) Beacon Park and Caister-on-Sea
Classification	Location										
Main Town Centre	Great Yarmouth										
Town Centre	Gorleston-on-Sea										
District Centres	Bradwell (Proposed) Beacon Park and Caister-on-Sea										

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			<p>Local Centres</p> <p>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</p> <ul style="list-style-type: none"> • <u>In Great Yarmouth:</u> <ul style="list-style-type: none"> ○ <u>Northgate Street</u> ○ <u>St Peters Road</u> ○ <u>Beresford Road</u> ○ <u>Camden Terrace</u> • <u>In Gorleston-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>Bells Road</u> ○ <u>Magdalen Way</u> ○ <u>Lowestoft Road</u> ○ <u>Church Lane</u> ○ <u>Almond Road</u> • <u>In Bradwell:</u> <ul style="list-style-type: none"> ○ <u>Burgh Road</u> ○ <u>Crab Lane</u> • <u>In Caister-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>(Proposed) Land west of Jack Chase Way, as allocated by Policy CA1</u> • <u>In Belton:</u> <ul style="list-style-type: none"> ○ <u>Bell Lane</u> • <u>In Hemsby:</u> <ul style="list-style-type: none"> ○ <u>Kings Way, including land allocated for small-scale</u>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)	
				<p style="text-align: center;"><u>shopping facilities under Policy HY1</u></p> <ul style="list-style-type: none"> • <u>In Martham</u> <ul style="list-style-type: none"> ○ <u>The Green</u> • <u>In Ormesby St Margaret:</u> <ul style="list-style-type: none"> ○ <u>North Road/Cromer Road</u> • <u>In Winterton-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>Black Street</u> <p>a. to read 'District Centres: Bradwell (Proposed) Beacon Park and Caister on-Sea; and b. by the addition to the The Policies Map is amended to show of a District Centre Boundary for Beacon Park.</p> <p><u>Retail Requirements</u></p> <p>Core Strategy CS7b) is amended to delete:</p> <p>c. Seek to allocate in accordance with the retail hierarchy and the sequential approach between 2,152sqm (net) and 4,305 sqm (net) of new 'food' shopping floorspace, and up to 8,865 sqm (net) of new 'non-food' shopping floorspace, in identified opportunity sites in the borough, up to 2031.</p>

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			<p><i>[Amend the following supporting paragraphs:]</i></p> <p>1.10 A fundamental change is the creation of a new Primary Shopping Area 'PSA' in Great Yarmouth, designated to be the main area where new town centre uses, particularly retail, will be focused. The PSA is a smaller, more compact area than the 2015 town centre boundary, and wraps around the traditional 'heart' of the town centre, the main retail core fixed around the Market Place and the principal retailing streets contiguous to it. New retail development proposals will need to have regard to the PSA first when applying the necessary sequential and impact tests. This will help to prioritise retail growth at the heart of Great Yarmouth and is consistent with national policy. Further direction on the application of sequential and impact assessments are provided in Policy R1 and CS7 <u>(as amended)</u>.</p> <p>1.15 Policy CS7 <u>(as amended)</u> of the Core Strategy identifies a 'Retail Hierarchy' for the Borough. Bradwell was identified as a 'proposed' District Centre. At the time of the Core Strategy's preparation the proposals for the major housing and other growth in the area were not sufficiently advanced for certainty about the location and nature of such a centre. Since that time the progress of development and planning permissions in the general Bradwell area allows the location to be defined.</p> <p>1.21 On the basis of the current evidence <u>published since the adoption of the Core Strategy</u>, there is <u>no longer a quantitative need for new food and non-food shopping floorspace. Consequently, there is</u> not a requirement under national policy for the Council to specifically identify and allocate sites for new retail-led development <u>and therefore Policy UCS7 it has been proposed to delete the previous-existing retail requirement provided in Policy CS7b).</u> Notwithstanding this, <u>there is evidence of a limited number of locational based requirements and accessibility deficits in localised shopping provision that will need to be addressed, including to support the delivery of some of the</u></p>

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			<p><u>allocations in this Plan. Therefore</u>, where market interest and demand does arise for new retail development, this will be supported in the town, and district <u>and local</u> centres in accordance with the plans retail hierarchy in Policies CS7 <u>(as amended)</u>, CS17, R1, <u>R5</u> and BL1 and on the land allocated by Policy CA1 to create a new local centre in Caister <u>and on the land allocated by Policy HY1 for small scale shopping facilities.</u></p> <p><i>[Following paragraph 1.21 insert new sub-heading & paragraph:]</i></p> <p><u>Local Centres</u></p> <p><u>X.XX Policy R5 of the Local Plan Part 2 identifies Local Centres on the Policies Map and sets out policy requirements. Given the list of local centres is now more precise than what was referenced in Policy CS7 it is considered necessary to update this list to ensure consistency with Policy R5. Given that the Local Plan Part 2 allocates land for a further Local Centre at Caister to help create a mixed use development which reduces the need to travel and support and strong vibrant new community, it is considered necessary to also specifically identify this as well. Policy HY1 allows for small scale retail which will in effect expand the Local Centre in Hemsby for the benefit of local people and tourists alike. Therefore, this Policy is also cross-referenced in the amendments to Policy CS7 for consistency.</u></p> <p><i>[Amend the following paragraph under Policy R5]</i></p> <p>7.17 Local Centres are identified in the Core Strategy retail hierarchy (<u>Policy CS7, as amended</u>) below Town and District Centres. Local Centres perform a more limited but important role to provide local residents, and particularly the less mobile and elderly, with day-to-day goods and services. Local Centres typically include a convenience store, post</p>

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			<p>office, pharmacy, newsagent and other shops selling food and beverage. In the Borough, Local Centres have been designated in the following nine locations:</p> <ul style="list-style-type: none"> • Northgate Street, St Peters Road, Beresford Road & Camden Terrace, in Great Yarmouth • Bells Road, Magdalen Way, Lowestoft Road, Church Lane & Almond Road in Gorleston-on-Sea • Burgh Road & Crab Lane, in Bradwell • (Proposed) Land west of Jack Chase Way, Caister-on-Sea • Bell Lane, in Belton • Kings Way, in Hemsby • The Green, in Martham • North Road/Cromer Road, in Ormesby St Margaret • Black Street, Winterton-on-Sea • <u>In Great Yarmouth:</u> <ul style="list-style-type: none"> ○ <u>Northgate Street</u> ○ <u>St Peters Road</u> ○ <u>Beresford Road</u> ○ <u>Camden Terrace</u> • <u>In Gorleston-on-Sea:</u> <ul style="list-style-type: none"> ○ <u>Bells Road</u> ○ <u>Magdalen Way</u> ○ <u>Lowestoft Road</u> ○ <u>Church Lane</u> ○ <u>Almond Road</u> • <u>In Bradwell:</u> <ul style="list-style-type: none"> ○ <u>Burgh Road</u> ○ <u>Crab Lane</u>

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			<ul style="list-style-type: none"> • <u>In Caister-on-Sea:</u> <ul style="list-style-type: none"> ◦ <u>(Proposed) Land west of Jack Chase Way, as allocated by Policy CA1</u> • <u>In Belton:</u> <ul style="list-style-type: none"> ◦ <u>Bell Lane</u> • <u>In Hemsby:</u> <ul style="list-style-type: none"> ◦ <u>Kings Way, including land allocated for small scale shopping facilities under Policy HY1</u> • <u>In Martham:</u> <ul style="list-style-type: none"> ◦ <u>The Green</u> • <u>In Ormesby St Margaret:</u> <ul style="list-style-type: none"> ◦ <u>North Road/Cromer Road</u> • <u>In Winterton-on-Sea:</u> <ul style="list-style-type: none"> ◦ <u>Black Street</u>
MM7	15	Policy GSP1	<p>Policy GSP1: Development Limits</p> <p>Development Limits are defined on the Policies Map. Development will be supported in principle within the Development Limits <u>subject to compliance with other relevant policies in the development plan.</u></p> <p>Development will not be permitted on land outside of Development Limits except where:</p> <ol style="list-style-type: none"> it comprises the use and development of land associated with agriculture or forestry <u>agricultural or forestry development;</u> it comprises the provision of utilities and highway infrastructure; or

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			c. specific policies in the Local Plan indicate otherwise.
MM8	17 - 18	Policy GSP2 & paragraphs 2.7, 2.8 & a new paragraph following 2.9	<p>[Amend Policy GSP2 as follows:]</p> <p>Policy GSP2: Housing requirements for Neighbourhood Plan Areas</p> <p>The 'indicative housing requirement' for the following designated Neighbourhood Areas will be zero is zero:</p> <ul style="list-style-type: none"> a. Rollesby b. Hopton-on-Sea c. Winterton-on-Sea d. Hemsby e. Fleggburgh (including Billockby and Clippesby) f. Filby g. Any future designated neighbourhood areas <p>Neighbourhood Plans can allocate land for housing within or outside of the defined Development Limits in addition to the above requirement. In these cases, this will be judged in consideration of:</p> <ul style="list-style-type: none"> h. the proportion of overall planned Borough housing growth indicated for that tier of the settlement hierarchy by Core Policy CS2; i. the relationship of the site to the existing built up area of the settlement; j. the settlement size, provision of and access to local services and facilities and infrastructure (including road, pedestrian and cycle access); and

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			<p>k. the conservation and enhancement of the landscape, heritage, environment and wildlife qualities of the area and its surroundings, with particular regard to formal designations of these (where applicable).</p> <p><i>[Amend the following supporting paragraphs:]</i></p> <p>2.7 A Neighbourhood Plan can allocate sites for development including housing. In accordance with paragraphs 65 and 66 of the NPPF, the above policy sets out the indicative housing requirement figures for the Borough's designated Neighbourhood Areas and this is zero. This includes those parts of Neighbourhood Areas, where applicable, which lie within the Broads Authority area. This is due to the provision of housing through existing commitments and the consideration of housing from elsewhere within the Borough to meet the overall housing need of the Borough. Whilst the requirement is zero for each area, this should not discourage or prohibit Neighbourhood Plans from allocating housing <u>to respond to the latest evidence of local housing need,</u> provided that the policy criteria is met. The policy criteria ensures that housing allocations that do come forward through Neighbourhood Plans will be in accordance with the Local Plan to provide housing strategically across the Borough. <u>Some Neighbourhood Areas are both within the Great Yarmouth Borough Council planning area and the Broads Authority planning area. The Broads Authority do not allocate a housing figure for neighbourhood plans. So, the target remains at zero for any Neighbourhood Plan areas that are also within the Broads Area.</u></p> <p>2.8 Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. The above policy criteria primarily builds upon Policy CS2 which sets out the broad locations for growth based on the scale and level of service provision in settlements within the Borough. It is important that any new development is of an appropriate scale, well</p>

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			<p>located to access local services and facilities <u>(such as schools, shops and access to public transport)</u>, which will complement the existing built form of settlements, and will not have any significant adverse effect upon designated landscape, heritage, or ecological assets and be in conformity with other policies in the Core Strategy.</p> <p><i>[Following paragraph 2.9 insert the following new paragraph:]</i></p> <p><u>X.X The housing requirement as set out in Policy GSP2 does not prohibit unplanned 'windfall' development from coming forward within Neighbourhood Plan Areas, where proposals are compliant with other relevant policies of the Development Plan.</u></p>
MM9	19	Policy GSP3	<p>Policy GSP3: Strategic gaps between settlements</p> <p>The gaps between the following built up areas, will be protected from development which <u>individually or cumulatively</u>, significantly reduces either the physical size of the gaps themselves, their general openness or, where relevant, their rural character at:</p> <ol style="list-style-type: none"> Great Yarmouth and Caister-on-Sea; Bradwell and Belton; Gorleston-on-Sea and Hopton-on-Sea; Caister-on-Sea and Ormesby St Margaret, and Hopton-on-Sea and Corton (East Suffolk Local Planning Authority Area).
MM10	20	Policy GSP4	<p>Policy GSP4: New development in Coastal Change Management Areas</p> <p>Land to the seaward side, of the Coastal Change Management Area Line as identified on the Policies Map is defined as a Coastal Change Management Area. <u>Robust evidence (such as</u></p>

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			<p><u>a review of the Shoreline Management Plan) that emerges over the lifetime of the plan which revises the area at risk from coastal change will be considered when determining whether a proposal is within the Coastal Change Management Area or not.</u> Within the Coastal Change Management Area development will be carefully controlled to minimise risk to life and property, to avoid increasing the pressure for new or improved coastal defences, and to guard against development which could have adverse impacts on coastal erosion and vulnerability elsewhere.</p> <p>Coastal management proposals will be supported where these are consistent with the Shoreline Management Plan recommendations, and can be demonstrated not to have significant adverse impacts elsewhere.</p> <p>Where development is proposed in the 20 year erosion 'horizon' of the Shoreline Management plan, only a limited range of development types directly linked to the coastal strip, such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping will be permitted and appropriately time limited through conditions.</p> <p>Other development will be permitted where it:</p> <ul style="list-style-type: none"> a) is demonstrated to be a compatible form of development in regard to any anticipated potential increase in erosion and flood risk due to coastal change during the planned life of the development having regard to the indicative erosion zones identified in the Shoreline Management Plan; and b) will provide a wider benefit to the local coastal community and/or economy; and c) would not impact significantly on the stability of the coastline, the rate of shoreline change, or increase demands for investment in coastal defences.

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			<p>Permanent new residential development will not be permitted within the Coastal Change Management Area.</p> <p>All planning applications for development within the Coastal Change Management Area and 30 metres inland beyond it must be accompanied by a Coastal Erosion Vulnerability Assessment which demonstrates that the development will not result in an increased risk to life or property.</p>
MM11	23 - 25	Policy GSP5 & paragraphs 2.23, 2.24, 2.25, new paragraphs following 2.25, 2.27, 2.28 & 2.30	<p>[Amend Policy GSP5 as follows:]</p> <p>Policy GSP5: Internationally protected National Site Network designated habitats <u>sites</u> and species impact avoidance and mitigation</p> <p>Natura 2000 National Site Network designated <u>habitat</u> sites in and around the Borough will be protected from likely significant effects through implementation of the Borough Council's Habitats Monitoring and Mitigation Strategy.</p> <p>In order to avoid or mitigate the cumulative potential adverse impacts on these sites associated with the occupancy of new housing residential and tourist development, a financial charge will be levied on <u>net</u> new housing or tourist accommodation development in the Borough, and applied to monitoring and mitigation measures under the guidance of an expert advisory panel.</p> <p>In order to avoid or mitigate the cumulative potential adverse impacts arising from particular housing <u>such</u> development sites by virtue of their size and/or proximity to Natura 2000 National Site Network designated <u>habitat</u> sites, site specific measures will also be required.</p>

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			<p><u>Cumulative Impacts</u></p> <p>New housing residential and tourist accommodation development in the identified areas will be required to make the specified financial contribution to the Council's Monitoring and Mitigation Programme to address its cumulative contribution to likely significant effects on designated Natura 2000 <u>National Site Network habitat</u> sites.</p> <p>The charge will be updated annually to reflect inflation. The level of charge and identified areas will be kept under review as part of the Monitoring and Mitigation programme and adjusted if this is found necessary.</p> <p><u>Emerging Evidence</u></p> <p>The Norfolk planning authorities are working together to identify and mitigate the wider strategic impacts of recreational pressure on Natura 2000 <u>National Site Network habitat</u> sites. As a result of these findings, the charge may be updated and the details incorporated into a Supplementary Planning Document <u>where appropriate</u>.</p> <p><u>Specific Impacts</u></p> <p>Where a proposed residential or tourist accommodation development is identified (in the allocation of the site, or in the process of considering the planning application) as having, in itself, a potential significant adverse impact on a Natura 2000 <u>National Site Network</u> designated <u>habitat</u> site <u>or sites</u>, permission will be subject to the specific provision of suitable mitigation measures appropriate to the circumstances. These may typically include one or more of the following.</p>

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			<p>a. Enhanced informal recreational provision [Sustainable Accessible Natural Greenspace], on (or in close proximity to) the site to limit the likelihood of additional recreational pressure (particularly that relating to exercising dogs) on nearby relevant nature conservation sites. This provision will be likely to consist of an integrated combination of:</p> <ul style="list-style-type: none"> • informal open space (over and above the Council's normal standards for play space); • landscaping, including landscape planting and maintenance; and • a network of attractive pedestrian routes (and car access to these where they are not adjacent to the development sites), which provide a variety of terrain, routes and links to the wider public footpath network. <p>b. A financial contribution (in addition to the standard cumulative charge indicated above) to enhanced management of nearby designated nature conservation sites and/or alternative green space.</p> <p>c. A programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.</p> <p><u>Project-level Habitat Regulations Assessment</u></p> <p>Where necessary, planning applications will need to be supported by a Habitat Regulations Assessment (HRA). To provide sufficient information for the Borough Council to make a determination as the competent authority, applicants will be required to submit a shadow HRA <u>[new footnote: A Shadow Habitat Regulations Assessment is a report which provides evidence to inform the Council's duty as competent authority to complete the Habitat Regulations Assessment prior to any approval of planning permission]</u> setting out where there may be likely significant effects, where necessary undertaking Appropriate Assessment, and providing details of avoidance and/or mitigation measures to</p>

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			<p>protect the integrity of the relevant Natura 2000 <u>National Site Network habitat</u> site or <u>sites</u>.</p> <p>Where adverse effects on a Natura 2000 <u>National Site Network habitat</u> site <u>or sites</u> cannot be ruled out, planning permission will not be granted. <i>[Amend the following supporting paragraphs:]</i></p> <p>2.23 In accordance with Core Strategy Policy CS11 (b) and (c), the above policy supports on the work of the Habitats Monitoring and Mitigation Strategy, in addressing likely significant effect on internationally protected sites (Natura 2000 Sites) <u>National Site Network habitat sites</u> resulting from increased visitor pressures from new planned development. This Plan is supported and evidenced by a Habitat Regulations Assessment (HRA) Report. The HRA concludes that following the implementation of the monitoring and mitigation measures set out in the Habitats Monitoring and Mitigation Strategy, it is likely that there will be no significant effects on Natura 2000 <u>National Site Network habitat</u> sites through the new planned development of this Local Plan.</p> <p>2.24 Of particular relevance, are the following Natura 2000 <u>National Site Network habitat</u> S<u>ites</u>: Winterton-Horsey Dunes Special Area of Conservation (SAC), North Denes Special Protection Area (SPA), Breydon Water SPA and Ramsar site, Broadland SPA and Ramsar site, and The Broads SAC. One of the main identified impacts from the Plan's HRA is the increased recreational pressures at Winterton-Horsey Dunes SAC and North Denes SPA, both of which provide nesting habitat for the protected little tern colonies.</p> <p>2.25 The policy sets an initial planning contribution (<u>currently £110</u>, updated annually <u>or when new evidence arises</u>) per new dwelling (or equivalent, including tourist accommodation) to facilitate the implementation of a suite of monitoring and mitigation</p>

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			<p>measures identified in the Habitats Monitoring and Mitigation Strategy. The charge applies across the Borough <u>and is mandatory in order to comply with the Habitat Regulations. As such the contribution will not be reduced due to reasons of viability in the limited circumstances otherwise set out in Policy GSP8.</u> The Borough is relatively small and therefore has relatively short travel distances to access nearby Natura 2000 <u>National Site Network habitat Sites</u>, which may result in increasing visitor pressures from new residential development (as noted in the Visitor Surveys at European Protected Sites across Norfolk during 2015 & 2016) <u>which further affirms the requirement for the mandatory approach taken by Policy GSP5 and relative to Policy GSP8.</u></p> <p><i>[Insert new paragraphs following 2.25]</i></p> <p><u>X.XX A single charge per net dwelling unit will be levied. For caravans and hotels where single unit sizes can vary substantially, the charge will apply per six bed-spaces. Other forms of tourist development such as holiday attractions or supporting facilities such as car parks will be considered on a case by case basis, supported by a project-level shadow HRA submitted by the applicant that should identify potential impacts and appropriate mitigation.</u></p> <p><u>X.XX Charges must relate to net increased recreational pressures. Therefore, residential extensions and replacement dwellings are exempt from the charge. Other special reductions or exemptions in charges will only be considered where it is clearly demonstrated that the additional bed-spaces developed will not result in any additional recreational visits to protected sites (e.g. types of residential institution where the residents are not mobile). Where such special reductions/exemptions are given, conditions or other measures will be used to</u></p>

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			<p><u>limit the use accordingly, in order that the charge can be applied in the event that the circumstances justifying the reduction or exemption no longer pertained.</u></p> <p>2.27 Depending of the type, extent and location of development, there is the potential to require further financial contributions to ensure the protection of Natura 2000National Site Network habitat Sites from new development. Residential development sites within immediate proximity to Natura 2000National Site Network habitat Sites, and tourist development (including tourist development that does not result in new accommodation), may be applicable for separate, additional contributions where these have been identified as more likely to give rise to increased visitor pressures or create direct adverse impacts. These may be collected by Section 106 agreements or by other means such as Section 111 undertakings.</p> <p>2.28 A number of Natura 2000National Site Network habitat Sites extend beyond local plan boundaries. The Borough Council is working collaboratively with other authorities (for example, through the Norfolk Strategic Planning Framework) to ensure that the impacts of planned development are considered and dealt with strategically across local plan boundaries. Depending on the outcome of this work, it may be that the charge is updated. In the event of this, the up-to-date details would be set out in a Supplementary Planning Document where appropriate, or alternatively or as part of a reviewed local plan document.</p> <p>2.30 Following recent case law¹, it is important that Appropriate Assessment is undertaken before any mitigation measures are applied to deal with potential adverse effects. The above policy therefore sets out that in such cases a project-level HRA will be required, with applicants preparing a shadow HRA to provide evidence for the to inform the Borough Council's to determine determination on such matters as competent authority. To simplify</p>

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			this process for low-impact developments (i.e. those located further than 400m away from Natura 2000 National Site Network habitat Sites and of a smaller scale of less than 10 dwellings or 1-20 tourist bed spaces) may be able to use the Borough Council's template HRA from its website [provides hyperlink]. In all other cases, applicants will be expected to provide their own shadow HRA undertaken by an appropriate qualified individual (such as an ecologist).
MM12	26	Policy GSP6 & new paragraph following 2.31	<p>[Amend Policy GSP6 as follows:]</p> <p>Policy GSP6: Green Infrastructure</p> <p><u>To contribute to and enhance the natural environment, provide a proactive approach to mitigating and adapting to climate change and deliver net-gains for biodiversity.</u> Opportunities will be sought <u>through development</u> to strengthen and extend the area's Green Infrastructure network, <u>including</u> for the benefit of nature conservation, recreation or landscapes, <u>creating resilience to current and future pressures on the ecological network</u> or any appropriate combination of these.</p> <p>Particular endeavours will be made in this regard:</p> <ol style="list-style-type: none"> along the coast, and the Yare and Bure valley corridors; in the vicinity of The Broads, where this helps conserve or enhance its natural beauty, wildlife or cultural heritage, or its enjoyment by the public; and in, or in the vicinity of, the Norfolk Coast Area of Outstanding Natural Beauty, where this helps conserve or enhance its natural beauty; <u>and</u> <u>along other important ecological corridors or to support priority habitats or species</u>

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			<p>The Borough Council will work with the other Norfolk planning authorities to develop a Countywide strategy to improve Green Infrastructure provision, in order to accommodate growth while improving nature conservation, landscape, quality of life and encouraging healthy lifestyles.</p> <p><i>[Insert new supporting text paragraph following 2.31]</i></p> <p><u>X.XX The Local Plan Policies Map does not define specific designated sites or ecological corridors, these designations are generally made and defined by other organisations. The Borough Council will work with other conservation bodies to identify, protect and enhance the natural environment. In accordance with Policies GSP5 and GSP8 of this plan and CS11 of the Core Strategy and national planning policy, the Borough Council will continue to protect and where possible enhance the hierarchy of international, national and local designated sites, to support the measures of Biodiversity Action Plans, and take advantage of opportunities to strengthen the wider ecological network. The Council when determining planning applications for development will have regard to national planning policy on protection and recovery of priority species.</u></p>
MM13	28 - 30	Policy GSP8 & paragraphs 2.40, new paragraphs following 2.40, 2.44, 2.45 & new paragraph	<p><i>[Amend Policy GSP8 as follows:]</i></p> <p>Policy GSP8: Planning obligations</p> <p>To provide necessary infrastructure and facilities, the Council will consider the need to require planning obligations where they are:</p> <ol style="list-style-type: none"> are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development; and

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		following 2.45	<p>b. cannot be secured by a planning condition.</p> <p><u>In the above circumstances, the following types of planning obligations may be considered for residential development:</u></p> <ul style="list-style-type: none"> c. Affordable housing, in accordance with Policies CS4 <u>(as amended by Policy UCS4)</u>, H1 & H2. d. Educational needs; unless the proposal comprises: <ul style="list-style-type: none"> o entirely 1 bed accommodation; or is o limited by a specific age-related restriction e.g. sheltered housing. e. Library needs; unless the proposal comprises: <ul style="list-style-type: none"> o residential care homes; or o student accommodation. f. Healthcare needs g. Pedestrian and highway safety improvements. h. Recreational open space and green infrastructure, in accordance with Policy H4. i. Natura 2000 <u>National Site Network designated habitat sites</u> M<u>m</u>onitoring and M<u>m</u>itigation measures, in accordance with Policies CS11 & GSP5. <p>Other contributions may be considered where necessary to make development proposals acceptable in planning terms <u>they meet criteria a. and b. (as above)</u>.</p> <p>Development viability with respect to planning obligations will only be considered at the planning application stage under limited exceptional <u>particular</u> circumstances where:</p> <ul style="list-style-type: none"> j. the cumulative total for planning obligations would exceed £15,000 per unit in addition to the affordable housing requirement under Policy CS4 <u>(as amended by Policy UCS4)</u>; or k. the development scheme is on previously developed land.

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			<p><i>[Amend the following supporting paragraphs:]</i></p> <p>2.40 Many of the common planning obligations sought relate to Norfolk County Council matters such as the provision of roads, schools, libraries and fire hydrants. Where relevant, development proposals should have regard to Norfolk County Council's 'Planning Obligations Standards' (available to view at: https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/planning-obligations). This provides information on the calculation and level at which these planning contributions will be sought, and is reviewed each year to take account of any changes in national guidance or standards, as well as inflation. These standards, together with an assessment of need have informed the level of financial contributions required for the housing allocations in this Local Plan.</p> <p><i>[Insert new supporting text paragraphs following 2.40:]</i></p> <p><u>XX.X For those infrastructure items listed in the policy from c. to f., such contributions will generally be sought where there is an identified infrastructure need. There may be some circumstances where specific locations benefit from a surplus of such infrastructure provision. In such circumstances, where there is an identified surplus of infrastructure provision to support the proposed development and where improvements to the quality or condition of existing infrastructure are otherwise not required, the Borough Council will not seek contributions for these.</u></p>

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			<p><u>X.XX To assist with the deliverability of development in circumstances where evidence is provided to demonstrate that payments could reasonably be staged and where such infrastructure is not required prior to the commencement of that development, the Borough Council will consider the staging of payments at appropriate phases within the build out of large scale development.</u></p> <p>2.44 Planning obligations will also be sought for monitoring and mitigation measures to address likely impacts on Natura 2000 National Site Network habitat sites. This will be required for the majority of new residential and tourism development coming forward during the Local Plan. The thresholds at which detailed approach relating to this planning obligation will be sought is provided in further detail Policy GSP5.</p> <p>2.45 National policy and guidance is clear that planning applications will be considered as viable where they comply with planning contributions set out in up to date policies, and only in exceptional particular circumstances will the consideration of viability be appropriate. The Local Plan Part 2 viability assessment indicates that viability is likely to be challenging on brownfield sites (i.e. previously developed land) and in situations where the cumulative total for planning obligations would exceed £15,000 per unit in addition to the affordable housing requirement. Therefore, in these scenarios the Council will consider lowering affordable housing and planning obligation requirements where robust viability evidence is submitted with a planning application. In all cases, viability assessments will need to be in compliance with the national planning practice guidance and have regard to other professional guidance published by the Royal Institute of Chartered Surveyors or other professional bodies. Where viability is a matter at the development stage, changes to the affordable housing tenure mix should be considered before reducing the overall target or other planning obligation requirements as this may improve viability sufficiently.</p>

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			<p><i>[Insert new paragraph following 2.45]</i></p> <p><u>X.XX National Planning Practice Guidance is clear that planning obligations can be negotiable to provide flexibility in ensuring that planning permissions respond and scheme specific circumstances. Nevertheless, any negotiation on planning obligations which would lead to development proposals and/or would create unacceptable impacts (such as upon highway safety) would be resisted, as such circumstances would likely result in refusal of planning permission.</u></p>
MM14	34	Policy GY1	<p>Policy GY1: Great Yarmouth Town Centre</p> <p>The Great Yarmouth Town Centre Boundary, Primary Shopping Area and Protected Shopping Frontage is defined on the Policies Map.</p> <p>Main Town Centre Use Development (falling within use classes A1, A2, A3, A4, A5, C1, D1, D2 and B1a <u>as defined by the National Planning Policy Framework</u>) will be permitted within the Great Yarmouth Town Centre Area <u>in accordance with Policy R1 and Policy CS7 of the Core Strategy (as amended by Policy UCS7).</u></p> <p>Proposals for the change of use of active ground floor uses outside of the Protected Shopping Frontage area will only be permitted where it would not individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre. <u>Within Protected Shopping Frontages, changes of use will be considered in accordance with Policy R2.</u></p> <p>To support the continued viability and vitality of Great Yarmouth town centre, consideration will be given to:</p>

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			<ul style="list-style-type: none"> a. increasing residential uses within the town centre through the re-purposing of vacant buildings and/or upper floors; b. proposals which enhance and expand the Great Yarmouth Market Place and its associated facilities; c. new development proposals which re-purpose, reconfigure or potentially redevelop vacant or underutilised buildings and space to improve the vitality, appearance, permeability and connectivity of the town centre; d. supporting the refurbishment or replacement of shop frontages; or e. measures or enhancements which improve the appearance, safety and environmental quality of the area and public realm. <p>Within the town centre, improvements to car parking provision will be considered where this:</p> <ul style="list-style-type: none"> f. makes the town centre a more attractive place to shop, live or visit; g. supports local businesses; or h. maintains or improve the quality of the townscape. <p>All development proposals should have regard to the Great Yarmouth Town Centre Regeneration Framework and Masterplan and any subsequent updates thereof, including any emerging town centre strategies or policies arising from the outcome of the Future High Street Fund.</p>
MM15	38	Policy GY3	<p>Policy GY3: Hall Quay Development Area</p> <p>Within Hall Quay <u>Development Area, as a specific area within the Great Yarmouth Town Centre Area (Policy GY1) as defined on the Policies Map.</u> <u>Hall Quay has the potential to contribute to the regeneration of the town centre by improving the public realm and widening the food, drink and leisure offer. Within the Hall Quay</u></p>

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			<p>Development Area new development proposals and uses will be particularly supported where they contribute to any of the following strategic aims:</p> <ul style="list-style-type: none"> a. Addresses a gap in the town centre's food and drink offer. b. Complements and improves the town's early evening and night-time economy. c. Introduces new recreational and leisure uses to support the tourist and visitor economy. d. Helps to bring listed buildings back into permanent active use. <p>The following uses will be focused within buildings which provide principal frontage to Hall Quay.</p> <ul style="list-style-type: none"> e. Food and drink uses (A3 & A4). f. Hotels. g. Retail and office uses (A1, A2 and B1) where these provide active ground floor frontage. h. Residential uses on upper floors. <p>To help deliver the policy aspirations for Hall Quay, the Council will help to bring forward projects and proposals which:</p> <ul style="list-style-type: none"> i. reduce the dominance of traffic and highway uses along Hall Quay; j. improve the public realm and townscape of the area; k. improve pedestrian linkages with the rest of the town centre, utilising The Rows, where possible; or l. encourage improved short stay mooring and information facilities for visiting leisure craft in the general vicinity of Haven Bridge.

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			The adopted Hall Quay Planning Brief Supplementary Planning Document provides further supplementary policy and guidance to more closely define the type, size and form of development to be brought forward through this policy.
MM16	40	Policy GY4 & paragraph 3.28	<p><i>[Amend Policy GY4 as follows:]</i></p> <p>Policy GY4: King Street enhancement area</p> <p>This area of King Street (as defined on the Policies Map), formerly within the Town Centre Area, comprises many buildings of heritage value in a variety of uses.</p> <p>To preserve and enhance the heritage assets, their settings, and overall appeal of this area, the Council will:</p> <ol style="list-style-type: none"> encourage the restoration and renovation of existing retail units; support the residential conversion of buildings currently in retail a main town centre use; and in all development proposals, expect the historic character of the buildings to be enhanced by restoring/retaining attractive features of the building frontage that contribute to the heritage, local distinctiveness and general appearance of King Street. <p><i>[Amend the following supporting text paragraph:]</i></p> <p><u>3.27 The King Street enhancement area was formerly within the Town Centre Boundary as defined by the Policies Map following the adoption of the Core Strategy. It has now been removed from the Town Centre Boundary, as defined by the Policies Map, to allow its diversification beyond a focus upon main town centre</u></p>

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			<p>uses. This policy Policy GY4 provides flexibility to regenerate the area of King Street towards a more residential offer whilst enhancing its historic qualities as a periphery area to the town centre. Such enhancements can take place by retaining and restoring key building features of the facades. These could include (but should not be limited to): doors, windows, sills, arches, balconies, railings, and the continued use of original materials where they are still in place. The policy extends along the length of King Street and incorporates properties which currently provide frontage between 120 to 140 King Street (western side) and 33 - 60 King Street (eastern side).</p> <p>3.28 The Borough Council will ensure that the historic environment and varietymix of retail uses <u>(including main town centre uses where appropriate)</u> will continue to provide a strong 'sense of place' to King Street, which is a vital component in its regeneration. Accordingly, the policy supports the continued use of existing retail units <u>in main town centre use within</u> this area, particularly where there are opportunities to enhance buildings currently in a poor condition. <u>In considering the heritage value of the buildings and the potential to impact on these, the Borough Council will have regard to Core Strategy policies CS9 and CS10, Policy E5 of this plan and national planning policy.</u></p>
MM17	41	Policy GY5	<p>Policy GY5: Regent Road</p> <p>The Regent Road area defined on the Policies Map will be promoted as a vibrant link between the seafront and town centre in terms of both access and activities.</p> <p>New development proposals and uses will be supported where it:</p> <ol style="list-style-type: none"> provides year-round active ground floor frontage to Regent Road; conserves or enhances the Conservation Area and the setting of any nearby Listed Buildings, particularly with regard to any shopfronts and/or advertisements;

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			<p>c. integrates successfully with any existing residential or holiday accommodation properties in the immediate vicinity, and preserves or enhances the amenities of their occupiers; and</p> <p>d. does not undermine the vitality or viability of Great Yarmouth Town Centre.</p> <p>Subject to the criteria above, the following uses will be supported in Regent Road.</p> <p>e. Ground-floor retail, food and drink uses (A1, A3, A4 & A5).</p> <p>f. Leisure uses (D2).</p> <p>g. Upper floor self-contained residential accommodation.</p> <p>Uses which meet both tourist and local needs would be especially welcomed.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.33 When assessing individual proposals for retail (A1, A3, A4 & A5), food and drink and leisure (D2) uses in Regent Road, these will only be permitted where it provides ground floor frontage to Regent Road and does not exceed 200sqm (net) floorspace. Retail (A1, A3, A4 & A5), food and drink and leisure (D2) uses over 200sqm (net) floorspace, or other main town centre uses will only be considered in Regent Road where these meet the requirements of the retail sequential and impact assessments.</p> <p>3.34 All hot-food/takeaway proposals (A5) will also need to have regard to Policy R7 to ensure that they are compatible with the amenity of the area and do not have any adverse effects on neighbouring uses and occupiers.</p>
MM18	43	Policy GY6	Policy GY6: Great Yarmouth Seafront Area

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			<p>Within the 'Great Yarmouth Seafront Area' as defined on the Policies Map, the Council principally aims to:</p> <ul style="list-style-type: none"> a. encourage year-round, sustainable tourism; b. encourage investment in major new tourism, leisure and entertainment facilities; c. resist the loss of key tourism uses to non-tourism uses; d. conserve the seafront's heritage assets and bring them back into viable, active use where possible; e. promote high quality design; f. maintain and improve the public realm and the area's open spaces; and g. manage access and traffic. <p>The following uses will be generally encouraged within the Great Yarmouth Seafront Area, subject to the consideration of compatibility with the existing surrounding uses and potential impact on the character and setting of the Seafront Conservation Area:</p> <ul style="list-style-type: none"> h. Hotels. i. Self-catering accommodation. j. Bed & Breakfast establishments where the owner is resident on the premises. k. Food and drink uses. l. Holiday entertainment. m. Dance halls and nightclubs. n. Amusement arcades. o. Sport and leisure facilities. p. Other ancillary facilities and uses to support the above.

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			<p><u>Within the Great Yarmouth Seafront Area, proposals for</u> self-contained residential apartments, offices and similar business uses will only be permitted on upper floors of buildings. Residential accommodation which is not self-contained, <u>and other forms such as</u> houses of multiple of occupation, hostels and similar uses, will not be permitted within the Seafront Area.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.40 <u>Proposals for</u> food and drink uses such as <u>café/restaurants</u> (A3), <u>pubs</u> <u>drinking establishments</u> (A4) and <u>hot food takeaways</u> (A5) provide a complementary function to the tourist and leisure offer along the seafront. However, it is necessary to manage these proposals more carefully to ensure that their proposed concentration (as a main town centre use) does not undermine the vitality of Great Yarmouth town centre, nor the amenity of adjacent residents or business occupiers, especially where in the form of new kiosks or stalls. Individual proposals for new A3, A4 & A5 <u>café/restaurants, drinking establishments and takeaway</u> uses will be considered generally acceptable in principle where it provides up to 200sqm (net) floorspace in the Seafront Area. Proposals over 200sqm (net) floorspace will only be considered acceptable where these meet the requirements of the retail sequential and impact assessment. Under both circumstances, proposals will need to satisfy compliance against Policies R6 and R7.</p> <p>3.41 The Council will resist the loss of tourism uses to non-tourism uses where it currently provides ground floor activity or frontage to the Seafront Area. Within upper floors there will be more flexibility to determine non-tourist related uses. Where it is demonstrated that <u>there</u> is no longer a need for upper-floor tourist related uses, the Council may allow <u>proposals for</u> self-contained residential apartments, offices <u>(subject to compliance with the sequential test set out in Policy R1 and Policy CS7 of the Core Strategy)</u> and</p>

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			similar business uses to support the viability and vitality of the area. Proposals for residential accommodation which is not self-contained, and other forms such as houses of multiple occupation, hostel and other similar uses will not be permitted within the Seafront Area.
MM19	46	Policy GY7	<p>Policy GY7: Great Yarmouth Back of Seafront Improvement Area</p> <p>Within the 'Back of Seafront Improvement Area', as defined on the Policies Map, the aims will be to:</p> <ul style="list-style-type: none"> a. improve the character, amenity and physical conditions of properties by encouraging existing and new uses and investment which strengthen its positive characteristics; b. improve the street scene through environmental improvements and the encouragement of the refurbishment and maintenance of properties; c. avoid uses which typically give rise to disturbance and loss of amenity (to ensure compliance with Policy A1); and d. Use available enforcement powers pro-actively to control developments adversely affecting the area. <p>In order to achieve those aims the following uses will be encouraged in the area:</p> <ul style="list-style-type: none"> e. Self-contained dwellings (including houses and apartments). f. Hotels providing wholly or predominantly short term holiday accommodation. g. Offices and other B1 businesses uses light industrial and research & development facilities. h. Health and related facilities.

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			<ul style="list-style-type: none"> i. Professional services to visiting members of the public where the likely number and types of visits will not give rise to disturbance and are compatible with the limited on street parking in the locality. j. The development of further Houses in Multiple Occupation (and commensurate uses) within this area will be resisted, and such uses steered to alternative locations. <p>In determining applications for development in this area the following considerations will be given particular attention:-</p> <ul style="list-style-type: none"> k. Improvement to the physical condition and maintenance of properties will be encouraged. l. Resisting the infilling of curtilages to the rear of sides of existing properties. m. Provision of adequate, concealed bin storage for the intended use, of out sight from the street. n. Flexibility in the current parking arrangements.
MM20	49	Policy GY9 & New paragraphs following 3.57	<p><i>[Amend Policy GY9 as follows:]</i></p> <p>Policy GY9: Great Yarmouth North Denes Airfield</p> <p>The continued use of the North Denes airfield for aeronautical use, and especially helicopter operations, will be encouraged in the interests of the long term value of the facility to the area's offshore and other industries.</p> <p>Development to facilitate such operations, including crew, passenger, maintenance and storage facilities will be supported.</p>

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			<p>Temporary changes to alternative uses would be acceptable if it would not prejudice its long term availability for the intended aeronautical use.</p> <p>Development which would lead to permanent loss of the aeronautical use will be resisted unless it can be conclusively demonstrated that there is no realistic potential for such use in the longer term.</p> <p>Any new built development proposals will need to be accompanied with a site-specific Flood Risk Assessment and a Landscape and Visual Impact Assessment. <i>[Insert new supporting text paragraphs following 3.57]</i></p> <p><u>X.XX The site is adjacent to the Caister Water Recycling Centre. As such, in line with Policy A1, any development proposals should be supported by an odour assessment to ensure amenity impacts are avoided and mitigated.</u></p> <p><u>X.XX The site is immediately adjacent the Broads Area. Therefore, in addition to national planning policy, development proposals will need to consider the requirements of policies CS11: Enhancing the natural environment, and Policy E4: Trees and landscape. Applicants will be required to submit a Landscape and Visual Impact Assessment (LVIA) to consider and address any landscape impacts arising. Accordingly, the Broads Authority will be consulted on any significant development proposals on this site.</u></p>
MM21	50	Paragraph 3.62	<p><i>[Insert new supporting text paragraphs following 3.62]</i></p> <p><u>X.XX The 24-hour operational nature of the Port & Harbour Area means it has the potential to impact on the amenity of neighbouring uses. In accordance with</u></p>

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			<u>national planning policy and Policy A1, when considering amenity, the Council will apply the 'agent of change' principle. This ensures that unreasonable restrictions are not placed on existing businesses, facilities and uses in the port as a result of new development in close proximity to the port. It will be for the applicant (the agent of change) to demonstrate that suitable mitigatory measures can be incorporated into the development to minimise any impacts on amenity to occupants of the new development arising from existing operations at the port.</u>
MM22	52 -55	Policy GN1 & paragraphs 3.73, 3.75, 3.76, 3.77, 3.82 & Table 3.2	<p>[Amend Policy GN1 as follows:]</p> <p>Policy GN1: Land south of Links Road, Gorleston-on-Sea</p> <p>Land to the south of Gorleston-on-Sea (25 hectares) as identified on the Policies Map is allocated for approximately 500 dwellings with open space. The site should be developed in accordance with the following site specific criteria:</p> <ol style="list-style-type: none"> Provision of safe and appropriate access(es) to Links Road including any consequential improvements between Links Road and the A47 roundabout and necessary improvements to integrate into the existing pedestrian and cycling networks. <u>Provide two points of access from Links Road to the residential development, with visibility in accordance with current highway standards.</u> <u>All residential access roads should link internally within the site.</u> <u>Provision of formal cycle crossing facilities at Links Road and 3.0m shared use cycle paths:</u> <ul style="list-style-type: none"> <u>to link the north side of Links Road between the A47 and the existing cycle path that joins Links Road (west of no. 61)</u>

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			<ul style="list-style-type: none"> • <u>along the entire south-side frontage of Links Road, to link with the existing facility at the A47; and</u> • <u>at the western side of the development, between Links Road and the southwestern corner of the site, connecting with the existing facility at the A47</u> <p><u>d. The development shall have an active frontage at Links Road.</u></p> <p>e. Parking spaces should have regard to Norfolk County Council standards for provision, with a mix of parking solutions applied to ensure a well-designed and safe environment for all users.</p> <p>f. A mix of housing sizes, types and tenures must be provided, including:</p> <ul style="list-style-type: none"> • a minimum of 15% affordable housing, provided on site, with the tenure mix reflecting the needs and demands of the local area; and • provision of retirement and/or housing with an element of care equivalent to at least 10% of the total housing for the site (50 units or more), which must be delivered before occupation of the 250th dwelling on the site (or the 50% level, if the overall number of houses proposed is lower than 500). <p>g. Provision of appropriate structural landscaping and new publicly accessible open space <u>to the south of Masons Farm</u> of at least <u>approximately</u> 5.15 hectares <u>in accordance with Policy H4</u> south of Masons Farm to:</p> <ul style="list-style-type: none"> • mitigate the visual impact of the development, especially from views to the south from Hopton-on-Sea; and • provide an acoustic barrier to the A47. <p>h. Financial contributions will be required towards the improvement of local primary schools, <u>local healthcare facilities and enhanced library provision to serve the development.</u></p> <p>i. Financial contributions will be required towards the improvement of local healthcare facilities.</p>

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			<p>j. Financial contributions will be required towards enhanced library provision to serve the development.</p> <p>i. Development should exhibit exceptional urban design and include a series of locally distinctive, walkable neighbourhoods set in an overall framework of a thoughtful and high-quality design ethos.</p> <p>j. A variety of materials and finishes/treatments across the development should be applied with innovation and local distinctiveness clearly evidenced.</p> <p>k. Retention of trees where practicable and with suitable replacements provided where trees are required to be removed.</p> <p>l. Protect and enhance biodiversity across the siteDevelopment proposals should minimise impacts on and provide net gains for biodiversity and ensure that where appropriate, mitigation measures are undertaken.</p> <p>m. Submission of a site-specific Flood Risk Assessment.</p> <p>n. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.</p> <p>o. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</p> <p>p. Submission of a Transport Assessment and Travel Plan and provision of measures necessary to mitigate impacts and encourage sustainable travelimplementation of agreed highway mitigation measures, including features to encourage lower vehicle speeds at Links Road.</p> <p>q. Submission of a Heritage Impact Assessment accompanied by the results of an archaeological field evaluation, with any relevant mitigation measures set out.</p>

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			<p>r. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.</p> <p>s. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures, including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.73 The layout and design of the main roads within the site must enable appropriate permeability by buses. The layout of all streets should have regard to desire lines for pedestrians to minimise the length of journeys. As such cul-de-sacs, private drives and road with unnecessary bends which frustrate pedestrian and cycle movements should be avoided <u>where possible</u>.</p> <p>3.75 There is a lack of capacity in nearby primary schools, therefore a financial contribution of £1,970,000 (£3,940 per dwelling) will be required to expand local primary schools.</p> <p>3.76 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £1,157,614 (£2,315 per dwelling).</p> <p>3.77 The development will put pressure on the existing Gorleston library, therefore it is necessary for the development to make a contribution of £159,500 (£319 per dwelling)</p>

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			<p><u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.82 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby Natura 2000 <u>National Site Network habitat</u> sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column on Table 3.2 as follows:]</i></p> <p>£1,970,000 (£3,940 per dwelling) £1,157,614 (£2,315 per dwelling) £159,500 (£319 per dwelling) n/a</p>
MM23	56 -58	Policy GN2 & paragraphs 3.88, 3.89, 3.90, 3.92 & Table 3.3	<p><i>[Amend Policy GN2 as follows:]</i></p> <p>Policy GN2: Emerald Park, Gorleston-on-Sea</p> <p>Land at Emerald Park Football Ground (2.3 Hectares) as identified on the draft Policies Map, is allocated for approximately 100 dwellings. The site should be developed in accordance with the following site specific criteria:</p> <p>a. Provision of safe and appropriate vehicular access <u>and necessary highway improvements to integrate the site into the pedestrian and cycling networks,</u></p>

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			<p>including; to the satisfaction of the local highways authority with appropriate access from the improved section of Wood Farm Lane to the south with appropriate improvements to the surrounding road network, including footpaths.</p> <ul style="list-style-type: none"> • <u>vehicular access from Woodfarm Lane as far south as a satisfactory highway access layout will allow; and</u> • <u>improvement of Woodfarm Lane to a minimum width of 6.0m.</u> <p>b. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings to reflect the needs and demands of the local area.</p> <p>c. Re-provision of an appropriate equivalent recreational facility, at a minimum equalling the quality of facility currently available at Emerald Park. The full funding or re-provision to be secured and demonstrated by legal agreement (i.e. Section 106 agreement) prior to the loss of any facility at Emerald Park.</p> <p>d. Submission of an <u>appropriate desk-based</u> archaeological <u>assessment</u>field evaluation prior to development, in accordance with the NPPF.</p> <p>e. Retain existing trees along the south western border of the site in accordance with the Tree Preservation Orders.</p> <p>f. Where further trees may be removed which are not protected, <u>suitable</u> replacements are provided in suitable<u>appropriate</u> alternative locations and remain for the amenity of future residents.</p> <p>g. Financial contributions will be required towards enhanced library provision <u>and the improvement of local healthcare facilities</u> to serve the development.</p> <p>h. Financial contributions will be required towards the improvement of local healthcare facilities.</p> <p>h. Provide a financial contribution for off-site open space <u>in accordance with Policy H4.</u></p> <p>i. Submission of a site-specific Flood Risk Assessment.</p>

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			<p>j. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.</p> <p>k. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</p> <p>l. Submission of a Transport Assessment and Travel Plan and provision of measures necessary to mitigate impacts and encourage sustainable travel.</p> <p>m. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.</p> <p><u>n. Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.86 Vehicular access should be taken off Woodfarm Lane and will require necessary visibility splays for both vehicles existing and entering the site from Woodfarm Lane. Provision of new footways will be required along Woodfarm Lane to connect the site entrance with existing footway provision adjacent to the school entrance off Oriel Avenue. <u>Woodfarm Lane is quite narrow and lacks sufficient footpaths or cycleways to safely connect the site to nearby amenities including the school off Oriel Avenue. The road will require widening and provision of new footways and cycleways to connect to existing facilities to the north and south of Woodfarm Lane. To improve the safety of</u></p>

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			<p><u>Woodfarm Lane, it may be necessary to modify the existing prohibition of motor vehicles traffic regulation order.</u></p> <p>3.88 The development will put pressure on the existing Gorleston library, therefore it is necessary for the development to make a contribution of £31,900 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.89 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions Model it is estimated that the contribution from this site will need to be in the region of £209,563 (£2,096 per dwelling).</p> <p>3.90 Policy H4 sets out the open space requirements for residential developments. In accordance with this, the above policy seeks to provide off-site open space owing to the limited size of the site and quantity of housing proposed. At the time of writing, the contribution would be £180,000 for 100 houses. <u>The site is in close proximity to open space providing a range of uses and therefore it is not necessary to have additional open space on-site. Furthermore, it would not be an effective use of land with an on-site open space requirement. However, there are wider deficits of open space in the locality and therefore an off-site open space contribution is required to improve open space provision in the locality.</u></p> <p>3.92 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts</p>

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			<p>of the development on nearby Natura 2000 National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling (currently £110), in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.3 as follows:]</i></p> <p>£209,563 (£2,096 per dwelling) £31,900 (£319 per dwelling) £180,000 (up to £1,800 per dwelling)</p>
MM24	59 - 60	Policy GN3 & paragraphs 3.99, 3.100, 3.101, new paragraph following 3.101 & Table 3.4	<p><i>[Amend Policy GN3 as follows:]</i></p> <p>Policy GN3: Land at Ferryside, High Road, Gorleston-on-Sea</p> <p>Land at Ferryside, off High Road, Gorleston (0.56 hectares) as identified on the Policies Map, is allocated for approximately 20 dwellings. The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> a. Provision of safe and appropriate access to the satisfaction of the local highways authority, including: <ul style="list-style-type: none"> • appropriate vehicular access to be taken off High Road vehicular access only from High Road, specifically no vehicular access from Ferryboat Lane, nor Malthouse Lane; and

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			<ul style="list-style-type: none"> • appropriate footway improvements and visibility splays to Ferry Boat Lane <u>the improvement of the footway at Malthouse Lane along with visibility from Ferryboat Lane.</u> b. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings to reflect the needs and demand of the local area. c. A well designed scheme that is sympathetic to the surrounding historic character of the area. d. Retention of the historic flint wall. e. Retention of all trees with Tree Preservation Orders <u>where practicable. Suitable replacement trees should be provided where the trees are required to be removed in order to achieve a well-designed development.</u> f. Car parking provision for residents and guests. g. Financial contributions will be required towards enhanced library provision <u>and the improvement of local healthcare facilities</u> to serve the development. h. Financial contributions will be required towards the improvement of local healthcare facilities. h. Provide a financial contribution for off-site open space <u>in accordance with Policy H4.</u> i. No development shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority. j. <u>Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.</u> k. <u>Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</u>

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			<p>i. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.96 Vehicular access should will be <u>taken</u> from High Road <u>only. Vehicular access to the site from Ferryboat Lane or Malthouse Lane is not considered to be appropriate and will be resisted.</u> With <u>The site will require</u> appropriate improvements to footway provision <u>at Malthouse Lane</u> and visibility splays to from Ferry Boat Lane.</p> <p>3.97 The site is within <u>adjacent to</u> a conservation area, in close proximity to a number of listed buildings, and there are protected trees within the site. The site itself contains a building of local heritage interest, but this is now partially demolished. A flint wall running to the boundary of the Malthouse Lane contributes to the amenity of the site. A well designed scheme that is sympathetic to the local environment, i.e. retaining key features including the protected trees and the historic flint wall, has the potential to positively enhance the character of the site and the conservation area. <u>Taking account of those constraints, the Council's assessment of the site allocation suggests that a lower density of development is required when compared with the standards set in Policy H3 and that typically only 20 dwellings could be accommodated. A recent appeal decision [insert new footnote] relating to the site allocation has granted planning permission for a higher density of development comprising 6 houses and 28 flats with associated works. Nonetheless, it is reasonable that approximately 20 dwellings reflects an appropriate threshold for the allocation as it would be necessary, should the existing planning permission not be brought forward, that an</u></p>

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			<p><u>alternative proposal also demonstrate that the constraints can be overcome through high quality urban design and landscaping.</u></p> <p>3.99 The development will put pressure on the existing Gorleston library, therefore it is necessary for the development to make a contribution of £6,380 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.100 Policy H4 sets out the open space requirements for residential developments. In accordance with this, the above policy seeks to provide off-site open space owing to the limited size of the site and quantity of housing proposed <u>in order to make efficient use of land</u>. In line with Policy H4, the contribution would be £36,000 for 20 houses (£1,800 per dwelling).</p> <p>3.101 The development will put pressure on existing primary and acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £33,569 (£1,678 per dwelling).</p> <p><i>[Insert the following new paragraph after paragraph 3.101]</i></p> <p><u>X.XXX The development viability of brownfield sites is challenging. Therefore, in line with Policy GSP8 reductions to affordable housing provision and/or other planning obligation contributions will be considered if justified by a site-specific viability assessment. Development viability will not be a reason for departing from</u></p>

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			<p><u>other policy requirements such as the protection and provision of trees, the character of the surrounding historic environment and the retention of the flint wall.</u></p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.4 as follows:]</i></p> <p>£33,569 (£1,678 per dwelling) £6,380 (£319 per dwelling) £36,000 (up to £1,800 per dwelling)</p> <p><i>[Insert new footnote x]</i></p> <p><u>Appeal Ref: APP/U2615/W/20/3245040, application Ref: 06/16/0190/F - date of decision: 6 July 2021</u></p>
MM25	61	Policy GN4	<p>Policy GN4: Beacon Business Park</p> <p>The land defined as the Beacon Business Park as indicated on the Policies Map, will be reserved for development proposals for new, extended or replacement business uses (falling under class uses B1 and B8) <u>office, research & development, light industrial and storage & distribution uses</u> which are of high quality and distinctive design. Business uses <u>Such employment uses</u> will be particularly encouraged where they promote higher value technology, research and development sector business uses, and those associated with the offshore energy industry.</p>

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			<p>Residential development, and industrial business employment uses (falling under class uses B2 and related Sui Generis uses) or those uses which could give rise to excessive disturbance on existing occupants will not be permitted within this area.</p> <p><i>[Insert the following new supporting text paragraphs after paragraph 3.105 of supporting text]</i></p> <p><u>X.XXX The Borough Council when determining planning applications will consider whether it is necessary to restrict the use of new development to the uses specified in the policy through planning conditions to avoid changes of use to other uses within the same use class (Class E) which would be inappropriate for a business park and could undermine the sequential test approach to main town centre uses. Similarly, the Council when determining planning applications will consider whether it is necessary to use planning conditions to restrict future changes of use to other uses outside of Class E which are otherwise permitted through the General Permitted Development Order.</u></p>
MM26	62	Policy GN5 & new paragraph following 3.108	<p><i>[Amend Policy GN5 as follows:]</i></p> <p>Policy GN5: Beacon Business Park extension</p> <p>Land west of the existing business park at Beacon Park (comprising approximately 20 hectares), as defined on the Policies Map, is allocated for employment uses (use classes B1 and B8) <u>office, research & development, light industrial and storage & distribution uses.</u></p> <p>Particular encouragement will be given to uses associated with:</p>

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			<p>a. the offshore energy industry; b. higher value technology and employment (directly or supporting in the locality); and c. research and development activities.</p> <p>Development proposals should both contribute to, and complement the existing environmental quality in the surrounding development through high standards of design quality, distinctiveness and connectivity for both buildings and landscaping.</p> <p>Residential development will not be permitted. Exceptionally, other business uses and premises (such as heavy industry, large scale storage and distribution) will be permitted only where they can satisfactorily demonstrate they will not unacceptably erode the environmental, amenity and design standards intended for this business park.</p> <p><u>The Borough Council will consider imposing conditions to restrict the use of new development to avoid changes to alternative uses within the same use class (Class E) which would not be appropriate in the business park. The Council will also consider imposing conditions to remove permitted development rights to limit changes of use of land and premises to those that would be appropriate in the business park.</u></p> <p>A planning application should be supported by:</p> <p>d. evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible;</p> <p><u>e. submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A</u></p>

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			<p><u>suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission; and,</u></p> <p><u>f. submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.107 Building on the success to date of Beacon Business Park, it is proposed to extend the business park. The extension of the Enterprise Zone for this area of land has already been agreed. <u>Development proposals will be expected to have regard to the Borough Council's masterplan which sets out the high-level context for its development.</u></p> <p><i>[Insert the following new supporting text paragraphs after paragraph 3.108]</i></p> <p><u>X.XX The business park is a sequentially appropriate location for offices that could not be accommodated within higher order settlement centres (i.e. the main towns) and this enables the business park to extend and cluster the specialised uses to meet the ambitions of its Enterprise Zone status. Based on the plan approach to retail and in accordance with policies UCS7, BL1 and R1, the sequential test would still need to be applied to retail use or development in this location.</u></p> <p><u>X.XX Alternative uses, including those within the same use class as that permitted, have the potential to undermine the function of the business park. To protect the function and use of the business park as a centre for the offshore energy industry, higher value technology and research and development, the Borough Council when determining planning applications will consider whether it will be necessary by</u></p>

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			<u>planning condition to restrict the specific use as part of a grant of planning permission.</u>
MM27	63 - 64	Policy GN6 & paragraphs 3.112 & 3.115	<p>[Amend Policy GN6 as follows:]</p> <p>Policy GN6: Shrublands Community Facility</p> <p>Land at Shrublands, Gorleston on Sea, (2.4 Hectares) as identified on the Policies Map, is allocated as a mixed use scheme for healthcare facilities, community facilities and an ancillary element of housing with care. The site should be developed in accordance with the following site specific criteria:</p> <ol style="list-style-type: none"> Provision of vehicular access to be taken off Magdalen Way only <u>Access is to be taken from Magdalen Way only, with visibility in accordance with current highway standards.</u> <u>Submission of a transport statement and implementation of any agreed mitigation requirements, including:</u> <ul style="list-style-type: none"> <u>improvement of frontage footway to a minimum width of 2.0m; and,</u> <u>the bus stop at site frontage to be improved to meet current highway requirements.</u> Provision of a new healthcare facility to help meet the current and future needs of local NHS providers. Provision of an ancillary element of housing with care. Conserve and enhance the setting of heritage assets including: <ul style="list-style-type: none"> retention and reuse of the onsite Grade II listed farmhouse building; and consideration of the Grade II listed Cemetery Chapel and Lodge; Parking <u>is</u> to be provided having regard to the Norfolk County Council Parking Standard for the healthcare and community uses.

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			<p>g. An element of community use is to be retained on site (including the use of open space and existing buildings or any potential new buildings) and if this is not feasible, compensatory provision of community facilities to an equivalent quality with accessibility to the local community that it serves will be required.</p> <p>h. Retention of trees where practicable <u>with suitable</u> replacements provided where trees are <u>required to be</u> removed.</p> <p>i. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.</p> <p>j. Submission of details showing how sustainable drainage measures will integrate with the design of the development and a suitable plan for the future management and maintenance of the Sustainable drainage systems should be included.</p> <p>k. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</p> <p>l. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measure including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.112 <u>Vehicular access will be taken off Magdalen Way only and will require appropriate improvements to the footway width and the bus stop along the site's frontage to ensure it meet's current highway accessibility requirements.</u> The site should <u>also</u> provide car parking to meet the anticipated demand for the site having regard to the latest parking standards set out by Norfolk County Council as the Local Highway Authority. The site should also provide appropriate point of access to the satisfaction of the Local Highway Authority, taken off Magdalen Way.</p>

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			3.115 The retention of trees (and provision of suitable replacements if trees are removed) is also sought where practicable on site for the amenity of local residents, future users of the facilities and future residents.
MM28	67	Policy BL1	<p>Policy BL1: Beacon Park District Centre</p> <p>The Town and District Centres are defined on the Policies Map.</p> <p>At the Beacon Park District Centre, the following uses will be encouraged to support the day to day retail and community needs for the residents of the Beacon Park growth area:</p> <ol style="list-style-type: none"> A retail food superstore. Petrol filling station. Other complementary uses ancillary to A & B above, to support the vitality and viability of the District Centre, limited to: <ul style="list-style-type: none"> A3, A4 & A5 food and drink uses; car showrooms; social & healthcare facilities; and leisure, art & cultural facilities. <p>In determining proposals for the uses listed above, the Council will have regard to the scale and nature of each proposal relevant to its position within the overall retail hierarchy.</p> <p>The planning and layout of the proposed Beacon Park District Centre should be developed in accordance with the following site-specific criteria:</p> <ol style="list-style-type: none"> d. d. New car showrooms, petrol filling stations and proposed A3, A4 and A5 food and drink uses should be positioned with clear visibility and proximity from Beaufort Way.

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			<ul style="list-style-type: none"> ✎ e. Structural landscaping should be provided across the site and along the north-western and eastern perimeters of the site. ✎ f. The overall design layout should not have a harmful impact upon residential amenity, traffic or the environment that could not be overcome by the imposition of conditions. ✎ g. Submission of a site-specific Flood Risk Assessment. ✎ h. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately. ✎ i. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity of the development. <p>The Borough Council will continue to liaise with Norfolk County Council and the James Paget University Hospital to bring forward an appropriate access solution to enable a future direct connection between the District Centre and hospital.</p>
MM29	70 - 74	Policy CA1 & paragraphs 3.136, 3.138, 3.141, 3.142, 3.143, 3.144, 3.145, 3.146,	<p>[Amend Policy CA1 as follows:]</p> <p>Policy CA1: Land west of Jack Chase Way, Caister-on-Sea</p> <p>Land to the west of Jack Chase Way, Caister-on-Sea (28.37 hectares), as identified on the Policies Map, is allocated for residential development of approximately 725665 dwellings, approximately 60 retirement/care units, a site for a primary school, a site for healthcare uses and a Local Centre. This should be developed in accordance with the following site specific criteria:-</p> <ul style="list-style-type: none"> a. Provide for approximately 725665 dwellings offering a mix of house types and sizes.

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		3.147, 3.150, & Table 3.6	<p>b. Provision of retirement and/or housing with an element of care equivalent to at least 10% of the total housing for the site, which must be delivered before occupation of the 360th dwelling on the site (or the 50% level, if the overall number of houses proposed is lower).</p> <p>b. The site must deliver 20% affordable housing on site, with the tenure mix reflecting the needs and demands of the local area.</p> <p>c. Set out a phasing strategy that maximises the delivery of housing within the Plan period.</p> <p>d. Approximately 7.47 hectares of open space should be provided on-site comprising informal open and/recreation space and children's play space. <u>Open space should be provided on-site where feasible, comprising informal open/recreation space, children's play space and a walking trail in accordance with Policy H4. If necessary to supplement on-site provision, the delivery of new off-site open space in close proximity to the site should be secured by planning obligation and/or financial contributions should be made towards improvements to the quality and accessibility of existing off-site open spaces to serve the development in accordance with Policy H4.</u></p> <p>e. Land must be safeguarded for a two-hectare site for a primary school, to accommodate up to two forms of entry, as well as appropriate financial contributions for education. This should be towards the middle of the allocation site. <u>At least 0.8 ha of the open space within the school site shall be the subject of a community use agreement for joint recreational use by the public</u>The site (2 hectares) must be serviced and ready to transfer to Norfolk County Council on occupation of the 150th home and provided free of charge.</p> <p>f. Land must be safeguarded and made available at no cost for a 0.75 hectare site for healthcare uses, which should be located towards the middle of the site. If the relevant health authority/ies states that the site is not necessary prior to the reserved</p>

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			<p>matters application for the final development phase, the site could be released for residential or other uses. Financial contributions will be required towards the healthcare facility together with contributions towards acute, intermediate and mental healthcare.</p> <p>f. Land is allocated <u>must be safeguarded</u> for a Local Centre of up to one hectare <u>approximately 1.75 hectares</u>, which could accommodate <u>comprising</u> a small top-up/convenience foodstore, <u>healthcare facility, retirement/care units</u> and potentially <u>ly</u> small-scale employment uses and a community facility. It should be located towards the middle of the allocation site.</p> <p>g. <u>Financial contributions will be required towards the healthcare facility together with contributions towards acute, intermediate and mental healthcare to serve the development.</u></p> <p>h. Financial contributions will be required towards a new community facility <u>and enhanced library provision to serve the development.</u></p> <p>i. Financial contributions will be required towards enhanced library provision to serve the development.</p> <p>i. Development should exhibit exceptional urban design and include a series of locally distinctive, walkable neighbourhoods set in an overall framework of a thoughtful and high-quality design ethos, with the non-residential elements integrating effectively and efficiently with residential areas. A variety of materials and finishes/treatments across the development should be applied with innovation and local distinctiveness clearly evidenced.</p> <p>j. Key major internal roads should be designed to be accessible by buses.</p> <p>k. Parking spaces should have regard to Norfolk County Council standards for provision, with a mix of parking solutions applied to ensure a well-designed and safe environment for all users.</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<ul style="list-style-type: none"> <li data-bbox="723 416 1989 520">l. There must be the provision of at least two safe and appropriate vehicle access junctions from Jack Chase Way <u>provided in accordance with current highway standards. No vehicular access shall be taken from the A149.</u> <li data-bbox="723 520 2056 624">m. There must be the provision of safe and appropriate crossing points of Jack Chase Way for walking and cycling to encourage the movement of people from the site to the existing Caister-on-Sea village and vice versa. <li data-bbox="723 624 2056 767">n. A <u>single</u> 3 metre wide shared use cycle path should be provided along both sides of Jack Chase Way providing connections to Norwich Road, Prince of Wales Road and the residential areas to the north-east of the site. <u>Where feasible, a connection should be made to the recreation area east of Jack Chase Way.</u> <li data-bbox="723 767 1805 839">o. There must be good connections to the wider countryside through the provision/extension of footpaths/ bridleways <u>where possible.</u> <li data-bbox="723 839 2040 983">p. Protect and enhance biodiversity across the site <u>Development proposals should minimise impacts on and provide net gains for biodiversity,</u> including maintaining the existing hedgerow along Jack Chase Way where <u>practically</u> possible, and ensure that where appropriate, mitigation measures are undertaken. <li data-bbox="723 983 2056 1230">q. Appropriate landscaping treatment to the site's southern and western boundary must be enhanced to limit the impacts on the wider landscape, including the nearby Broads area and the setting of Caister Castle. <u>Development proposals need to be accompanied by a Landscape Visual Impact Assessment which will inform an appropriate landscaping scheme for the treatment to the site's southern and western boundary which must be enhanced to limit the impacts on the wider landscape, including the nearby Broads area and the setting of Caister Castle.</u> <li data-bbox="723 1230 2002 1374">r. Street lighting should be designed to limit the visual impact of the proposed development <u>Street lighting and any other lighting that forms part of the scheme should be designed to limit the visual and light pollution impact of the proposed development including on the setting of the Broads.</u>

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			<ul style="list-style-type: none"> s. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately. t. Submission of a site specific Flood Risk Assessment and submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission. u. Submission of a detailed Heritage Impact Assessment to assess and mitigate the impact of the design on the setting of nearby heritage assets, including Caister Castle. This should be accompanied by the result of an archaeological field evaluation, with any relevant mitigation measures considered and included in the application. <u>Development proposals should take into account the results of the Council's Heritage Impact Assessment; and must demonstrate that any negative impacts on the significance of designated and non-designated heritage assets and their settings, have been avoided and if this is not possible, mitigated. In particular the development should acknowledge and respect the setting of the former WWII gun batteries on Nova Scotia Farm and include an area of open space to the south of these assets. A further Heritage Impact Assessment will be required at the planning application stage to inform the detailed design. This should be accompanied by an archaeological assessment. Any necessary mitigation should be included in the development proposals.</u> v. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible. w. Submission of a Transport Assessment and Travel Plan and provision of measures necessary to mitigate impacts and encourage sustainable travel.

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			<p>x. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Mitigation and Monitoring Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.136 An element of retirement and/or housing with an element of care,<u>Approximately 60 retirement/care units</u> such as sheltered housing, very sheltered housing, extra care housing or a care home, totaling at least 10% of the housing units on site should also be <u>secured and</u> provided to meet the needs of the Borough's ageing population. The site presents an ideal opportunity to accommodate this need when taking into consideration the level of development combined with the proposed provision of services on the site. To ensure timely delivery, the provision of retirement/extra care housing should be provided before the occupation of the half of the homes on the site. The affordable housing requirement will not apply to the accommodation comprising retirement/extra-care, care housing, as this type of housing has less viability to cross-subsidise the delivery of affordable housing.</p> <p>3.138 The layout and design of the main roads within the site must enable appropriate permeability by buses. The layout of all streets should have regard to desire lines for pedestrians to minimise the length of journeys. As such cul-de-sacs, private drives and roads with unnecessary bends which frustrate pedestrian and cycle movements should be avoided <u>where possible.</u></p> <p>3.141 A development of this size, at some distance from the main facilities in Caister-on-Sea, will require on-site provision of local services. Accordingly, a requirement is imposed for a Local Centre potentially including suitable retail <u>uses, healthcare centre, approximately 60 retirement/care units and potentially</u> employment and community type uses. <u>The</u></p>

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			<p><u>policy requires this area to be approximately 1.75 hectares, however, a smaller area could be provided if it can be demonstrated that the above uses could be suitably accommodated on a smaller site.</u></p> <p>3.142 In order to mitigate the impacts of the allocation on education, contributions will be required towards a new primary school on the site. These are likely to total £3,885,714 or £5,360 per dwelling. In addition, a two-hectare site for a new primary school needs to be safeguarded and provided on-site, at a central, accessible location. This must be provided. <u>Typically, the provision of land for new educational requirements would be provided</u> at no cost to Norfolk County Council Children's Services on the occupation of the 150th dwelling (to address the direct impacts of the allocated site).</p> <p>3.143 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £1,751,385 (£2,416 per dwelling). In addition, a serviced site of 0.75 hectares in size will need to be provided at no cost <u>land within the Local Centre should be made available</u> to the relevant health authorities, as there is very little capacity for physical growth of the local health surgeries.</p> <p>3.144 Caister-on-Sea is in need of a new community centre and this development will increase demand for community facilities. Therefore, a financial contribution of £501,416 <u>692 per dwelling</u> is required to help deliver a new facility as evidenced in the Infrastructure Plan (2020). The development will put pressure on the existing Caister-on-Sea library, therefore it is necessary for the development to make a contribution of £231,275 <u>319 per dwelling</u></p>

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			<p><u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.145 There is a need for informal recreation space/children's play space and formal recreation space at appropriate locations in the development. The precise details (such as the mix of facilities) will need to be discussed and agreed with the Council at appropriate stages of the scheme, but the level of provision must meet the Council's standards of 103sqm per dwelling <u>as set out in Policy H4</u>. This results in a requirement for 7.47 hectares across the site. <u>It may not be possible to meet the entire requirement on-site. Therefore, off-site provision of open space in close proximity to the site may be necessary together financial contributions to the improvement of existing open space in the locality in line with Policy H4.</u></p> <p>3.146 Historic Environmental Records for the area indicate the likelihood of archaeological remains on the site, as well as various nearby historic assets including Grade I listed Caister Castle and Caister Roman Fort (a Scheduled Monument), for example. <u>The site is an area with a rich and varied historic environment. It is situated in proximity to a number of designated and important non-designated heritage assets, including:</u></p> <ul style="list-style-type: none"> ● <u>Caister Castle (Scheduled Monument and Grade I listed building;</u> ● <u>WWII gun battery at Nova Scotia Farm (non-designated)</u> <p>A Heritage Impact Assessment has been prepared <u>by the Council</u>, which has assessed the impact of the development of the site in principle on the settings of nearby heritage assets. A slight impact on the setting of Caister Castle was found. The assessment identified mitigation measures including maintaining the tree belt around the site and orientating the public buildings on the site and streets to respect views of the castle tower. <u>With regard to the WWII gun batteries a slight impact was found with mitigation. Recommended</u></p>

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			<p><u>mitigation included the provision of an open space in front of the assets. Interpretation boards could also be of benefit. The orientation of streets and buildings to the south of the assets could also help in the interpretation of the historic setting by allowing for longer views towards Great Yarmouth harbour.</u> A further Heritage Impact Assessment will be required at the planning application stage to inform the detailed design. This should be accompanied by an archaeological assessment. Any necessary mitigation should be included in the development proposals.</p> <p>3.147 Significant landscaping and carefully designed lighting will be required to limit the site's impact on the wider landscape, with particular emphasis on the setting of the Broads to the south west. <u>The site is near to an intrinsically dark area of the Broads (see the Local Plan for the Broads). If there is lighting associated with the scheme it should be designed to not affect the intrinsic dark skies of the Broads.</u></p> <p>3.150 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby Natura 2000 <u>National Site Network habitat</u> sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.6 as follows:]</i></p> <p>£3,885,714 (£5,360 per dwelling) £688,203 (£949 per dwelling) £1,063,182 (£1,466 per dwelling) £501,416 (£692 per dwelling)</p>

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			£231,275 (£319 per dwelling) n/a
MM30	77 - 79	Policy BN1 & paragraphs 3.163, 3.164, 3.166, & Table 3.8	<p>[Amend Policy BN1 as follows:]</p> <p>Policy BN1: Land south of New Road, Belton</p> <p>Land to the south of New Road (of around 4.1 hectares), as identified on the Policies Map, is allocated for residential development of approximately 100 dwellings. The site should be developed in accordance with the following site specific criteria:</p> <ol style="list-style-type: none"> Appropriate vehicular access via a new roundabout junction at taken off of New Road and/or Church Lane, with and necessary highway improvements to integrate into the existing pedestrian and cycling networks including: <ul style="list-style-type: none"> <u>Widening to 3.0m of existing cycleway at north side of New Road eastwards between Stepshort and recreational ground;</u> <u>Provision of 3.0m shared use cycleway/footway along entire New Road frontage, extending westwards to its junction with Stepshort;</u> <u>Pedestrian and cycle access to between Church Lane and St Georges Road;</u> <u>Pedestrian and cycle link to St James Crescent;</u> <u>Frontage development at Church Lane, together with provision of 2.0m wide footway and carriageway widening to a minimum of 5.5m; and,</u> <u>Provision of bus stops in both direction at New Road frontage.</u> Conserve the rural character of Church Lane by maintaining its hedges and trees and avoiding new properties having vehicular access onto it.

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			<p>c. Improvements to connections to the existing footpath networks:</p> <ul style="list-style-type: none"> • between the north western site boundary and St George's Road; and • between the south western site boundary and St James Crescent via Church Lane. <p>c. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings, to reflect the needs and demand of the local area.</p> <p>d. Provision of approximately 1 hectare of public open space on site <u>in accordance with Policy H4.</u></p> <p>e. Financial contributions will be required towards enhanced library provision <u>and the improvement of local healthcare facilities</u> to serve the development.</p> <p>f. Financial contributions will be required towards the improvement of local healthcare facilities.</p> <p>f. Appropriate landscaping treatment to the site's eastern boundary to help address the visual impact of the proposed development between Belton and Bradwell.</p> <p>g. Submission of details showing how sustainable drainage measures will integrate with the design and layout of the development and positively contribute to the biodiversity and amenity of the area. A suitable plan for the future maintenance and management of the drainage measures should be included with the submission.</p> <p>h. Submission of a site specific Flood Risk Assessment.</p> <p>i. Submission of a Heritage Impact Assessment accompanied by an Archaeological Field Evaluation of the site.</p> <p>j. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.</p> <p>k. <u>Submission of a Transport Assessment and Travel Plan along with implementation of any agreed highway measures.</u></p>

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			<p>l. <u>Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</u></p> <p>m. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.160 Planning consent granted to the north of New Road for 64 dwellings includes the provision of a roundabout to serve the proposed development. On-site access to this allocation should be taken off of a new spur from the proposed roundabout <u>at New Road and/or Church Lane</u>. Appropriate footway provision to connect the site to existing footpath on New Road should also be provided. Direct vehicular access on to Church Lane will be avoided to preserve its rural character, however the <u>The</u> site would benefit from better integration <u>into the existing pedestrian and cycling networks particularly between Stepshort and the recreational ground and between Church Lane and St Georges Road therefore new improvements will be required of the development. The site has the potential to impact upon the Beccles Road/Mill Lane junction and should be further investigated through a site-specific Transport Assessment with necessary mitigation measures secured. A Travel Plan should also be submitted identifying measures to encourage sustainable modes of transport.</u> footways on its eastern boundary e.g. via St Georges Road and St James Crescent as these allow for safe and accessible routes to the village centres. Therefore safe connection from the site to these links should be provided.</p>

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			<p>3.163 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £31,900 (£319 per dwelling) towards enhanced library provision in line with the Norfolk County Council's standards for provision.</p> <p>3.164 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £224,578 (£2,246 per dwelling).</p> <p>3.166 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby Natura 2000 National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.8 as follows:]</i></p> <p>£224,578 (£2,246 per dwelling) £31,900 (£319 per dwelling) n/a</p>
MM31	81 - 83	Policy HY1 & paragraphs 3.178,	<p><i>[Amend Policy HY1 as follows:]</i></p> <p>Policy HY1: Land at Former Pontins Holiday Camp, Hemsby</p>

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		3.179, 3.180, 3.181, & Table 3.9	<p>Land at the former Pontins Holiday Camp, Hemsby (of around 8.9 hectares) as identified on the Policies Map, is allocated for approximately 190 dwellings together with tourism and retail facilities. The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> a. Provision of safe and appropriate access to the satisfaction of the local highways authority, including: <ul style="list-style-type: none"> • appropriate vehicular access to be taken off Kings Way; • prohibiting vehicle access to Back Market Lane; and • measures to integrate the site into the existing pedestrian footpath network. <u>a traffic signal controlled crossing at Kings Way and any other measures agreed by the local highway authority necessary to integrate the site into the existing pedestrian footpath network; and</u> • <u>Submission of a Transport Assessment, Travel Plan and delivery of any agreed highway measures.</u> b. Provision of a mix of housing types and sizes, including a minimum of 20% affordable dwellings to reflect the needs and demand of the local area. c. Provide approximately 2 hectares of land for tourism use within the overall site. d. Provision of small-scale local shopping facilities. e. Approximately 1.95 hectares of open space should be provided on-site <u>in accordance with Policy H4</u> comprising informal open and/recreation space and children's play space. f. Financial contributions will be required towards the expansion of early education providers and local primary schools, <u>the improvement of local healthcare facilities, and enhanced library provision to serve the development.</u> g. Financial contributions will be required towards the improvement of local healthcare facilities.

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			<p>h. Financial contributions will be required towards enhanced library provision to serve the development.</p> <p>g. Appropriate structural landscaping should be provided to separate the proposed residential and tourism elements of the site.</p> <p>h. Retention of significant trees which contribute to the layout and character of the development.</p> <p>i. Submission of details demonstrating how the site will be decontaminated, specifically proposed treatment and disposal of asbestos material, to the satisfaction of the local environmental health service.</p> <p>j. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</p> <p>k. Submission of details showing how sustainable drainage measures will integrate with the design and layout of the development and positively contribute to the biodiversity and amenity of the area. A suitable plan for the future maintenance and management of the drainage measures should be included with the submission.</p> <p>l. Submission of a site specific Flood Risk Assessment.</p> <p>m. A planning application should be supported by evidence which assesses the quality and quantity of mineral resource. Extraction of materials prior to the development of this site is encouraged where practical and environmentally feasible.</p> <p>n. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.175 Vehicular access to the site should be taken off appropriate points along Kings Way. No vehicular access will be permitted off Back Market Lane. The site will require necessary</p>

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			<p>improvements to integrate the development into the existing pedestrian network <u>including a new traffic signal controlled crossing at Kings Way.</u></p> <p>3.178 There is a need to provide a financial contribution to upgrade early education and junior school facilities within the local area. Hemsby Primary School is located close by, however when taking into account currently permitted sites in the area, the primary school will have insufficient future capacity and cannot be expanded on its current site. The next nearest primary schools are Ormesby Village Infant and Ormesby Junior where there is scope for possible expansion. It is understood that some children living within the Hemsby catchment do choose to attend school in Ormesby. Therefore, a financial contribution of £404,890 (£2,131 per dwelling) will be required to expand class spaces at both Ormesby Junior School and a contribution of £258,400 (£1,360 per dwelling) will be required to expand early education provision.</p> <p>3.179 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £412,720 (£2,172 per dwelling).</p> <p>3.180 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £60,610 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.181 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This assessment should set out the potential impacts</p>

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			<p>of the development on nearby Natura 2000 National Site Network habitat sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to Natura 2000 National Site Network habitat sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.9 as follows:]</i></p> <p>£412,720 (£2,272 per dwelling) £258,400 (£1,360 per dwelling) £404,890 (£2,131 per dwelling) £60,610 (£319 per dwelling) n/a</p>
MM32	86 - 87	Policy HP2 & paragraphs 3.193, 3.194, 3.195, 3.196, & Table 3.10	<p><i>[Amend Policy HP2 as follows:]</i></p> <p>Policy HP2: Land to the west of Coast Road, Hopton-on-Sea</p> <p>Land to the West of Coast Road (3.3 Hectares) as identified on the Policies Map, is allocated for a mixed use development comprising: approximately 40 dwellings, staff accommodation and continued business use for adjacent Potters Resort. The site should be developed in accordance with the following criteria:</p> <p>a. Provide a mix of housing types and sizes, including a minimum of 10% affordable dwellings, to reflect the needs and demand of the local area.</p>

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			<p>b. Provision of access improvements to the satisfaction of the local highway authority including:</p> <ul style="list-style-type: none"> • the improvement of access to the south of Hopton in accordance with Policy HP1; • provision of 2.0m wide footway at Coast Road frontage. Access to be provided at Coast Road; • improvement of Longfulans Lane to a minimum width of 6.0m for extent of site. • Improvement of Longfulans Lane junction with Coast Road; • development to have an active frontage at the highway to develop a sense of place and encourage reduced vehicle speeds; and, • pedestrian and cycle links to be provided to link with site to west-; and, • <u>submission of a Transport Statement along with implementation of any agreed highway measures.</u> <p>c. Car Parking is provided to a satisfactory level and standard for future residents, staff and visitors of Potters Resort to ensure that this does not create a displacement of the current car parking site into the village of Hopton.</p> <p>d. Provision of approximately 0.41 hectares of public open space on-site in accordance with Policy H4.</p> <p>e. Financial contributions will be required towards the improvement of local primary schools, <u>enhanced library provision and the improvement of local healthcare facilities to serve the development.</u></p> <p>f. Financial contributions will be required towards enhanced library provision to serve the development.</p> <p>g. Financial contributions will be required towards the improvement of local healthcare facilities.</p> <p>f. Staff accommodation, residential and any B8 or other business use should not be in conflict with any existing neighbour<u>u</u>ring uses.</p>

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			<p>g. Submission of a site-specific Flood Risk Assessment and a Foul Drainage Strategy. As well as details of how Sustainable drainage measures will be integrated into the design and a plan for their future management and maintenance.</p> <p>h. <u>A planning application should be supported by evidence which assesses the quantity and quality of mineral resources. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.</u></p> <p>i. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.193 The allocation of the site also supports the existing tourism use and business use at Potters Resort. Tourism makes up a large part of the Borough's economy and development of this site would help support its continued use and its valued input into the local economy. <u>In order to provide some flexibility for the spaces used for staff accommodation and storage and the low density character of the surrounding area adjacent to the Strategic Gap between Hopton and Corton (Policy GSP3), a lower density of development is considered necessary compared to the standards set out in Policy H3.</u></p> <p><u>X.XXX In accordance with Policy GSP5, the applicant should demonstrate through a shadow Habitat Regulations Assessment that any potential impacts on nearby National Site Network sites will be fully mitigated. To address in-combination effects from the development, a contribution per dwelling will be required.</u></p>

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			<p>3.194 Hopton Primary School has insufficient capacity to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required to in order to improve capacity. These contributions are likely to be £157,600 (£3,940 per dwelling).</p> <p>3.195 The development will put pressure on existing primary, acute, and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £72,538 (£1,813 per dwelling).</p> <p>3.196 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £12,760 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p><u>X.XXX The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. In accordance with current (and emerging) policies from the Minerals and Waste planning authority Norfolk County Council, the above policy requires that on-site minerals should be considered for prior extraction where appropriate.</u></p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.10 as follows:]</i></p> <p>£72,538 (£1,813 per dwelling) £157,600 (£3,940 per dwelling) £12,760 (£319 per dwelling) n/a</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
MM33	89 - 92	Policy MA1 & paragraphs 3.205, 3.206, 3.207, 3.208, 3.211, & Table 3.11	<p>[Amend Policy MA1 as follows:]</p> <p>Policy MA1: Land north of Hemsby Road, Martham</p> <p>Land north of Hemsby Road (4.08 Hectares) as identified on the Policies map is allocated for approximately 95 residential dwellings and employment development. The site should be developed in accordance with the following site-specific criteria:</p> <ol style="list-style-type: none"> Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area. 1.32 hectares of the site should be developed for employment use (use class B1 offices, research and development, and light industrial uses). This land should not be developed for residential uses unless evidence is provided that the land has been marketed for an appropriate length of time and there has been no reasonable interest in the land for employment purposes. Safe and suitable access to be provided to the satisfaction of the local highway authority, with appropriate integration in the existing pedestrian and cycling networks, including: <ul style="list-style-type: none"> development layout to include a highway link to the north-west and provide a connection to Back Lane; access to be from Hemsby Road; and frontage footway to be improved to 2.0m minimum width. An active frontage should be provided along Hemsby Road. The existing hedgerow surrounding the site should be protected where possible. Pedestrian access should be provided to the residential development to the north. It can be demonstrated that:

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<ul style="list-style-type: none"> • an approved contamination remediation scheme has been carried out in full; and • a validation report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority. <p>h. Conserve the adjacent Martham conservation area and take opportunities through design to enhance its setting.</p> <p>i. Provide a financial contribution for <u>improvements to the quality and accessibility of off-site open space to serve the development in accordance with Policy H4.</u></p> <p>j. Financial contributions will be required towards the improvement of local primary schools and early education, <u>enhanced library provision, and the improvement of local healthcare facilities to serve the development.</u></p> <p>k. Financial contributions will be required towards enhanced library provision to serve the development.</p> <p>l. Financial contributions will be required towards the improvement of local healthcare facilities;</p> <p>k. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.</p> <p>l. Details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the drainage measures should be included with the submission.</p> <p>m. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</p> <p>n. Submission of an archaeological field evaluation prior to development.</p> <p>o. Submission of Transport Assessment and Travel Plan and implementation of any identified highway mitigation measures, <u>including reducing vehicle speeds at</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p><u>Hemsby Road</u>, and measures to encourage sustainable transport. The Transport Assessment should include a comprehensive walk to school assessment.</p> <p>p. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.</p> <p>q. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.202 Access should be from Hemsby Road and a strong frontage should be provided along Hemsby Road to encourage reduced vehicle speeds. <u>The existing 30mph speed limit along Hemsby Road shall also be extended eastwards by the local highway authority to align with the full extent of the site along Hemsby Road.</u> The existing footway should be widened. In achieving those aims it will also be necessary to protect the existing hedgerow where possible. Pedestrian access should be provided to the residential development to the north of the site in order to provide permeability through the eastern part of Martham and to provide access to open space being provided on the development to the north. <u>A new pedestrian connection to Back Lane should be provided and it will be necessary to explore further the supporting Transport Assessment whether the southern extent of Back Lane should be closed to motor vehicles.</u></p> <p>3.205 Given the close proximity of the village green, playing field and proposed open space on the development to the north of the site which is currently under construction, it is considered desirable to require an off-site financial contribution towards improving existing open spaces rather than further on-site provision in this location. This contribution should be in line with Policy H4 and therefore total £171,000 (£1,800 per dwelling).</p>

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			<p>3.206 There is insufficient capacity in the early education sector and the local primary school to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required in order to improve capacity. These contributions are likely to be £129,200 (£1,360 per dwelling) for early education and £374,300 (£3,940 per dwelling) for the primary school.</p> <p>3.207 The development will put pressure on Martham Library, therefore it is necessary for the development to make a contribution of £30,305 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.208 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £209,265 (£2,203 per dwelling).</p> <p>3.211 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby Natura 2000 <u>National Site Network habitat</u> sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to Natura 2000 <u>National Site Network habitat</u> sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>[To update the 'Indicative Developer Contributions' column in Table 3.11 as follows:]</p> <p>£129,200 (£1,360 per dwelling) £374,300 (£3,940 per dwelling) £209,265 (£2,203 per dwelling) £30,305 (£319 per dwelling) £171,000 (up to £1,800 per dwelling)</p>
MM34	94 - 96	Policy OT1 & paragraphs 3.222, 3.223, 3.224, 3.225, & Table 3.12	<p>[Amend Policy OT1 as follows:]</p> <p>Policy OT1: Land south of Cromer Road, Ormesby St Margaret</p> <p>Land south of Cromer Road (8.56 hectares) as identified on the Policies Map is allocated for residential development of approximately 190 dwellings. The site should be developed in accordance with the following site specific criteria:</p> <ol style="list-style-type: none"> Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area. Provision of safe and appropriate access, to be taken off of the Cromer Road, and new footway provision along the frontage of the development to integrate with the existing pedestrian network, to the satisfaction of the local highways authority. <u>Provision of an agreed access strategy and necessary improvements to integrate the site into the existing pedestrian and cycling networks including:</u> <ul style="list-style-type: none"> <u>Two vehicular accesses at Cromer Road. No vehicular access to be taken from/to the A149</u>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<ul style="list-style-type: none"> • <u>The development shall have an active frontage along Cromer Road, together with 2.0m wide footway along its full extent</u> • <u>Provision of bus stops in both directions along the Cromer Road frontage; and</u> • <u>Connecting the existing footway on Filby Lane to provide safe pedestrian/cycling access to the east of the site.</u> <p>c. Connection to the existing footway on Filby Lane to provide safe pedestrian/cycling access to the east of the site. <u>Submission of a Transport Assessment and Travel Plan and implementation of any identified highway mitigation measures.</u></p> <p>d. Provide appropriate boundary treatment including the retention of the planted woodland to the south and east of the site to minimise the acoustic impact of the A149.</p> <p>e. Protection and enhancement of the remains of St Peter's Church and the adjacent Conservation Area.</p> <p>f. Submission of an archaeological field evaluation which includes trial trenching prior to development, in accordance with the NPPF.</p> <p>g. Provision of approximately 1.96 hectares of public open space on site <u>in accordance with Policy H4,</u> which should include the ground remains of St Peter's Church.</p> <p>h. Financial contributions will be required towards the improvement of the local junior school and early education, <u>enhanced library provision and the improvement of local healthcare facilities.</u></p> <p>i. Financial contributions will be required towards enhanced library provision to serve the development.</p> <p>j. Financial contributions will be required towards the improvement of local healthcare facilities.</p> <p>i. Submission of protected species surveys (bat and barn owls may be present).</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>j. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.</p> <p>k. <u>Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely</u></p> <p>l. <u>Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the sustainable drainage measures should be included with the submission.</u></p> <p>m. <u>Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.</u></p> <p>n. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u></p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.216 The site is located to the immediate south-west of the settlement and has good access to local services and facilities. <u>Vehicular access should be taken from two points along Cromer Road. Direct access taken from the A149 is not considered to be appropriate and will be resisted.</u> The site will benefit from the provision of a new footway along the southern side of Cromer Road <u>frontage development along Cromer Road, together with new bus stops and new footway provision along its full extent to help integrate sustainably into the current network,</u> encouraging pedestrian access to nearby amenities.</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>3.222 There is insufficient capacity in the early education sector and the local junior school to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required to in order to improve capacity. These contributions are likely to be £258,400 (£1,360 per dwelling) for early education and £404,890 (£2,130 per dwelling) for the junior school.</p> <p>3.223 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £60,610 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.224 The development will put pressure on existing primary, acute, intermediate and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £437,011 (£2,300 per dwelling).</p> <p>3.225 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby Natura 2000 <u>National Site Network habitat</u> sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to Natura 2000 <u>National Site Network habitat</u> sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.12 as follows:]</i></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			£258,400 (£1,360 per dwelling) £404,890 (£2,130 per dwelling) £437,011 (£2,300 per dwelling) £60,610 (£319 per dwelling) n/a
MM35	97 - 99	Policy OT2 & paragraphs 3.226, 3.230, 3.231, 3.232, 3.233, 3.234, & Table 3.13	<p>[Amend Policy OT2 as follows:]</p> <p>Policy OT2: North of Barton Way, Ormesby St Margaret</p> <p>Land north of Barton Way, Ormesby St Margaret (1.68 hectares) as identified on the Policies Map is allocated for residential development of approximately 32 dwellings. The site should be developed in accordance with the following site-specific criteria:</p> <ol style="list-style-type: none"> Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area. Provision of safe and appropriate access to the satisfaction of the local highways authority including: <ul style="list-style-type: none"> <u>vehicular access to be taken from Barton Way and/or Thurne Way only;</u> the widening of Barton Way <u>and/or Thurne Way</u> (along its entire length <u>up to the vehicular access</u>) to a road width size of at least 5.5m and all junctions between the site and North Road and Station Road being made to a safe and acceptable standard; and improvements to maintain the public right of way FP2 along the southern boundary of the site; <u>and,</u>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<ul style="list-style-type: none"> • <u>incorporate natural surveillance of the public right of way through the site design and layout.</u> c. A well-designed scheme, reflecting the local character of the area with appropriate landscaping along the north and eastern boundaries of the site. d. Provide a contribution to off-site open space in accordance with Policy H4. e. Financial contributions will be required towards the improvement of the local junior school and early education, <u>enhanced library provision and the improvement of local healthcare facilities.</u> f. Financial contributions will be required towards enhanced library provision to serve the development. g. Financial contributions will be required towards the improvement of local healthcare facilities. f. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely. g. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system could contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the drainage measures should be included with the submission. h. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately. i. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible. j. <u>Submission of a shadow habitats regulation assessment and provision of necessary mitigation measures including a contribution to the Council's Habitats Monitoring and Mitigation Strategy in line with Policy GSP5.</u>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p><i>[Amend the following supporting text paragraphs:]</i></p> <p>3.226 The site is well located adjacent to the north of the existing built up area with good access to local services and facilities. Vehicular access can be achieved via Barton Way provided that it is widened to the required Highway Authority standard at its narrower sections. In doing this existing street trees should be protected and where possible and replaced where lost. <u>The site can also be potentially accessed from Thurne Way.</u> The site can be easily integrated into settlement with good connectivity and minimal impact upon the surrounding countryside. <u>However, a lower density than that set out in Policy H3 is required to reflect the character of the area.</u> This proposed allocation would provide a deliverable development opportunity for a small to medium sized housebuilder.</p> <p>3.230 There is insufficient capacity in the early education sector and the local junior school to accommodate the additional demand for places likely to arise from this development. Financial contributions are therefore required to in order to improve capacity. These contributions are likely to be £43,520 (£1,360 per dwelling) for early education and £68,192 (£2,131 per dwelling) for the junior school.</p> <p>3.231 The development will put pressure on existing primary, acute and mental healthcare facilities as evidenced in the Infrastructure Plan (2020). As such a financial contribution will be required to improve these facilities to address the impact. Based on modelling using the Healthy Urban Development Unit Planning Contributions model it is estimated that the contribution from this site will need to be in the region of £57,496 (£1,797 per dwelling).</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>3.232 The development will put pressure on local libraries, therefore it is necessary for the development to make a contribution of £10,208 (£319 per dwelling) <u>towards enhanced library provision</u> in line with the Norfolk County Council's standards for provision.</p> <p>3.233 The site is reasonably small and there will be limited space within the allocation site to provide useful open space to serve local residents. The policy therefore sets out that an off-site contribution will be required to meet Policy H4 <u>and could be up to £1,800 per dwelling. In that regard, it is evident that there may be particular opportunities to improve existing local open spaces south of the allocation site, such as the small play area at Millview</u>. There may be opportunities to improve existing local open spaces south of the allocation site, such as the small play area at Millview. The full off-site contribution for open space is £57,600 (£1,800 per dwelling).</p> <p>3.234 A Shadow Habitats Regulations Assessment must be prepared and submitted to the Council in accordance with Policy GSP5. This Assessment should set out the potential impacts of the development on nearby Natura 2000 <u>National Site Network habitat</u> sites and identify necessary on-site and (if necessary) off-site mitigation measures. The HRA should also include assessment for potential hydrological linkage to Natura 2000 <u>National Site Network habitat</u> sites, and where this cannot be ruled out, a surface water management strategy to mitigate such potential effects. In addition, the in-combination effects of the development will necessitate the payment of a contribution per dwelling, in line with the Council's Habitats Monitoring and Mitigation Strategy.</p> <p><i>[To update the 'Indicative Developer Contributions' column in Table 3.13 as follows:]</i></p> <p>£57,496 (£1,797 per dwelling) £43,520 (£1,360 per dwelling)</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			£68,192 (£2,131 per dwelling) £10,208 (£319 per dwelling) £57,600 (up to £1,800 per dwelling)
MM36	101	Policy A1	<p>Policy A1: Amenity</p> <p>Development proposals will be supported where they contribute positively to the general amenities and qualities of protect or promote a high standard of amenity to ensure a suitable living environment in the locality.</p> <p>Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance.</p> <p>Planning permission will be granted only where development would not lead to an excessive or unreasonable unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:</p> <ol style="list-style-type: none"> overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; building and structures which are that will be overbearing; nuisance, and and disturbance and loss of tranquility from: <ul style="list-style-type: none"> waste and clutter intrusive lighting visual movement noise poor air quality (including odours and dust); and vibration.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>Where adverse impacts on amenity are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such unacceptable impacts will be expected to be incorporated in the development.</p> <p>On large scale and other developments where construction operations are likely to have a significant and ongoing long-term impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, access routes points of access and methods of construction.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>5.3 In terms of issues arising from odours, a particular consideration will be the proximity of development to water recycling centres (sewage treatment works). Anglian Water advise that developments within 400m of a water recycling centre should be accompanied by an odour assessment as set out in their Asset Encroachment Policy. to ensure issues are avoided and mitigated. <u>The odour assessment will need to demonstrate that adverse impacts can be avoided through the layout of the site or suitable mitigation measures can be secured as part of the development.</u></p>
MM37	103 - 107	Policy A2 & paragraph 5.13	<p><i>[Amend Policy A2 as follows:]</i></p> <p>Policy A2: Housing design principles</p> <p>Proposals for new housing developments will be expected to demonstrate high quality design which reflects local distinctiveness and creates attractive and functional environments. In so doing proposals should meet the following requirements:</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>a. <u>Context</u></p> <ul style="list-style-type: none"> • Development should reflect and have regard to local context, including the surrounding built environment, topography, landscape and drainage. • Development should aim <u>take advantage of opportunities</u> to enhance the immediate street scene and local landscapes/townscape. • The layout should reflect <u>or complement</u> the existing urban grain. • Key views should be retained and new views of key natural and built features should be created <u>where possible</u>. <p>b. <u>Identity</u></p> <ul style="list-style-type: none"> • New homes should be architecturally locally distinctive, innovative and visually attractive through the scale and proportions, use of materials, facades and detailing. This should not prohibit contemporary architecture. • A range of house types and styles should be provided on any housing development sites with a balance of symmetry and variety. • Street design and landscaping should reflect positive local existing and historical precedents. • Large-scale housing developments <u>which comprise significant extensions to existing settlements (such as those allocated by Policies CS18, GN1 and CA1)</u> should include a variety of character areas within them in order to allow different areas and neighbourhoods to each have their own identity. <p>c. <u>Built Form</u></p> <ul style="list-style-type: none"> • Housing developments should create walkable neighbourhoods with recognisable streets and spaces which promote legibility.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<ul style="list-style-type: none"> • The development should seek to create a visual sense of enclosure with a good relationship between the height and massing of buildings, landscape features and the street. • Houses should effectively turn corners at street junctions to avoid blank walls and nonactive frontages. • There should be sufficient spacing and landscaping around detached homes, as such detached properties should only be used at lower densities • Buildings should face streets with private areas to the rear of the buildings. <p>d. <u>Movement</u></p> <ul style="list-style-type: none"> • Housing development should be designed around a clear hierarchy of connected streets which are orientated to address key pedestrian desire lines, promote permeability and create a legible environment. • Cul-de-sacs should be avoided where they frustrate pedestrian permeability. • Larger-scale housing developments <u>which comprise significant extensions to existing settlements (such as those allocated by Policies CS18, GN1 and CA1)</u> should have streets designed to accommodate public transport. • Connections and through routes should be made to adjoining land and highways to improve permeability and to avoid sterilising future sites for development. • Housing developments should include a mix of parking solutions to ensure highway safety and avoid a car-dominated environment. • Continuous front curtilage parking should be avoided. Parking spaces in the front curtilage of dwellings should only be provided where landscaping or a front garden can also be provided to reduce the impact of cars. • Rear parking courts should also be avoided unless they are well-overlooked, secure, small in scale and well-related to the car-owners property.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>e. <u>Nature and Public Spaces</u></p> <ul style="list-style-type: none"> Existing natural features and trees should be incorporated in the development. Landscaping should be provided throughout the site including <u>tree-lined streets</u>the provision of street trees. Open spaces should include natural features, be well overlooked, have a clear purpose and be in an accessible location within the development. Lighting should be consistent with the objective of preserving dark skies and avoiding excessive light pollution <u>in line with Policy E6 and national planning policy and guidance on Light Pollution</u>. <p>f. <u>Functional, Healthy and Sustainable Homes</u></p> <ul style="list-style-type: none"> New homes must be built to meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings where practicable. Developers should consider options to improve the energy efficiency of homes and reduce their carbon footprint through choice of materials, orientation, fenestration, solar gain, ventilation, renewable energy and shading. Convenient and discreet bin storage should be provided <u>to serve each new dwelling</u>. Homes and external areas should be designed to be secure and reduce the risk and fear of crime. <p>g. <u>Lifespan</u></p> <ul style="list-style-type: none"> Housing developments should be designed <u>where possible</u> to be adaptable to changing needs and <u>existing and emerging</u> technologies <u>such as home-working, digital connectivity and electric/autonomous vehicles</u>. Developers should ensure plans are in place for the long-term stewardship and management of public spaces.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>Planning applications will be refused for housing development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account the above criteria and the National Design Guide and any future local design guide/code.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>5.13 The Borough has a relatively aged population structure, and this characteristic is likely to become more pronounced in the future, with the number of residents over 85 anticipated to double during the plan period. Additionally, many households have persons with disabilities which require adaptations to homes. Emerging evidence suggests that all new homes in Borough should be designed to be adaptable to meet current and future needs. Therefore, all new homes built in the Borough must meet requirement M4(2) of Part M of the Building Regulations unless it is not practicable to do so. The Local Plan Part 2 Viability Assessment has concluded it is financially viable for all new homes to meet this standard. Exceptionally <u>There may be site-specific circumstances where it is not possible to meet M4(2) requirements, for example,</u> where it is not possible to achieve step-free access due to the topography of the site or flood risk, <u>in these circumstances the M4(2)</u> these requirements will not be imposed.</p> <p><i>[Insert the following new supporting text paragraph before paragraph 5.14]</i></p> <p><u>X.XX Developments should be designed to reduce opportunities for crime and disorder. Many of the design principles above will help contribute towards this objective. Regard should also be had to the 'Secured by Design' principles published and routinely updated by the Police.</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
MM38	108	Policy A3	<p>Policy A3: Advertisements</p> <p>In assessing advertisement proposals in terms of amenity, regard will be given to the local characteristics of the neighbourhood in terms of potential impact upon the scenic, historic, architectural, landscape or cultural settings, and whether it is in scale and in keeping with these features.</p> <p>In assessing advertisements in terms of public safety, consideration will be given to the advertisement's potential to become hazardous to users of paths, roads, rail, waterways and aircraft.</p>
MM39	109	Policy H1 & paragraph 6.1	<p><i>[Amend Policy H1 as follows:]</i></p> <p>Policy H1: Affordable housing tenure mix</p> <p>As a starting point the Borough Council will seek the following split in the affordable housing requirement for a site:</p> <ul style="list-style-type: none"> a. 90% Affordable Rent. b. 10% Affordable Home Ownership. <p>Alternative tenures may be accepted where applicants can adequately demonstrate the demand for other affordable housing products and that they are affordable in the local context.</p>

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			<p><u>Exemptions to the affordable housing requirement will be made where the site or proposed development:</u></p> <ul style="list-style-type: none"> • <u>provides solely for Build to Rent homes;</u> • <u>provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</u> • <u>is proposed to be developed by people who wish to build or commission their own homes; or,</u> • <u>is exclusively for affordable housing, an entry-level exception site or a rural exception site.</u> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>6.1 The above policy builds on Policy CS4 <u>(as amended by UCS4)</u> setting out the Borough's affordable housing requirement. However, since the adoption of the Core Strategy, the NPPF <u>(paragraph 64)</u> sets out that planning authorities should expect at least 10% of the homes on major sites to be available for 'affordable home ownership'; unless this prejudices the ability to meet the identified affordable need. <u>However, paragraph 64 of the NPPF does provide an exemption to this requirement where it would significantly prejudice the ability to meet the identified affordable housing needs of specific groups. In the context of the Borough, the effect of this national planning policy requirement would prejudice the ability to meet affordable housing needs. Policy H1, therefore, provides a justified exemption from the national policy requirement to ensure that the affordable housing that is provided will meet the strongest areas of affordable housing need, i.e. affordable rent, and will not prejudice the large proportion of people within this need that do not have the means to purchase affordable home ownership products.</u></p>

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			<p>6.2 The Borough has a significant affordable housing need with challenging conditions including low incomes. Evidence shows that of the affordable home ownership products available (as defined in the NPPF, such as starter homes), only a very small proportion of shared ownership housing is currently affordable to local residents. <u>Affordability evidence as set out in the Affordable Housing Tenure Mix Topic Paper indicates that in the limited circumstances where affordable home ownership tenures are affordable, a high level of discount is generally required. Furthermore, there are only a small number of urban wards within Great Yarmouth (reflective of the low value of housing within those areas) where affordable home ownership products can be afforded by local residents at a high level of discount. However, these areas are mis-matched as they are also the areas with the greatest need for affordable rent tenures, the lowest incomes of the Borough, and consequently where the lowest levels of demand for affordable home ownership products would be expected.</u></p> <p>6.3 Another factor which limits the ability of the Borough Council to meet its affordable housing need, is the viability of development. With challenging viability, Core Strategy Policy CS4 could only require proportions of 10% and 20% affordable housing across the housing market areas within the local plan area. Consequently, the amount of affordable housing achieved is considerably below the affordable housing need, and the total affordable housing need cannot feasibly be met by the plan.</p> <p>6.4 <u>Applying the national planning policy requirement for 10% affordable home ownership would result in affordable housing tenure splits of 100% affordable home ownership in some areas and 50% in other areas of the Borough. Given the stark evidence of affordable housing need across affordable rent tenures and the low incomes unable to support affordable home ownership products, applying the</u></p>

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			<p><u>requirement for 10% of homes to be available for affordable home ownership would fall well short of meeting identified local affordable housing needs</u> This policy therefore provides a justified exemption from the national policy requirement, and will ensure that the affordable housing that is provided will meet the strongest areas of affordable housing need, and will not prejudice the large proportion of people within this need that do not have the means to purchase affordable home ownership products.</p> <p>X.X <u>Furthermore, and notwithstanding the different tenure split set out in Policy H1, it necessarily incorporates a similar approach as national policy to listed exemptions from the affordable housing requirement where a proposal provides solely for Build to Rent homes, provides specialist accommodation for a group of people with specific needs, is a self-build project or is exclusively for affordable housing.</u></p> <p>6.5 The <u>Policy H1</u> does, however, contain flexibility where development schemes may be able to demonstrate to the Borough Council that there is sufficient demand for an alternative affordable housing tenure. In each case, it is strongly recommended that applicants seek guidance from the Borough Council's Housing Team to understand the current local affordable housing needs prior to submitting a planning application for residential development.</p>
MM40	111	Policy H2	<p>Policy H2: Delivering affordable housing on phased or cumulative developments</p> <p>Where residential sites are <u>proposed adjacent to a recently permitted scheme (within the past 3 years) and identified as</u> developed separately through phased or cumulative development, as evidenced by <u>in addition to</u> one or more of the below <u>criteria</u>, within the past 3 years of the application being made, the affordable housing requirement will be</p>

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			<p>calculated based on the total development (i.e. the site subject to the application together with any adjacent plots meeting the criteria below), and not treated individually.</p> <p>a. The application site is the same ownership as one or more adjacent plots of land.</p> <p>b. There is evidence of previous applications for development of a larger site of which the application site forms a part of.</p> <p>c. The site is contiguous to a development that has been either:</p> <ul style="list-style-type: none">• under construction or completed in the years prior to the application being made; or• has been granted planning permission or approval of reserved matters within the last 3 years and remains capable of implementation.				
MM41	112	Policy H3 & Paragraph 6.8	<p>[Amend Policy H3 as follows:]</p> <p>Policy H3: Housing density</p> <p>To make an efficient and effective use of land, residential developments will need to meet the following indicative minimum housing densities:</p> <table><tr><th>Location - settlement(s)</th><th>Net minimum housing density (dwellings her hectare)</th></tr><tr><td>Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations</td><td>50</td></tr></table>	Location - settlement(s)	Net minimum housing density (dwellings her hectare)	Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations	50
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			Elsewhere in the settlements of Great Yarmouth, Gorleston-on-Sea & Bradwell	35
			Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea Martham, Ormesby St Margaret and Winterton-on-Sea	30
			Elsewhere in the Borough	20
			<p>In exceptionalallimited circumstances, such as where a site location is particularly sensitive owing to its distinct local character, the Borough Council will consider the acceptability of lower housing densities.</p> <p>Low density residential developments, particularly those on land graded 1 or 2 in agricultural land value or greenfield land, that do not meet the above minimum standards or fail to demonstrate relevant exceptional the limited circumstances set out above, will not be permitted.</p> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>6.8 The density standards seek to 'uplift' housing densities in accessible urban centres, but also set more appropriate and efficient standards to apply in more rural and less accessible locations in the Borough. Much of the greenfield land within the Borough is of agricultural value (including the most productive, Grades 1 and 2 Agricultural Values). Therefore, to make the most efficient use of such land where it is lost, lower density residential developments will notonly be permitted where they fail to provide an exceptionalin limited circumstancess.</p>	

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MM42	113 - 114	Policy H4 & paragraphs 6.11, new paragraph following 6.11, & 6.13	<p>[Amend Policy H4 as follows:]</p> <p>Policy H4: Open space provision for new housing development</p> <p>New residential developments will be expected to make provision for publicly accessible recreational open space to be based upon the following <u>Borough-wide standards unless it can be demonstrated through the Council's published evidence, or the submission of a more up-to-date open space assessment, that there is a sufficient local surplus of provision in the listed types of open space to meet the needs of existing residents and those arising from future occupiers of the proposal:</u></p> <ol style="list-style-type: none"> 103 square metres per dwelling, comprising approximately: <ul style="list-style-type: none"> 24% for outdoor sport; 18% for informal amenity green space; 6% for suitably equipped children's play space; 2% for allotments; 10% for parks and gardens; and 40% for accessible natural green space. This <u>Any new</u> provision will generally be expected to be provided on site, except to the extent that the size, circumstances and surroundings render this impractical or undesirable, in which case, <u>where possible,</u> an equivalent financial contribution will be required for the improvement or enhancement <u>of the quality and/or accessibility of</u> public open space provision in the locality <u>that would otherwise be capable of meeting the needs of the development.</u> Flexibility may be provided in the balance between on and off-site provision, and between the types of open space, in the light of the nature of the development and the availability of existing recreational play space <u>open space</u> in the vicinity.

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			<p>Developments of 20 dwellings and above, however, will generally be expected to meet the requirement for children's play space on or adjacent to the site <u>where local deficits exist</u> (i.e. other requirements may, subject to the foregoing criteria, be provided elsewhere).</p> <p>d. Robust arrangements for the management and maintenance of the on-site provision in perpetuity will be required to be demonstrated. (This will not be relevant where a financial contribution is accepted in lieu of the whole of normal on-site provision.) This requirement may be met by:</p> <ul style="list-style-type: none"> the Borough Council's agreement to adopt recreation space, which will require a minimum of 20 years financial contribution paid to it for by the developer in advance of adoption; or an agreement with the relevant Parish or Town Council for it to adopt the space and commit to (for which it may require an appropriate financial contribution from the developer); or the establishment of an adequately funded private management entity with responsibility for its maintenance and management in perpetuity. <p>e. Acceptability of a financial contribution in lieu of on-site provision will be dependent on meeting the following additional requirements:</p> <ul style="list-style-type: none"> a development that contains sufficient space to ensure a high standard of layout and amenity to the residents and neighbours of the proposed development and to ensure it integrates well into the wider landscape or townscape setting; and a reasonable prospect of delivery of appropriate off-site provision in the locality in the near future, having regard to the amount of the financial contribution, the existence of administrative arrangements for delivery, and (where relevant) the availability of suitable land. <p>f. All types of outdoor open space should seek to enhance biodiversity by improving the potential for habitat connectivity.</p>

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			<p>A Supplementary Planning Document will be produced by the Borough Council to provide further detail and guidance on providing open space in new residential development.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>6.11 To ensure the adequate provision of recreational open space in the Borough, the requirements of this Policy are supported by the Borough Council's Open Space Study (2013) and the Play, Sport and Leisure Study (2015), and the Fields in Trust 'Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard'. The policy is flexible in allowing on and off-site provision for open space, as well as variation from the standard requirement where justified. <u>Off-site provision would normally involve making a financial contribution and could take the form of the provision of a new open space or could involve improvements to existing facilities which are accessible to the development.</u></p> <p><i>[Insert the following new supporting text paragraph after paragraph 6.11:]</i></p> <p><u>X.XX Where applicants can demonstrate that the local open space needs are different to those set out in the Borough-wide standards (i.e. in the policy), they will need to submit a local open space needs assessment. The starting point for any assessment will be to consider any surpluses and deficits in open space provision as shown in the Borough Council's existing open space evidence. When assessing such needs, in addition to the quantity of open space provision, consideration must also be given to the qualitative state of the facility in question and the accessibility of the facility to residents from the development proposal site. Appendix D sets out further detail on the most recently evidenced accessibility standards for each type of open space. The contribution that an open space makes towards local amenity,</u></p>

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			<p><u>public realm, biodiversity and the wider green infrastructure network should also be considered as part of any open space needs assessment.</u></p> <p>6.13 Based on <u>the full provision of open space policies as set out in</u> the above policy requirement, a full off-site contribution for open space to the Borough Council will cost £1,800 per dwelling. <u>The costing breakdown for the provision and maintenance of each type of open space is set out in Appendix D.</u> A Supplementary Planning Document will be produced setting out further detail and guidance on the provision of open space.</p>
MM43	115 - 116	Policy H5 & paragraph 6.15	<p>[Amend Policy H5 as follows:]</p> <p>Policy H5: Rural worker dwellings</p> <p>New permanent dwellings outside of the Development Limits for full-time rural workers in agriculture, forestry, or other land-based rural business will be permitted where the applicant can satisfactorily demonstrate:</p> <ol style="list-style-type: none"> there is a clearly established functional need to live at the immediate area of their work 24 hours a day through the majority of the year; the business has been established for at least five 5 years, has been profitable for at least two 2 years, is currently financially sound, and has a clear prospect of remaining so; the functional need could not be fulfilled by an existing dwelling on the site, or any other accommodation (or building capable of conversion to such) in the area which is suitable and available, or likely to become so, for occupation by the worker(s) involved;

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			<p>d. the proposal is satisfactorily positioned on the agricultural, forestry or land-based use, and wherever possible, is sited within an existing group of buildings (where practical to avoid the need for new vehicular access);</p> <p>e. the proposed dwelling is reasonably related in size and character to the functional requirement and the value of the holding in its agricultural, forestry or land-based use; and</p> <p>f. there have been no previous disposals of potentially suitable properties from the holding, or by the applicant or related businesses or persons within the previous 105 years.</p> <p>If a new dwelling is essential to support a new rural based activity, it should for the first five5 years be provided by a caravan or other temporary accommodation. Such temporary dwellings will be supported only where:</p> <p>g. the proposal satisfies criteria a, c and f above;</p> <p>h. the application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions); and</p> <p>i. the application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis, and has a good prospect of becoming a viable long term business.</p> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>6.15 This policy provides the detailed criteria to be addressed by those preparing or deciding planning applications for such dwellings, in order to ensure, for example, that such dwellings</p>

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			are permitted where genuinely required, but avoided where the use or type of dwelling will not meet a long term community need. <u>The policy requires there to be a functional need for a worker to live in the immediate area which could not be fulfilled by an existing dwelling. To demonstrate a functional need, evidence should be provided that the worker needs to attend to the enterprise 24 hours a day for the majority of the year. As such the functional need in most circumstances is likely to be fulfilled by someone who is employed full-time in a rural enterprise.</u> Where planning permission is granted for a rural workers dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future.
MM44	117	Policy H6 & paragraph 6.16	<p><i>[Amend Policy H6 as follows:]</i></p> <p>Policy H6: Retention and removal of existing occupationally restricted rural dwellings</p> <p>Preference will be given to retaining agricultural or other rural based occupancy dwellings where there is a local need.</p> <p>This will include a preference for amending the terms of any occupancy condition more restrictive than the criteria set out in Policy H5 to reflect those terms, rather than removing a condition entirely.</p> <p>Proposals for the removal of occupancy conditions will only be permitted where the applicant can demonstrate that:</p> <ol style="list-style-type: none"> the dwelling has been occupied in accordance with the terms of the occupancy condition for a minimum of 5 years; and

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			<p>b. permission has been sought to relax any occupancy condition terms more restrictive than set out in Policy H5current (as outlined above); and or</p> <p>c. there is no longer a need for the dwelling by those working, or last working, in the locality in agricultural, forestry or a rural enterprise, established by evidence of marketing for a period of 12 months.</p> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>6.16 To avoid new isolated market housing in the countryside, which is contrary to Policies CS2 and GSP1 and the National Planning Policy Framework and to maintain a stock of housing suitable for rural needs, proposals to remove occupancy restriction conditions will only be approved in exceptionalspecific circumstances as listed in Policy H6. The onus will be on applicants to demonstrate that the criteria within the policy have been met in order to justify the removal of such restrictions. <u>Before removal of occupancy conditions are considered, evidence will need to be presented that the dwelling has actually been occupied for a minimum period of five years. This is to avoid potential abuses of Policy H5 where a dwelling is built with no full intention of using it for the agricultural purposes. The occupation does not have to be continuous providing it has been occupied for five years in total. In circumstances where an associated rural enterprise has failed before the dwelling subject of the occupational restriction has been occupied for five years, the Council may consider a shorter occupancy period specifically if the circumstances of criterion c) are met.</u></p>
MM45	118	Policy H7	Policy H7: Conversion of rural buildings to residential uses

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			<p>The residential conversion or re-use of buildings of heritage or landscape value outside the Development Limits for residential use will be supported where this secures that value in the long term and:</p> <ul style="list-style-type: none"> a. it is demonstrated the building is of permanent and substantial construction and capable of conversion without major or complete reconstruction or replacement; and b. any extension, additional building(s) or curtilage provision is complementary to the scale and character of the retained building and its setting; c. it would not have a significant adverse effect on the amenities of neighbouring occupiers or the effective operation of nearby businesses; d. conditions are applied if this is required to avoid future extensions, curtilage buildings or other domestic paraphernalia undermining heritage or landscape justification for conversion; and e. ensure that the conversion does not result in the loss of protected species (such as barn owls and bats) and provide compensatory habitat(s) where such loss is unavoidable; and f. <u>the conversion of the building would enhance its immediate setting.</u>
MM46	120	Policy H9	<p>Policy H9: Residential extensions</p> <p>Residential extensions will be permitted both within and outside of Development Limits where they:</p> <ul style="list-style-type: none"> a. maintain or enhance the character and appearance of the building, street scene, its immediate surroundings and the wider townscape or landscape; b. would not significantly adversely affect the amenities of any neighbouring occupiers <u>in line with Policy A1</u>; and

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			c. do not deprive the property of suitable amenity, utility, parking and highway access for the resulting scale of use.
MM47	122 - 123	Policy H11 & paragraph 6.29	<p><i>[Amend Policy H11 as follows:]</i></p> <p>Policy H11: Housing for the elderly and other vulnerable users</p> <p>The provision of accommodation especially suitable for elderly and other vulnerable people will be encouraged. The following types of development will be permitted:</p> <ul style="list-style-type: none"> a. bungalows within Development Limits; b. accessible apartments within Development Limits; and c. grouped accommodation with appropriate elements of support, shared facilities and/or nursing care/wardening where either: <ul style="list-style-type: none"> i. it is located within Development Limits, and <ul style="list-style-type: none"> • close to town or village shops, public transport, community facilities and medical services; and • these are easily reached by those without access to a car, as appropriate to the needs and level of mobility of potential residents; or ii. it is located outside Development Limits, and <ul style="list-style-type: none"> • is adjacent to the Development Limits of a Main Town, Key Service Centre or Primary Village; • a Travel Plan shows how residents without cars will have access to shops, community facilities and medical services, as appropriate to the needs and level of mobility of potential residents. The plan should also demonstrate how visitors and staff without cars can access the premises.

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			<p>Measures included in the plan will need to be secured by planning condition and/or a planning obligation;</p> <ul style="list-style-type: none"> a planning condition restricts the occupancy to older people or people with a need for care. <p>Where sites close to Great Yarmouth or Gorleston-on-Sea town centres become available which are suitable for grouped accommodation under 3(1)c(i) above, preference will be given to such accommodation over other potential residential uses. <u>Proposals should be supported by evidence demonstrating why grouped accommodation under c(i) would not be viable or suitable for the site.</u></p> <p>For elderly accommodation covered by this policy, the design should facilitate the provision of:</p> <ul style="list-style-type: none"> d. generous internal space standards; e. high levels of energy efficiency with good ventilation; f. suitable storage space for items that aid mobility; g. sheltered external recreational space, and where this cannot be achieved, to the provision of external balconies; and h. an attractive outlook and/or activity from within this accommodation. <p><i>[Amend the following supporting text paragraph:]</i></p> <p>6.29 Given the significant need for housing suitable for older people and people in need of care it is necessary to promote this form of development and encourage and prioritise it in certain areas. Where sites become available close to <u>within or on the edge of a town centre (defined as 300m from the town centre boundary, consistent with Policy R1 for edge of centre sites of</u> Great Yarmouth or Gorleston-on Sea town centres) these</p>

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			should be prioritised for housing suitable for the elderly <u>over other residential uses</u> . Therefore, proposals for new <u>residential</u> development close to the town centres will need to be supported by evidence documenting whether the site is suitable and desirable for grouped accommodation with appropriate elements of support, shared facilities and/or nursing care/wardening for the elderly or vulnerable people. <u>This evidence should include evidence of marketing enquiries, viability information or evidence that the site is not suitable due to size, elevation changes or access.</u>
MM48	128	Paragraph 6.54	6.54 In the event that the Council cannot secure a five year supply it will be important to ensure that new planning permissions (particularly those which are being justified on the basis of a lack of supply) will deliver housing promptly. As such the Council will consider applying a shorter than standard time limit to outline applications for major housing development. <u>In such circumstances, the Borough Council will also have regard to national policy by considering the potential to impact on development deliverability and viability.</u>
MM49	129	Policy R1	<p>Policy R1: Location of retail development</p> <p>Town Centre Boundaries, District Centre Boundaries and Primary Shopping Areas are identified on the Policies Map.</p> <p>New main town centre use development (falling within use classes A1, A2, A3, A4, A5, C1, D1, D2 and B1a <u>as defined by the National Planning Policy Framework</u>) will be permitted within the designated centre boundaries. Where there are no suitable or available sites within the designated centre, <u>proposals for</u> main town centre use development <u>which are otherwise in accordance with Policy CS7 (as amended by Policy UCS7)</u> will be permitted on edge of centre sites.</p>

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			<p>For retail development in Great Yarmouth, edge of centre sites should be within 300 metres of the Primary Shopping Area. For the development of other main town centre uses in Great Yarmouth, edge of centre sites should be within 300 metres of Town Centre Boundary.</p> <p>For all main town centre uses proposed in Gorleston-on-Sea, Bradwell or Caister-on-Sea, edge of centre sites should be within 300 metres of the designated centre.</p> <p>Where there are no suitable or available sites within designated centres or edge of centre sites, new town centre use development will be permitted on out of centre sites <u>within the Development Limits</u> providing <u>it is otherwise in accordance with Policy CS7 (as amended by Policy UCS7), and:</u></p> <ul style="list-style-type: none"> a. the location is accessible by public transport and is accessible to pedestrians and cyclists; b. the site has good links to the designated centre, or links can be improved; c. the proposed use either individually or cumulatively does not undermine the attractiveness or viability of the designated centres; and d. the site will not impact upon other neighbouring uses, in terms of traffic, parking and amenity issues. <p><u>In addition to the criteria above,</u> development on out of centre sites which are also outside of Development Limits will only be permitted where:</p> <ul style="list-style-type: none"> e. an additional need for retail development has been demonstrated to justify the development; and f. there is no suitable and available land within the Development Limits.
MM50	131	Policy R2	Policy R2: Protected shopping frontages

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			<p>Protected Shopping Frontages are identified on the Policies Map.</p> <p>Within Protected Shopping Frontages, proposals for retail uses (Class A1) on ground floor frontages will be particularly encouraged and supported.</p> <p>Proposals to change the use of ground floor premises active ground floor uses from use class A1 E to other uses will only be permitted where:</p> <ol style="list-style-type: none"> their primary function is to provide services and/or sales to visiting members of the public; and they provide an active ground floor frontage (e.g. window displays, entrances and views of internal activity; and they do not undermine the vitality and viability of the town centre. <p>Proposals for the change of use of other active ground floor uses will only be permitted where it would not individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>7.6 This policy supports the Core Strategy (Policy CS7(d)) and the NPPF (paragraph 85) by identifying 'protected shopping frontages' (as defined on the Policies Map) as the main focus of retail activity within the town centres of Great Yarmouth and Gorleston-on-Sea. Accordingly, the main uses encouraged within these ground floor frontages to support footfall will be Class A1 Retail (shopping) retail uses.</p> <p>7.7 There may be circumstances where alternative uses providing active ground floor frontage uses will be acceptable, such as when they also provide services or sales to</p>

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			<p>members of the public, maintain a fairly dominant retail appearance or where these bring back into active use long-term vacant frontages. Appropriate alternative uses which could contribute to vitality and viability may include A2, A3, A4, D1 and D2. It is necessary that alternative uses do not, however, undermine the character and vitality of the main shopping area by creating long stretches of non-A1 Class E uses. When assessing proposals for alternative non A1 Class E uses, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of A1 Class E uses along the frontage.</p> <p>7.9 It is noted that some changes of use can take place without the need for planning permission under the General Permitted Development Order 2015 which allows some flexibility of uses within the town centre (subject to size, final proposed land use and whether it is located within a conservation or not). The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application. <u>The Council will consider the use of Article 4 Directions where consistent with the Written Ministerial Statement – Revitalising high streets and town centres made on 1 July 2021 and any subsequent updates to national policy.</u></p>
MM51	133	Policy R3	<p>Policy R3: Gorleston Town Centre Area</p> <p>The Town Centre Boundary and Protected Shopping Frontage is defined on the Policies Map.</p> <p>New main town centre use development (falling within use classes A1, A2, A3, A4, A5, C1, D1, D2 and B1a <u>as defined by the National Planning Policy Framework</u>) will be permitted within the Gorleston Town Centre where the function, scale and nature of the proposal would not undermine the vitality or viability of Great Yarmouth Town Centre.</p>

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			<p>New proposals will be permitted where these <u>they would</u>:</p> <ul style="list-style-type: none"> a. support the enhancement, appearance, safety and environmental quality of the area; b. promote the short and long-term reuse of vacant buildings; c. seek to enhance the early evening economy; d. improve access to Gorleston Town Centre by sustainable modes of transport and encourage multi-purpose trips. <p>Proposals for the change of use of active ground floor uses outside of the Protected Shopping Frontage area will only be permitted where it would not individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre.</p>
MM52	134	Policy R4	<p>Policy R4: Caister-on-Sea District Centre</p> <p>Caister-on-Sea District Centre is defined on the Policies Map.</p> <p>New main town centre use development (falling within use classes A1, A2, A3, A4, A5, C1, D1, D2 and B1a <u>as defined by the National Planning Policy Framework</u>) will be permitted within the Caister-on-Sea District Centre where the function, scale and nature of the proposal is consistent with the role of the District Centre and would not undermine the vitality and viability of Great Yarmouth Town Centre.</p> <p>New proposals will be permitted where these <u>they would</u>:</p> <ul style="list-style-type: none"> a. support the appearance, safety and environmental quality of the area; b. promotes the short and long-term reuse of vacant buildings; c. seeks to enhance the early evening economy; and/or

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			<p>d. improves access to Caister District Centre by sustainable modes of transport and</p> <p>e. encourages multi-purpose trips.</p> <p>Proposals for the change of use of active ground floor uses to non-main town centre uses will be resisted unless it would not, individually or cumulatively have a significant adverse impact on the character, appearance, retail function, viability or vitality of the centre.</p>
MM53	135	Policy R5	<p>Policy R5: Local Centres</p> <p>Local Centres are identified on the Policies Map.</p> <p>Within Local Centres, limited retail, leisure, community facilities and office development will be permitted where it is of a proportionate scale to provide essential services to the local community.</p> <p>Within Local Centres, proposals to change the use of existing active ground floor premises uses from use classes A1, A2, A3, A4 and A5 to other uses other than retail, leisure, community and offices will not be permitted.</p> <p>Within Local Centres, proposals for the change of use of active ground floor premises uses from use class A1 to A2, A3, A4 and A5 retail use to drinking establishments and hot food takeaways will only be permitted where there would be, either individually or cumulatively, no significant adverse impact on character, appearance, retail function, viability and vitality of the centre, on highway safety or on the amenity of neighbouring uses.</p>
MM54	138	Policy R7	Policy R7: Food and drink amenity

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			<p>When determining the impact of food and drink uses (A3, A4 & A5) on an area, the following matters will be taken into consideration:</p> <ol style="list-style-type: none"> The cumulative impact and effects of clusters of other food and drink uses, including those with unimplemented planning permissions. The impact of noise and general disturbance, smells, litter and late night activity, including those impacts arising from the use of external areas. Availability of parking, servicing facilities and public transport. Highway and pedestrian safety. Availability of refuse storage space and disposal facilities. The appearance of any associated extensions, flues and installations
MM55	140	Policy B1	<p>Policy B1: Business development</p> <p>Business developments falling under use classes B1, B2, and B8 <u>Office, industrial and storage & distribution development uses</u> will be permitted within the Development Limits identified on the Policies Map provided it can be demonstrated that the use and structures will be compatible with, and not significantly detrimental, to the existing allocated and permitted uses and occupiers in the vicinity.</p> <p><u>Office uses located outside of defined town, district and local centres, or other suitable employment locations identified through the Local Plan, will be subject to the sequential test as set out in national planning policy.</u></p> <p>Outside the Development Limits a more restrictive approach will apply, and proposals will be permitted only where they comply with the criteria above, <u>national planning policy</u> and:</p> <ol style="list-style-type: none"> are small scale and rural in character <u>and sensitive to its surroundings and well-related to existing settlements</u>; or

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			<ul style="list-style-type: none"> b. it can be demonstrated that they could not be accommodated within defined Development Limits; or c. they comprise an extension or alteration to existing business premises which does not result in a major change in the scale and impact of the premises or use.
MM56	141 - 142	Policy L1 & paragraph 9.3 & new paragraph following 9.3	<p><i>[Amend Policy L1 as follows:]</i></p> <p>Policy L1: Holiday accommodation areas</p> <p>Within the 'Holiday Accommodation Areas', as defined on the Policies Map, the Council principally aims to:</p> <ul style="list-style-type: none"> a. encourage year-round, sustainable tourism; b. support proposals which upgrade or enhance existing or replacement visitor accommodation and ancillary tourist facilities; c. resist the loss of tourism uses to non-tourism uses; and d. maintain and improve the public realm and the area's open spaces. <p>In order to achieve those aims, the following tourist uses will be generally encouraged within the Holiday Accommodation Areas, subject to consideration of compatibility with the existing surrounding uses and the potential impacts on the landscape and character of the immediate local area:</p> <ul style="list-style-type: none"> e. Hotels. f. Camping and caravan pitches. g. Self-catering accommodation. h. Bed and Breakfast establishments where the owner is resident on the premises and the clients wholly or predominantly there for short term holiday accommodation.

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			<p>i. Food and drink uses. j. Holiday entertainment. k. Visitor attractions. l. Amusement arcades. m. Small-scale retail units appropriate to serving the needs of the holiday accommodation.</p> <p>Only in exceptional circumstances will the loss of holiday accommodation within Holiday Accommodation Areas to alternative uses be acceptable. Such circumstances will need to demonstrate that the current use as tourist accommodation is unviable through: <u>The loss of holiday accommodation within Holiday Accommodation Areas to alternative uses will only be acceptable in specific circumstances where the current use is demonstrated to be unviable due to:</u></p> <p>n. vacancy of the accommodation of at least a one year period; and o. marketing of the site for tourist accommodation or an alternative tourist use for at least a one year period; or p. the viability of an alternative tourist-related use of the site.</p> <p>New or expanded holiday accommodation that is developed over the plan period which is located outside of the identified 'Holiday Accommodation Areas' will be treated as being a Holiday Accommodation Area once complete for the purposes of this policy.</p> <p><i>[Amend the following supporting text paragraph:]</i></p>

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			<p>9.3 Accommodation within Holiday Accommodation Areas will be maintained for visitor use. Additional permanent residential development within these areas will not be permitted. Permitted new or expanded holiday accommodation will be conditioned to restrict permanent residential occupancy. In exceptionalspecific circumstances, where tourist uses are considered to be unviable, this will need to be demonstrated with the appropriate evidence, including marketing evidence submitted to the Borough Council. The marketing evidence will need to demonstrate that the unit/facility has been marketed at a reasonable price reflecting market value and on competitive terms and conditions. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why a sale/lease did not progress.</p> <p><i>[Insert the following new supporting text paragraph after paragraph 9.3]</i></p> <p><u>X.X In accordance with Policies CS11, E4 and national planning policy, such development will require careful consideration of potential impacts upon the setting of the surrounding landscape. Outside of the urban areas, the Borough is largely characterised by open rural spaces and along the coast stretches of cliffs, beaches and dunes. The Borough also comprises parts of the Broads and an Area of Outstanding Natural Beauty which are afforded the highest status of protection.</u></p>
MM57	143	Policy L2	Policy L2: New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas

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			<p>New or expanded tourist facilities <u>(including tourist accommodation)</u> may be permitted outside of the Development Limits and Holiday Accommodation Areas, but only where these:</p> <ol style="list-style-type: none"> are an appropriate scale to the character of the area, availability of local services and facilities, and hierarchical level of the nearby settlement; individually and cumulatively do not significantly change the character of the local countryside, landscape or (where applicable) settlement, taking into account particularly: <ul style="list-style-type: none"> the quantity, scale, density and design of any additional buildings, structures, caravans, car parks; the types and amounts of traffic movements and any impacts, including those upon the tranquility of the area; the impacts of lighting, advertisements and boundary treatments on the landscape and nightscape; any adverse impact on the nationally significant Broads National Park or the Norfolk Coast Area of Outstanding Natural Beauty, but also undesignated but open rural and coastal landscapes; the potential for any adverse impacts upon environmentally sensitive locations such as Natura 2000<u>National Site Network habitat</u> Sites; and do not have a significant adverse impact on the living conditions of adjoining occupiers. <p>Small scale countryside tourism, particularly that involving physical activity or other appreciation of the countryside for its own sake<u>natural or rural qualities, its conservation</u>, or the understanding and enjoyment of the Broads National Park, subject to the above, will be encouraged.</p>

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MM58	144	Policy L3 & new paragraph following paragraph 9.9	<p>[Amend Policy L3 as follows:]</p> <p>Policy L3: Equestrian development</p> <p>New and extended equestrian development will be permitted where:</p> <ol style="list-style-type: none"> it does not give rise to the need for an additional dwelling on or close to the site; the scale of development is appropriate to the setting of the area, <u>particularly where the setting of the Broads is relevant;</u> the appearance of the development, including buildings, landscaping, roadways, ground works and surfacing, fencing and other enclosure, <u>lighting,</u> external storage, parking and general associated paraphernalia does not have significant adverse impacts on either the landscape, <u>intrinsically dark skies,</u> and or local amenity; the operation of the business will not give rise to adverse impacts on the occupants of dwellings and holiday accommodation not under the control of the applicant; suitable vehicular access, connection to the wider highway network and car, commercial vehicle and trailer parking is available <u>or can be achieved;</u> the site is well related to a suitable network of off-road rights of way for horse riding (either public rights or rights held by the applicant); and does not result in a cumulative proliferation of such uses in the immediate vicinity. <p>[Insert the following new supporting text paragraphs after paragraph 9.9]</p> <p><u>X.XX In accordance with Core Strategy Policy CS9: Encouraging well-designed, distinctive places, CS11: Enhancing the natural environment, Policy E4 of the Local Plan Part 2 and paragraph 190 of the NPPF, the potential for such development or uses to adversely impact (particularly those that include lighting) upon dark skies</u></p>

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			<p><u>will need to be considered and where relevant addressed. This is particularly relevant where schemes may be located in close proximity to 'intrinsically dark skies' as identified in the Broads Local Plan. Consideration should also be given to the findings of the Settlement Fringe Study.</u></p> <p><u>X.XX In accordance with Policy GSP5, where the potential for increased recreational pressures on nearby National Site Network habitat sites is demonstrated through the use or development of the site, mitigation measures may be sought.</u></p>
MM59	145 - 146	Policy E1 & paragraph 10.6	<p>[Amend Policy E1 as follows:]</p> <p>Policy E1: Flood risk</p> <p><u>For the purposes of the operation of the sequential test as set out in paragraph a) of Policy CS13 of the Core Strategy, w</u>Where development is proposed in an area of flood risk as defined by:</p> <ol style="list-style-type: none"> the Council's most recent Strategic Flood Risk Assessment, and/or the Environment Agency 'Flood Map for Planning'. <p>tThe following will apply with respect to the operation of the Sequential Test for residential development:</p> <ol style="list-style-type: none"> For sites within Great Yarmouth Town the area of search for alternative sites can be limited to Great Yarmouth Town. For sites outside of Great Yarmouth Town the area of search for alternative sites will need to cover the entire Borough and be considered against the overall supply of housing in the Borough.

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			<p>e. For sites comprising 100% affordable housing to meet local needs or exception sites under Policy CS4 the area of search for alternative sites will need to cover the area the specific need is arising from.</p> <p>Where non-residential uses are proposed, areas of search should be applied proportionately depending upon the type of use.</p> <p>If the needs of the Sequential Test are met as demonstrated by the above. The proposal must then still meet the requirements of the Exception Test as set out in national policy and guidance.</p> <p>In all cases Planning applications <u>within areas of flood risk (as defined above)</u> will need to be supported by a Flood Warning and Evacuation Plan which covers flood warnings, escape routes and procedures, and awareness of the risks involved. The Flood Warning and Evacuation Plan will be secured by a planning condition.</p> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>10.6 Where the Sequential Test can be passed, proposals will still need to be subject to the Exceptions Test <u>as relevant and set out in national planning policy</u>. The exceptions test requires demonstration that the sustainability benefits of the development outweigh the risk of flooding and ensuring that the development is safe for its lifetime and does not worsen flood risk elsewhere. In terms of demonstrating the sustainability benefits of the development, the proposal should be assessed against the sustainability appraisal framework contained with the Sustainability Appraisal Report which accompanies this plan. In terms of demonstrating the site is safe for development, finished floor levels or living accommodation in 'more vulnerable' development should be 300mm above the 1 in 200 year flood event level (including climate change allowance) and safe refuge in the building should be provided</p>

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			above the flood level of a 1 in 100 300mm above the 0.1% (1 in 1000 year) flood event level (including climate change allowance).
MM60	147 - 148	Policy E2 & paragraph 10.10	<p>[Amend Policy E2 as follows:]</p> <p>Policy E2: Relocation from Coastal Change Management Areas</p> <p>Proposals for the replacement and relocation of development from within the Coastal Change Management Areas identified on the Policies Map will be permitted both within and outside of Development Limits where:</p> <ol style="list-style-type: none"> for commercial (including tourist accommodation), community, agricultural and other business development: <ul style="list-style-type: none"> the relocated/replacement development is of a scale and type commensurate with that replaced; the relocated/replacement development is located at an appropriate distance inland with regard to Policy GSP4 on Coastal Change Management Areas; and the relocated/replacement development is in a location which is accessible to the coastal community from which it was displaced. for residential development: <ul style="list-style-type: none"> the relocated/replacement development is of a scale commensurate with that replaced; the relocated/replacement development is within, adjacent to, or very closely related to one of the settlements identified in settlement hierarchy in Policy CS2 of the Core Strategy;

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			<ul style="list-style-type: none"> the relocated/replacement development is outside of the Coastal Change Management Area as defined on the Policies Map; the proposed development would replace and relocate uses or structures that are within a Coastal Change Management Area shown on the Policies Map. <p>c. <u>for all proposals falling within parts a) or b) above</u> the original <u>existing</u> site is:</p> <ul style="list-style-type: none"> cleared of all buildings, structures, and any vehicles, caravans and other paraphernalia which may be stationed upon it, and subsequently maintained likewise; and landscaped in a manner appropriate to its location, surroundings and forecast lifetime; and put to open space, agricultural or other similar use which can adapt to the anticipated change and will not give rise to demands for new built development or additional defences. <p><u>The Council may consider enabling development to facilitate relocation schemes under the above criterion. In such cases, applications will need to be supported by evidence of viability which demonstrates that the scale of enabling development proposed is necessary to facilitate the relocation scheme.</u></p> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>10.10 Policy E2 allows for the relocation of development within the Coastal Change Management Area to sites more inland, both within and outside of Development Limits. Commercial, community, agricultural and other business development could be relocated to sites less at risk from erosion but still within the Coastal Change Management Area, providing it is in accordance with Policy GSP4. In order to sustain coastal communities, the relocated</p>

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			<p>development should be well-related to the community it was displaced from. Relocated residential development (which has a lifetime of 100 years) should be located outside of the Coastal Change Management area and adjacent, or closely related to, existing settlements (as identified in Table 5 of the supporting text to Policy CS2 of the Core Strategy) in order to avoid development in poorly accessible locations and minimise the impact on the undeveloped countryside. The viability of relocating property at risk from erosion can be challenging. <u>Where evidence is presented which demonstrates that it is necessary,</u> tThe Council may consider an appropriate scale of enabling development <u>which is sufficient</u> to help-facilitate relocation schemes.</p>
MM61	149	Policy E3 & paragraph 10.14	<p><i>[Amend Policy E3 as follows:]</i></p> <p>Policy E3: Protection of open spaces</p> <p>Open spaces which provide local amenity, or recreational benefit to the local community, will be protected. Development proposals that contribute to the loss of either of these will only be permitted in exceptional <u>limited</u> circumstances and where:</p> <ul style="list-style-type: none"> a. the proposal is ancillary to the space and will add to the value and function of the local open space to the benefit of amenity or the local community; or b. the applicant can demonstrate that the local open space is no longer required in its existing open space use or an alternative open space use; or c. the loss of space will be replaced by equivalent or better provision in terms of quantity and quality, including accessibility to the local community where relevant. <p><i>[Amend the following supporting text paragraph:]</i></p>

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			<p>10.14 In demonstrating whether an open space is no longer required, an applicant should undertake an open space needs assessment. This assessment should consider the provision of open space with the same use within the site catchment area, alternative open space uses and how the site relates to existing provision for each respective type of open space use in the locality <u>(referring to the types of open space listed in Policy H4 and Appendix D setting out accessibility standards)</u>. The contribution an open space makes towards local amenity, public realm, biodiversity and the wider green infrastructure network should be considered as part of an open space needs assessment.</p>
MM62	150	Policy E4	<p>Policy E4: Trees and landscape</p> <p>Development will be supported where it:</p> <ul style="list-style-type: none"> a. retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology to the locality; and b. takes opportunities to enhance those features and qualities, commensurate with the scale and nature of the development; and. <p><u>Where development may impact upon trees, planning applications should be supported by an arboricultural assessment (to BS 5837 or an equivalent standard).</u></p> <p><u>Developments should include landscaping schemes as appropriate to the size and nature of the development in order to mitigate impacts on and where possible enhance the local landscape character.</u></p> <p>c. is supported by the following information (to BS 5837 or an equivalent standard) as appropriate to the size and nature of the site and the proposal:</p>

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			<ul style="list-style-type: none"> • a site survey; • a landscaping plan; and • measures to protect existing trees, hedgerows and other landscape features. <p>Development which is either:</p> <ul style="list-style-type: none"> c. within the Norfolk Coast Area of Outstanding Natural Beauty; or d. inter-visible with, or otherwise affecting the landscape <u>or setting</u>, of either that <u>the</u> Area of Outstanding Natural Beauty or the designated Broads area, <p>will be carefully controlled to avoid adverse impacts on their landscapes and natural beauty, and the enjoyment of their special qualities, including views out from those areas and the value of dark skies as part of their landscape.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>10.17 When considering the impact of development upon the landscape <u>and the value of existing natural features on a site</u>, the Borough Council will also have regard to the Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study (December, 2016), and Great Yarmouth Borough Landscape Character Assessment (April, 2008) <u>and the Broads Authority's Landscape Character Assessment</u>. Particularly where landscape features contribute significantly to the setting and distinctive characteristics of landscape setting areas.</p> <p>10.18 Press <u>Trees</u> and hedgerows, particularly ancient trees and hedgerows, provide an important contribution to the landscape and to biodiversity. Therefore, Policy E4 seeks to retain trees and hedgerows where possible. This is important in terms of meeting emerging requirements under the provisions of biodiversity net gain on developments which are expected to be introduced through the forthcoming Environment Bill. In considering the</p>

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			impacts of development on trees, the Borough Council may require <u>site surveys which identify all trees and natural features on the site and assess their quality, a landscaping plan to indicate natural features to be retained and provided, and identification of specific protection measures (such as root protection zones) for existing features to be retained</u> . surveys and plans to be submitted which will <u>Surveys should</u> be to the standard set by the British Standards Institution 'Standards Publication: Trees in relation to design, demolition and construction – Recommendations' (BS 5837-2012), or equivalent standard.
MM63	151 - 152	Policy E5 & paragraphs 10.21 & 10.22	<p>[Amend Policy E5 as follows:]</p> <p>Policy E5: Historic environment and heritage</p> <p><u>In accordance with national planning policy and Policy CS10 of the Core Strategy,</u> Pproposals for development should seek to conserve and enhance <u>the significance of</u> heritage assets, <u>including any contribution made by their setting,</u> and by positively contribute <u>contributing to</u> the character <u>and local distinctiveness</u> of the area.</p> <p>Development proposals within conservation areas, <u>or in a location that forms part of its setting,</u> should take into account the special and distinctive character of the area <u>which contributes to its significance</u> and have regard to the relevant Conservation Area Appraisal and Management Plan.</p> <p>Non-listed buildings or structures which either make a positive contribution to the significance of a conservation area or are a non-designated heritage asset will be protected from demolition.</p>

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			<p>Proposals which involve the loss of non-listed buildings/structures which either make a positive contribution to the significance of a conservation area or are non-designated heritage assets will only be permitted where:</p> <ul style="list-style-type: none"> a. the building/structure is structurally unsound and beyond feasible and viable repair for reasons other than deliberate damage or neglect; or b. all measures to sustain the existing use or find an alternative use/user have been exhausted and the building risks falling into dereliction. <p>In all cases replacement buildings, or any new use of the site, should preserve or enhance the character of the area <u>and the significance of heritage assets.</u></p> <p>Development proposals which have the potential to impact on Heritage Assets or their settings should be supported by a Heritage Impact Assessment prepared by an individual with relevant expertise. An archaeological assessment must be included with any planning application affecting areas of known or suspected archaeological value to ensure that the preservation and/or recording of archaeological remains can be secured.</p> <p><i>[Amend the following supporting text paragraphs:]</i></p> <p>10.21 The Council prepares and updates from time to time Conservation Area Appraisals and Management Plans for the Borough's Conservation Areas. These documents should help inform development proposals within conservation areas to ensure that development conserves and enhances the character of the conservation area. Proposals which would result in a loss of non-designated heritage assets or buildings/structures which positively contribute to a conservation area will be resisted. The policy allows for a loss of a building/structure if it is structurally unsound and beyond feasible repair. In these scenarios, planning applications will need to be accompanied by a structural survey and financial viability evidence to</p>

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			<p>demonstrate that re-use is not structurally feasible or financially viable. The policy also allows for a loss of a building/structure where all measures to find a suitable use for the building have been exhausted. In demonstrating this, evidence of marketing will be required. The marketing evidence will need to demonstrate that the building has been marketed at a reasonable price reflecting market value and on competitive terms and conditions for at least 12 months to ensure all potential options for re-use have been fully explored. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why a sale/lease did not progress. Where a building/structure is proposed to be lost, the replacement should conserve and enhance the quality of the area.</p> <p>10.22 <u>Non-designated heritage assets will typically have architectural, artistic, historic or archaeological interest.</u> To help with the implementation of this policy the Council will prepare a Supplementary Planning Document to set out a criteria for helping to identify non-designated heritage assets. This could also inform the creation of a local list of non-designated heritage assets and support the identification of buildings and structures of local importance in Neighbourhood Plans.</p>
MM64	153 - 154	Policy E6 & paragraphs 10.30 & 10.31	<p>[Amend Policy E6 as follows:]</p> <p>Policy E6: Pollution and hazards in development</p>

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			<p>Development proposals will be supported where the potential for the creation of, or susceptibility to, hazards and pollution <u>(including air and light pollution)</u> has been suitably avoided or suitably mitigated.</p> <p>Applicants will need to demonstrate their proposals are safe from, and do not give rise to, unacceptable hazards and/or pollution as a result of the following matters:</p> <ol style="list-style-type: none"> the proposed development and the activities and substances involved; the site itself, and any potential existing contamination or <u>land</u> instability; and/or the proximity of the proposal to any existing hazards; the cumulative effect of development <u>with respect to pollution and hazards on health, living conditions and the natural environment</u> in combination with nearby development or developed uses. <p>Any development within within the specified distance from the sites identified as notifiable installations, or the development of new notifiable installations, must take account of any risks involved and the need for appropriate separation between hazardous installations and incompatible uses.</p> <p>Where proposals are within a close proximity (500m) to watercourses, there may be the potential for a hydrological link. Development proposals should take into account the potential for pollutants and demonstrate a strategy for preventing this reaching the watercourses untreated.</p> <p>Where proposals are in close proximity to nature conservation sites the potential for increased pollution must be suitably mitigated for development to be supported.</p>

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			<p><i>[Amend the following supporting text paragraphs:]</i></p> <p>10.30 The National Planning Policy Guidance also provides guidance on air quality and on hazardous substances, and this guidance and particularly the flowchart section on how air quality considerations are relevant to the development management process will be referred to where applicable when processing planning applications. Other documents from Statutory authorities will be considered such as DEFRA's Clean Air Strategy 2019. <u>Consideration should also be given to Policy A1.</u></p> <p>10.31 The impact of potential light pollution from artificial light sources in areas such as the Area of Outstanding Natural Beauty must be suitably mitigated in line with the requirements of the NPPF. <u>Consideration should also be given to Policy A1.</u></p>
MM65	156	Policy C1 & paragraph 11.2	<p><i>[Amend Policy C1 as follows:]</i></p> <p>Policy C1: Community facilities</p> <p>The retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth, will be encouraged.</p> <p>Development leading to the loss of an existing community facility will only be permitted where it is demonstrated that either:</p> <ol style="list-style-type: none"> it is to be replaced by a facility of equal or greater quality in a suitable location to meet the <u>day-to-day</u> needs of existing users; or the area currently served by it would remain suitably provided following the loss; or

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			<p>c. it is no longer viable or feasible to retain the premises in a community facility use <u>as demonstrated by a marketing evidence which covers at least a 12-month period of marketing.</u></p> <p><i>[Amend the following supporting text paragraph:]</i></p> <p>11.2 This policy sets out the detail required to determine planning applications in relation to community facilities. In demonstrating compliance with criterion C1(b) of the policy, it will be necessary to provide evidence with a planning application which assesses local provision and demand/need for facilities. In demonstrating compliance with criterion C1(c) of the policy, it will be necessary for a planning application to be accompanied by marketing evidence. The marketing evidence will need to demonstrate that the building has been marketed at a reasonable price <u>for at least a 12-month period,</u> reflecting market value for community uses and on competitive terms and conditions. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why a sale/lease did not progress.</p>
MM66	158	Policy I1	<p>Policy I1: Vehicle parking for developments</p> <p>Requirements for vehicle parking (including cycle parking) will be determined with regard to the most up to date standards published by Norfolk County Council.</p> <p>Where developments in the town and village centres are unable to provide the required parking provision on site, consideration will be given to financial contributions to improve public parking provision.</p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<p>Provision for electric car charging points will be actively encouraged on all new developments.</p> <p><u>Development should be designed to enable charging of plug-in and other ultra low-emission vehicles in safe, accessible and convenient locations.</u></p>
MM67	160	Policy I3	<p>Policy I3: Foul Drainage</p> <p><u>In line with Policy CS11 and CS12 of the Core Strategy, a</u>All new development proposals will be expected to demonstrate the following:</p> <ol style="list-style-type: none"> that adequate foul water treatment and disposal infrastructure already exists; or that the necessary infrastructure can be provided in time to serve the proposed development; that no surface water connections should be made to the foul system and connections to the combined or surface water system should only be made in exceptional <u>limited</u> circumstances where there are no feasible alternatives; <u>and</u> that suitable access is safeguarded for the maintenance of water resources and drainage infrastructure; <p>New development proposals will also be supported where they support <u>meet</u> the aims of the Water Framework Directive by improving the condition of the watercourses, including measures such as installing fish and eel passes where appropriate.</p>
MM68	163-168	Appendix A – Monitoring Framework	<p>[See appended Monitoring Framework documents showing track-changed modifications. The modifications include:</p> <ul style="list-style-type: none"> <i>To address formatting issue with the text in the table</i>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)
			<ul style="list-style-type: none"> To add 'ecological connectivity' as a measure for monitoring Policies GSP5 & GSP6, where data is available Amending typographical errors To amend the title of Town Centre Masterplan to: '<u>The Town Centre Regeneration Framework and Masterplan</u>' To change references to CS3, CS4, CS5, CS7 as: '<u>CS3/CS4/CS5/CS7 as amended</u>' To add triggers & contingencies, linking back to the Core Strategy where relevant, including specific trigger for MA1 in respect of employment land.
MM69	179	New Appendix after Appendix C	<p>[Insert the following new Appendix at the back of the document:]</p> <p><u>Proposed new appendix – Appendix D Open Space Contribution Costs & Accessibility Standards</u></p> <p><u>X.X The following costs have been assessed at the time of preparing the plan. It is likely that the costs will change over time. The Borough Council will re-evaluate the costs at least on an annual basis to ensure that they reflect the most up to date costs.</u></p> <p><u>Open Space Provision Costs</u></p> <p><u>X.X Where open space is provided off-site, a contribution will be required to cover the provision costs of open space. Costs have been calculated through a combination of Sport England's 2017 published facilities costs, 'Action, Play & Leisure's' play space costs and the Borough Council's contractor (GYB Services) costs.</u></p>

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)														
			<p><u>Total Provision Costs</u></p> <p><u>X.X The following table sets out a breakdown of the provision costs across each type of open space and the land cost</u></p> <table><tr><th>Provision</th><th>Cost per dwelling (£)</th></tr><tr><td>Outdoor Sport</td><td>£309.82</td></tr><tr><td>Formal Play Space</td><td>£203.00</td></tr><tr><td>Informal Amenity Greenspace/ Parks and Gardens / Accessible Natural Greenspace</td><td>£42.34</td></tr><tr><td>Allotments</td><td>£25.12</td></tr><tr><td>Land</td><td>£412.00</td></tr><tr><td>Total</td><td>£992.28</td></tr></table> <p><u>Maintenance Costs</u></p> <p><u>X.X It is essential that all forms of open space are maintained to ensure continued use for the lifetime of development. The policy sets out a requirement for at least 20 years maintenance where Council agrees to adopt the space. Where open space is provided off-site, a contribution will be required to cover the cost of maintenance of open spaces over this period. Costs have been calculated through a combination of the Borough Council’s contractor (GYB Services) costs and a comparison of neighbouring authority costs.</u></p> <p><u>Total maintenance costs</u></p>	Provision	Cost per dwelling (£)	Outdoor Sport	£309.82	Formal Play Space	£203.00	Informal Amenity Greenspace/ Parks and Gardens / Accessible Natural Greenspace	£42.34	Allotments	£25.12	Land	£412.00	Total	£992.28
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Land	£412.00																
Total	£992.28																

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)										
			<p><u>X.X The following table sets out a breakdown of the maintenance costs across all open space types</u></p> <table><tr><th>Type of Open Space</th><th>Cost per dwelling (£)</th></tr><tr><td>Outdoor sport</td><td>£142.46</td></tr><tr><td>Formal play space</td><td>£71.24</td></tr><tr><td>Informal Amenity Greenspace/ Parks and Gardens / Accessible Natural Greenspace</td><td>£558.07</td></tr><tr><td>Total</td><td>£771.77</td></tr></table> <p><u>Total off-site contributions</u></p> <p><u>X.X The following table sets out a full provision (including land costs) and maintenance cost comprising all open space types.</u></p>	Type of Open Space	Cost per dwelling (£)	Outdoor sport	£142.46	Formal play space	£71.24	Informal Amenity Greenspace/ Parks and Gardens / Accessible Natural Greenspace	£558.07	Total	£771.77
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Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)								
			<table><tr><th>Contribution</th><th>Cost per dwelling (£)</th></tr><tr><td>A. Total open space provision</td><td>£992.28</td></tr><tr><td>B. Total open space maintenance</td><td>£771.77</td></tr><tr><td>Total off-site provision (A + B)</td><td>£1,764.05</td></tr></table> <p><u>Open Space Accessibility Standards</u> <u>X.X It is important to apply accessibility standards to ensure that people have access to the open space facilities that they need within the catchment areas that they live. In determining the correct amount of open space to be provided on a residential proposal, the Borough Council will have regard to the following typical accessibility standards as evidenced through the Open Space Strategy (2003) and Sport, Play and Leisure Strategy (2015). The Borough Council will continue to update its needs assessment in accordance with national planning policy, and therefore the below standards may be superseded.</u></p> <p><u>Outdoor Sports – Accessibility Standards</u> <u>Outdoor Sports Facilities should be considered accessible where they have a catchment population within an 800m radius. All sites should be fully accessible by pedestrians and public transport; there should be a range of facilities available for those with mobility problems. Pedestrian crossings should be provided on main roads as required. It is important to note that this an average for all outdoor</u></p>	Contribution	Cost per dwelling (£)	A. Total open space provision	£992.28	B. Total open space maintenance	£771.77	Total off-site provision (A + B)	£1,764.05
Contribution	Cost per dwelling (£)										
A. Total open space provision	£992.28										
B. Total open space maintenance	£771.77										
Total off-site provision (A + B)	£1,764.05										

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)								
			<p><u>sports, and that each individual type of outdoor sport may vary in its accessibility requirement.</u></p> <p><u>Informal Amenity Greenspace – Accessibility Standards</u> <u>Amenity greenspace should be considered accessible by residents or workers within the following straight line distances:</u></p> <ul style="list-style-type: none"> ● <u>Sites up to 1ha within 150m</u> ● <u>Sites 1-3ha within 200m</u> ● <u>Sites 3-10ha within 500m</u> <p><u>Children's play space – Accessibility Standards</u></p> <ul style="list-style-type: none"> ● <u>Junior (ages 0-8) up to 100m straight line;</u> ● <u>Intermediate (ages 6-12) up to 300m straight line;</u> ● <u>Senior (ages 8-14) up to 600m straight line;</u> ● <u>Teen facilities up to 1km.</u> <p><u>Allotments – Accessibility Standards</u> <u>Based on the function of allotments as local facilities serving local catchment populations, in particular those with little garden space, it has been assumed that an acceptable distance to travel would be about 900 metres. This equates to roughly a 15 minute walk or a short car journey. Sites should have both pedestrian and vehicular and disabled access, with adequate parking space.</u></p> <p><u>Urban Parks & Gardens – Accessibility Standards</u></p> <table border="1"> <thead> <tr> <th></th><th><u>Percentage of Population</u></th><th><u>Catchment Radius</u></th><th><u>Park Size</u></th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td></tr> </tbody> </table>		<u>Percentage of Population</u>	<u>Catchment Radius</u>	<u>Park Size</u>				
	<u>Percentage of Population</u>	<u>Catchment Radius</u>	<u>Park Size</u>								

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification(s)											
			<table><tr><td><u>20%</u></td><td><u>500m</u></td><td><u>Neighbourhood</u></td></tr><tr><td><u>25%</u></td><td><u>1km</u></td><td><u>Middle Order</u></td></tr><tr><td><u>55%</u></td><td><u>2km</u></td><td><u>Strategic</u></td></tr></table>	<u>20%</u>	<u>500m</u>	<u>Neighbourhood</u>	<u>25%</u>	<u>1km</u>	<u>Middle Order</u>	<u>55%</u>	<u>2km</u>	<u>Strategic</u>		
<u>20%</u>	<u>500m</u>	<u>Neighbourhood</u>												
<u>25%</u>	<u>1km</u>	<u>Middle Order</u>												
<u>55%</u>	<u>2km</u>	<u>Strategic</u>												
			<p><u>Accessible Natural Greenspace – Accessibility Standards</u> <u>The Borough Council applies the Natural England recommended standards. Every person should have access to:</u></p> <ul style="list-style-type: none">● <u>At least 2 ha in size, no more than 300 metres (5 mins walk) from home</u>● <u>At least one accessible 20 ha site within 2 km of home</u>● <u>One accessible 100 ha site within 5 km of home</u>● <u>One accessible 500 ha site within 10 km of home</u>● <u>A minimum of 1 ha of statutory Local Nature Reserve per 1,000 population</u>											

Appendix 1 – Monitoring Framework modifications

[Amend section as follows:]

Appendix A – Monitoring the plan

Monitoring

A.1 A key part of the process of planning is that of monitoring the implementation and effectiveness of plans and their policies. As time passes the Council and other interested parties will wish to have an understanding of; whether the adopted policies are being acted upon; whether they are having the intended effect; and whether the context in which they operate has changed so much that they are rendered ineffective or inappropriate.

A.2 While informal monitoring and discussion of the value of policies goes on almost continually, a formal Annual Monitoring Report is prepared and published annually by the Council and this includes specific data about the policies and the things they are intended to achieve. These Annual Monitoring Reports provide the Council and public with a series of snapshots of the progress in implementing the plan during the intended period. They inform Council decisions as to whether there is need for any changes to policies or their use, or for any wholesale review or replacement of the whole plan.

A.3 Appendix 5 of the Core Strategy (Local Plan Part 1) set out a Monitoring Framework for how it was intended to monitor the Core Strategy's implementation, **including at what point any contingencies or actions (such as the review of a policy) might be triggered. It** is now intended to integrate the monitoring of the two parts of the Local Plan (Part 1 and Part 2). The opportunity has also been taken to refine and focus the monitoring of the Core Strategy (Local Plan Part 1) elements to eliminate indicators which were found to be tangential or of doubtful value in measuring the application of policies, and indicators that were no longer available. **When considering at what point necessary actions for the plan may be triggered, reference has been made to those triggers and contingencies set out in Appendix 5 of the Core Strategy.**

A.4 The following table sets out a framework for monitoring the two parts of the Local Plan:

Table A.1 Local Plan Monitoring Framework

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
General Development				
LPP1:CS & LPP2	GSP1, GSP3	Qualitative and/or quantitative write up on the current state of the countryside & permitted development within it. Number and type of planning permissions granted outside of Development Limits and/or within Strategic Gaps.	Extent of development outside of Development Limits, and within Strategic Gaps.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2, CS9 & CS11)</u>
LPP2	GSP8, H4	No. Section 106 agreements signed. Value committed - by topic (e.g. open space, education, Habitats Monitoring and Mitigation). Value received - by topic (as above).	Section 106 - to understand, guide and publicise the amounts and types of obligations that are achieved through infrastructure funding statements.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS14)</u>
Housing Development				
LPP1:CS	CS2	Cumulative and annual dwellings completed in each tier of the Settlement Hierarchy. Number of dwellings built on previously developed land. Discussion of brownfield sites and the Brownfield Register.	Compliance with % set out in Policy CS2. Increase the number of new dwellings built on previously developed land year on year.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS2)</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
LPP1:CS& LPP2	CS3 (as amended), GSP1,CS17, CS18, GN1, GN2, CA1, HP2, OT2, MA1. OT1, BN1, HY1, GN3	Five Year Supply of (deliverable) housing land, including 20% buffer. Total number of dwellings delivered in the Borough and Housing Delivery Test (last 3 years %).	Supply against national five year housing land supply requirement. Delivery against housing target and national Housing Delivery Test.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS3)</u>
LPP1:CS & LPP2	CS3, CS17, CS18, GN1, GN2, CA1, HP2, OT2, MA1. OT1, BN1, HY1, GN3	Progress of allocations - planning permissions granted, no. units completed.	Delivery of all housing allocations.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2, CS3, CS4, CS17 & CS18)</u> <u>For MA1 if existing consent is implemented explore potential for alternative employment land through Local Plan review.</u>
LPP1:CS & LPP2	CS3, H11	The amount of specialist units & bed spaces permitted and completed for elderly/vulnerable people.	The provision of accommodation especially suitable for elderly and other vulnerable people to support identified local needs.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS3)</u>
LPP1:CS & LPP2	CS4 (as amended), H2	Total number of affordable dwellings permitted & completed.	Performance of affordable housing delivery in relation to Policy CS4 & H2.	<u>As set out in the Core Strategy Monitoring</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
		Discussion on thresholds achieved and any exception schemes.		<u>Framework (Appendix 5, Policy CS4)</u>
LPP1:CS	CS5 (as amended),	Total number of traveller pitches built/delivered in the Borough. Maintain a five year supply of deliverable traveller pitches.	Number of new gypsy/traveller pitches over the plan period to 2030 and maintain 5 year supply as set out in Policy CS5.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS5)</u>
LPP2	H5, H6, H7, H8, H10	Discuss applications for rural/exception dwellings.	Extent of permitted rural residential development and effectiveness of policy in decision making.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2 and CS3)</u>
LPP2	H12	The amount number of HMOs permitted and completed. Commentary on location of HMOs - any permitted contrary to policy.	Performance of Policy H12 measured in terms of the location and amount of HMO's.	<u>N/A</u>
Retail Development				
LPP1:CS & LPP2	CS7 (as amended), UCS7 R1, R2, GY1, GY2, R3, R4, R5, BL1, CA1	Retail Survey: %ground floor units in retail-based uses (A1, A2, A3) in designated centres. Number and percentage of vacant units in designated centres; Area of new permitted/completed floor space for town centre of uses (A1, A2, A3) in or adjacent to designated centres &	Performance of designated centres (retail hierarchy and protected frontages) & where retail development is locating. Progress of Beacon Park District Centre & allocation.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS2, CS7 & CS17)</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
		outside of retail centres. Discuss general performance (and larger trends), permitted/built development outside of designated centres.		
LPP2	R6 R7	Discussion of approved proposals for kiosks/stalls & food and drink uses - locations, extent & potential impacts.	Extent of kiosks/stalls & food and drink uses - are they dominating designated centres/holiday areas or causing nuisance?	<u>N/A</u>
Business and Employment Development				
LPP1:CS & LPP2	CS6, CS18, GN4, GN5, GY10	Permitted/completed business developments (Use classes B1, B2, B8) - by site area (hectares) and active floor space (m ²), separating out: <ul style="list-style-type: none"> • Beacon Park • Beacon Park extensions • Safeguarded employment sites • Commentary on performance of areas including development permitted outside of employment areas and Development Limits 	Increased occupancy & quality of employment space both by site size and floor space in designated employment areas. Progress of Beacon Park and Great Yarmouth Port and Harbour Area (including South Denes) as strategic employment sites.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS6 & CS18)</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
LPP1:CS	CS6	Economic activity rate Unemployment rate Total number of businesses that are VAT registered	Increase economic activity rate, reduce average unemployment & increase business creation - year-on-year	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS6)</u>
<u>LPP2</u>	<u>MA1</u>	<u>Status of existing safeguarded employment land in Martham</u>	<u>Existing safeguarded employment land is lost through the implementation of planning permission 06/20/0390/F</u>	<u>Explore potential to allocate further employment land in Martham as part of the Local Plan review</u>
Leisure Development				
LPP1:CS & LPP2	CS8, L1, L2, L3 GY2, GY5, GY6	Discussion of approved development - locations, resorts, improvements. Extent of development - area/accommodation units or pitches. Progress of designation GY2.	Improvement/growth of tourism industry - mainly within existing designated/allocated areas.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS7 & CS8)</u>
Environment and Development				
LPP1:CS & LPP2	E5, CS10	Discussion on historic building/heritage project funding works, document progression. Number and percentage of listed buildings at risk.	The state of the Borough's historic environment, heritage and improvements made.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS9 & CS10)</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
LPP2	E4	Trees with preservation orders lost/gained on sites where development is undertaken.	The works carried out to protected trees and the protection of TPOs and conservation areas	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS9 & CS11)</u>
LPP1:CS & LPP2	CS13, E1, E6	Number of planning applications approved subject to sustained objections from the Environment Agency or any other statutory consultees on flood risk grounds, water quality, hazards/pollution or contamination.	The amount of planning applications approved subject to sustained objections from the Environment Agency or other statutory consultees on flood risk grounds, water quality hazards/pollution or contamination.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS9 & CS13)</u>
LPP1:CS & LPP2	CS13, GSP4, E2	Commentary on development approved and refused in the Coastal Change Management Area and commentary on any relocation of existing development	Extent of new development within the Coastal Change Management Areas and relocation of existing development due to coastal erosion	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS13)</u>
LPP1:CS & LPP2	GSP5, GSP6, CS11	Discussion on the implementation, habitat monitoring results, collected & spent S.106 monies and progress on necessary mitigation. Discussion on quality of Green Infrastructure network Condition of SSSI - Percentage of total area of SSSIs in positive management/with a net gain in	Implementation of Natura 2000 National Site Network Habitats and species impacts avoidance and mitigation. Changes in ecological connectivity (subject to biodiversity data, such as from Norfolk Biodiversity Partnership). Monitoring, protecting & enhancing the state of the Borough's important	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS11)</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
		biodiversity Discuss findings of Norfolk Biodiversity Information Service (CWS etc). Discuss findings of latest water quality tests (including: estuaries, coastal waters, groundwater, lakes and rivers) by EA.	habitats, and improvement to the overall green infrastructure network.	
Community Facilities and Development				
LPP2	C1, C2	Qualitative discussion on gain & loss of community facilities - with specific examples where this has occurred in settlements.	The change in service provision for communities - where gaps occur, why and what can be done to improve provision.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policy CS15)</u>
Development and Infrastructure				
LPP2	CS14, CS16, I1, GSP7	Discussion on the progress of infrastructure scheme delivery, including any significant schemes relating to vehicle parking policy and cycle trackways.	Whether infrastructure needs have been met, identifying gaps and/or slippage in timetable.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS14 & CS16)</u>
Site Specific Development/Improvement Areas				
LPP1:CS & LPP2	CS17, GY3, GY4	Discussion of progress on the Town Centre Regeneration Framework and Masterplan projects - SPD production; influence on specific proposals.	Improvement of Great Yarmouth Town Centre - progress on the 3 development areas.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS7 & CS17)</u>

Local Plan Monitoring Framework				
Document(s)	Policy(s)	Indicator(s)	Measure(s)	<u>Trigger/ Contingencies</u>
LPP2	GY6, GY8, GY9,	Where relevant update in discussion on the current state & proposals (could include visuals).	General improvement of specific areas in relation to policy requirements.	<u>As set out in the Core Strategy Monitoring Framework (Appendix 5, Policies CS6 & CS8)</u>

Appendix 2 – Modifications to Housing Provision and Trajectory

[Amend paragraph 1.6 (page 11) as follows]

1.6 The Local Plan Part 2 seeks to provide ~~7,043~~**7,020** dwellings over the remainder of the plan period. While this is a significant addition to the local housing need target, a buffer of around ~~33~~**32**% on the target will provide greater flexibility to deliver the local housing need, particularly in the context of a persistent past under-delivery of housing to meet local plan housing needs. This provision is comprised of:

- ~~1,310~~**1,691** houses already completed (between April 2013 and March 2019~~20~~);
- ~~2,953~~**2,850** houses committed through planning permissions (and resolutions to grant planning permission following Development Control Committee);
- ~~266~~**177** houses remaining to be built in the strategic allocations at Great Yarmouth Waterfront (CS17) and Beacon Park, Bradwell (CS18)(which are expected to be delivered in the plan period).
- ~~1,772~~**1,636** houses allocated through this plan (which are expected to be delivered in the plan period); and
- ~~742~~**666** houses projected to come forward as 'windfall' (unallocated) sites.

[To amend the housing numbers in Table 3.1 (page 32) as follows:]

~~504~~**627**

~~987~~**914**

~~620~~**617**

~~472~~**430**

~~2583~~**2588**

[To amend the housing numbers in Table 3.5 (page 65) as follows:]

~~474~~**644**

~~1199~~**1062**

~~505~~**435**

~~46~~**47**

~~2224~~**2188**

[To amend the housing numbers in Table 3.7 (page 75) as follows:]

~~224~~**281**

~~928~~**870**

~~647~~**584**

~~139~~**115**

~~1938~~**1850**

[To update the housing numbers in Table C.1 (page 175) as follows:]

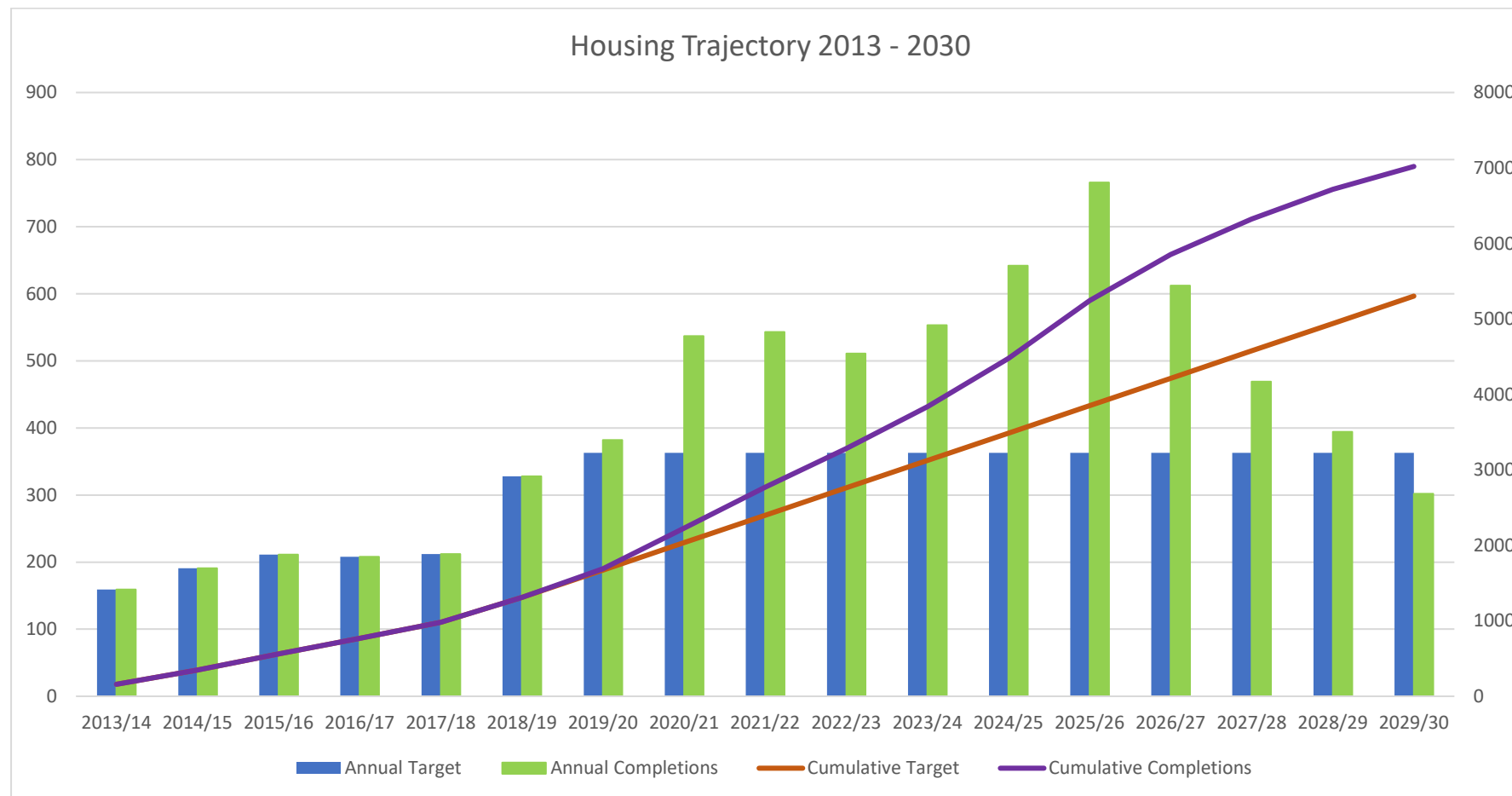
Settlement tier	Homes built 2013- 2019 2020	Existing housing commitments	Homes allocated in Local Plan expected to be delivered in plan period	Anticipated windfall development expected during plan period	Total housing growth 2013-2030	Percentage against settlement tier
Main Towns	504 627	987 914	620 617	472 430	2583 2588	36.7% 36.9%
Key Service Centres	474 644	1199 1062	505 435	46 47	2224 2188	31.6% 31.2%
Primary Villages	224 281	928 870	647 584	139 115	1938 1850	27.5% 26.4%
Secondary Villages	97 124	95 169	0	70 63	262 356	3.7% 5.1%
Tertiary Villages	11 15	10 12	0	15 11	36 38	0.5%
Total	1310 1691	3219 3027	1772 1636	742 666	7043 7020	

[To update the housing numbers in Table C.2 (page 176) as follows:]

Settlement Tier	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	Total
Main Towns																		
	76	86	85	74	80	103	139 <u>123</u>	239 <u>180</u>	209 <u>239</u>	191 <u>174</u>	163 <u>142</u>	235 <u>190</u>	219 <u>250</u>	190 <u>228</u>	188 <u>203</u>	166 <u>199</u>	140 <u>156</u>	2583 <u>2588</u>
Key Service Centres																		
	41	51	59	71	93	159	205 <u>170</u>	150 <u>234</u>	144 <u>168</u>	194 <u>106</u>	207 <u>135</u>	214 <u>149</u>	148 <u>214</u>	138 <u>197</u>	138 <u>136</u>	132 <u>117</u>	80 <u>88</u>	2224 <u>2188</u>
Primary Villages																		
	28	31	49	47	17	52 <u>51</u>	83 <u>58</u>	118 <u>84</u>	162 <u>108</u>	205 <u>185</u>	196 <u>252</u>	241 <u>275</u>	218 <u>272</u>	207 <u>171</u>	170 <u>115</u>	69 <u>63</u>	45 <u>44</u>	1938 <u>1850</u>

Secondary Villages																		
	13	20	18	16	17	13	36 <u>27</u>	26 <u>33</u>	20 <u>27</u>	12 <u>44</u>	12 <u>22</u>	13 <u>26</u>	10 <u>28</u>	9 <u>14</u>	9 <u>13</u>	9 <u>13</u>	9 <u>12</u>	262 <u>356</u>
Tertiary Villages																		
	1	3	0	0	5	2	3 <u>4</u>	2 <u>6</u>	3 <u>1</u>	3 <u>2</u>	2 <u>2</u>	2	2	2	2	2	2	36 <u>38</u>
Total	159	191	211	208	212	329 328	466 382	535 537	538 543	605 511	580 553	705 642	597 766	546 612	507 469	378 394	276 302	7043 7020

[To insert a new housing trajectory in Picture C.1 (page 177) as follows:]



[To update the housing number in Table C.3 (page 178) as follows:]

Total number of homes	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Delivery (plan period)	Delivery post 2030
CS17 - Great Yarmouth Waterfront												
946 857	0	0	0	0	48 0	48 40	48 40	48 40	27 37	0	246 157	700
GN1 – Land south of Links Road, Gorleston-on-Sea												
500	0	0	35 0	70 50	70 75	70 75	70 75	70 75	70 75	45	500	0
GN2 – Emerald Park, Gorleston-on-Sea												
100 97	0	0	12 0	22 0	22 0	22 12	0 22	0 22	0 22	0 19	100 97	0
GN3 – Land at Ferryside, High Road, Gorleston-on-Sea												
20	0	0	0	0	10 0	10	0 10	0	0	0	20	0
CS18 – Land south of Bradwell, Bradwell												
740 686	80 126	81 155	98 61	93 57	80 92	72 96	62 80	62 19	56 0	4 0	740 686	0
CA1 – Land off Jack Chase Way, Caister-on-Sea												
725 665	0	0	3 0	50 35	70 50	70	70	70	70	70	505 435	220 230
BN1 – Land south of New Road, Belton												
100	0	0	0	12	22	22	22	22	0	0	100	0
HY1 – Land at Former Pontins Holiday Camp, Hemsby												
190	0	15 0	30 29	30 58	30 58	30 45	30 0	25 0	0	0	190	0
HP2 – Land to the west of Coast Road, Hopton-on-Sea												
40	0	0	10 0	20 0	10 0	0 10	0 20	0 10	0	0	40	0
MA1 – Land north of Hemsby Road, Martham												
95 112	0	0 20	0 40	12 32	22 20	22 0	22 0	17 0	0	0	95 112	0

Total number of homes	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Delivery (plan period)	Delivery post 2030
OT1 – Land south of Cromer Road, Ormesby St Margaret												
190	0	0	0	15 0	30 10	30 20	30 20	30 20	30 20	25 20	190 110	40 80
OT2 – Land north of Barton Way, Ormesby St Margaret												
32	0	0	10 0	22 16	0 16	0	0	0	0	0	32	0

Local Plan Part 2 – Adoption (Policy & Resources Committee)

Appendix 5 – Additional Modifications Schedule



Local Plan Part 2 Examination Schedule of Additional Modifications to the Local Plan Part 2 (December 2021)



Proposed ‘Additional Modifications’

The modifications listed below are not considered to materially alter the policies of the plan as they are minor clarifications and consequential amendments and factual corrections. They are not specifically required by the Inspector to make the plan sound. However, they do address some concerns raised in representations and also provide grammatical and typographical corrections. They are expressed either in the conventional tracked-changes form of ~~strike through~~ for deletions and **bold underlining** for additions of text. The page numbers and paragraph numbering below refer to the Final Draft Local Plan (February 2020), and do not take account of the deletion or addition of text. New paragraph numbering is simply identified as X.XX. A column is also provided to set out the reason for making the modification.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM1	15	Paragraph 2.3	2.3 The Local Plan makes provision for more than enough development to meet needs over the plan period and therefore satisfies the presumption in favour of sustainable development for plan making. In order for the strategy to be successful, it is necessary that the Local Plan controls and limits development in certain locations. The Local Plan also needs to give clear signals to developers, the community and infrastructure providers about where development will take place and where it will not take place. Development Limits are one of the key policy tools available to achieve this and guide the location, type and amount of development to ensure it is delivers, and is consistent with, the overall strategy for development as detailed in the Core Strategy. Development Limits also help to avoid urban/suburban sprawl, the unplanned coalescence of settlements and unnecessary loss of agricultural and undeveloped land. This is particularly important in Great Yarmouth Borough given that much of the agricultural land is high grade.	Typographical error (removing ‘is’) noted in Rep ID: 143 – Broads Authority
AM2	29	Paragraph 2.41	2.41 Some development proposals, particularly larger scale residential schemes will be required to contribute towards healthcare infrastructure. An engagement protocol ² has been adopted between all Norfolk local planning authorities, Norfolk and Waveney Sustainability & Transformation Partnership (STP), Clinical Commissioning Groups (CCGs), Health Partners and Public Health Norfolk, to plan for future growth and healthcare service delivery. Through the	Correction of organisation reference as suggested in Rep

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			protocol, the Borough Council will consult Public Health Norfolk Norfolk County Council Public Health, the STP and any other relevant health partners for all housing development proposals over 50 dwellings, as well as all planning applications for care homes, housing for the elderly, student accommodation and any proposals which would lead to the loss of significant public open space.	ID: 226 – Norfolk County Council.
AM3	33	Third paragraph	The Town is rich in historic assets with the largest unparished church in the country, one of the best preserved medieval walls in the country, a large number of listed buildings including the piers, The Hippodrome, St George's Theatre and the Winter Gardens. Nelson's Monument is a Grade I listed structure located in South Denes built in memorial to Admiral Nelson. The built form of the oldest part of the Town is also distinguished by a network of over 100 narrow, historic rows. The Town's Venetian Waterways and Boating Lake (Grade II listed on the Historic Parks and Gardens Register), dating from the mid-1920s have recently been restored. <u>The Great Yarmouth High Street Heritage Action Zone (HAZ) was designated in early 2020 and aims to create an enhanced historic environment in the centre of the town. The zone covers the area from St Nicholas Minster Church to St Georges Theatre and includes parts of King Street, the Market Place and the historic rows. The HAZ will focus on re-using, restoring and enhancing vacant properties along with improvements to the public realm.</u>	Specific reference added to the Heritage Action Zone as requested by Rep ID: 166 – Historic England. Correct typographical error on previously consulted AM3 (insert "Minster" after "St Nicholas")
AM4	34	Paragraph 3.7	3.7 Great Yarmouth Town Centre is identified within the Core Strategy retail hierarchy (<u>under Policy CS7, as amended</u>) as the Borough's 'main' town centre. The town centre is principally contained within the historic market place, stretching north-south between the Great Yarmouth St Nicholas Minster , Market Place and King Street; and east-west between Market Gates Shopping Centre, Market Row and the River Yare. The main retail core of the town centre is fixed around	To ensure that Policy CS7 is read as a whole, as amended.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			the Market Place and the principal retailing streets that are contiguous to it. This forms the delineation of the Great Yarmouth Primary Shopping Area, where main town centre uses, and in particular retail, will be focused. A wider, town centre boundary has been delineated which reflects the location of other supporting town centre uses such as commercial and residential, lying within the functional area of the town centre.	Correct typographical error on previously consulted AM3 (insert “Minster” after “St Nicholas”)
AM5	35	Paragraph 3.8	3.8 Great Yarmouth is the largest retail, leisure and service centre within the Borough, providing a wide range of activities, uses and functions. It does, however, continue to face a myriad of challenges affecting its vitality and viability, including rising levels of vacancies, tightened and selective customer spending, and continued competition from out of centre retailing. Managing the future role and direction of the town centre is a priority of the Council and new investment opportunities and initiatives are currently being pursued in the town centre through the Council’s adopted Great Yarmouth Town Centre Regeneration Framework and Masterplan and Future High Streets Fund. This policy seeks to support the vitality and viability of Great Yarmouth town centre in accordance with the Core Strategy and national policy, and in the context of supporting new development opportunities and initiatives currently being pursued by the Council.	To provide consistency in the title of the ‘Great Yarmouth Town Centre Regeneration Framework and Masterplan’.
AM6	36	Paragraph 3.11	3.11 The Great Yarmouth Market Place lies at the heart of the town centre and is an example of an extremely high quality townscape and built environment, providing a direct connection to the town's past heritage. The southern end of the Market Place is home to the town's permanent covered market which consists of around 40 small stalls, however its current canopy structure is in a poor condition. The revitalisation of the permanent covered market is identified as a key objective in the Great Yarmouth Town Centre Regeneration Framework and Masterplan therefore proposals which seek to strengthen the market's central role in the town's social and	To provide consistency in the title of the ‘Great Yarmouth Town Centre Regeneration Framework and Masterplan’.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			economic life, enhance the tourist experience, dwell time and spend within the town centre, will be generally supported.	
AM7	37	Paragraph 3.19	3.19 Whilst this policy allows for a greater flexibility of uses within the shopping centre, it is necessary to retain, where possible, certain areas within the shopping centre for core A1 shopping uses, as the vitality of the town centre would likely be undermined if the main shopping units providing active frontage to Market Gates (and by extension, to the Market Place); were to be significantly diluted out of core retail uses.	Deletion of reference to former use class A1 to support changes in the policy.
AM8	39	Paragraph 3.20	3.20 To ensure that the existing Market Gates Shopping Centre retains a principal focus on core retail uses, any proposal coming forward on units which provide frontage either; to the main shopping centre entrance off the Market Place; or along the principal internal shopping corridor between Market Place and Regent Road, will be determined against Policy R2 'Protected Shopping Frontage'. Policy R2 does not necessarily preclude other retail uses e.g. food & beverage proposals from being allowed, but seeks to maintain a principal focus upon core A1 shopping uses.	Deletion of reference to former use class A1 .
AM9	37	Paragraph 3.22	3.22 Hall Quay is situated within Great Yarmouth's town centre but in recent years the area has undergone a period of significant commercial change, with many of the high street banks having moved or relocated to the Market Place leaving vacant many of the large and listed former banking halls fronting the quay. The re-purposing of this area towards a new food, drinking and leisure 'cluster' is identified in the Council's adopted Town Centre Regeneration Framework and Masterplan and a subsequent Planning Brief Supplementary Planning Document was adopted in July 2019 to provide further supplementary guidance to more closely define the type, size and form of development to be brought forward in this area.	To provide consistency in the title of the 'Great Yarmouth Town Centre Regeneration Framework and Masterplan'.
AM10	39	Paragraph 3.23	3.23 Development proposals which are located or positioned along the principal frontage to Hall Quay will be carefully managed to ensure that an appropriate mix and type of uses are brought	Deletion of references to

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			forward to help to stimulate activity and prioritise pedestrian movement within the area. In pursuance of this, new food and drink (A3 & A4) and hotel proposals will be particularly supported within the area. Other retail and office related uses (A1, A2 and B1) may also be permitted where these continue to provide active ground floor frontage i.e. window displays, entrances and views of internal activity. Residential uses will be generally supported within the entire policy area, but will be restricted to upper floors only where proposed in buildings fronting Hall Quay. This is to help avoid blank or un-activated frontages on Hall Quay.	former uses classes A1, A2, A3, A4 & B1.
AM11	39	Paragraph 3.24	3.24 The policy also seeks to support the implementation of other complementary projects to help fully deliver the vision of Hall Quay, as envisaged by the Town Centre Regeneration Framework and Masterplan. This includes supporting major highway and public realm improvements to help reduce the dominance of the highway in order to engineer an environment more conducive to the uses being proposed in Hall Quay e.g. casual dining, public open space.	To provide consistency in the title of the 'Great Yarmouth Town Centre Regeneration Framework and Masterplan'.
AM12	47	Paragraph 3.49	3.49 There has been a tendency over a number of years for former hotels and B&Bs in the area to become Houses in Multiple Occupation (HMOs), and this has led to complaints and generally more negative perceptions of the area. While there is a recognised need for HMOs in the Borough, a significant minority of them can result in problems for neighbouring occupiers, and an increasing concentration of them is not conducive to either the continued success of the remaining tourism businesses, nor in gradually developing a positive new character for the area. The policy therefore seeks to resist further HMO use in this particular area. <u>This is consistent with the approach of Policy H12 Houses in multiple occupation which details when and where HMOs will be permitted.</u>	To cross-reference HMO consideration with Policy H12.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM13	49	Paragraph 3.56	3.56 Although the use of the airfield for helicopter operations has been suspended by the current owner (who has focused its operations elsewhere) the airfield is a specialised and finite facility, located off in close proximity to the Norfolk coast and on a main transport corridor with good links to Great Yarmouth and its Enterprise Zones. The retention of the airfield is therefore considered necessary given its strategic importance in the context of the continued growth of the offshore energy sector in Great Yarmouth and the Borough's economy overall.	Clarification of location in relation to the Norfolk coast.
AM14	50	Paragraph 3.58	3.58 The port, quays and harbour in Great Yarmouth and Gorleston-on-Sea (along sections of the west bank of the River Yare) are key strategic infrastructure assets for the Borough supporting offshore-related industries, and particularly the offshore energy industry. In accordance with Policy CS6, the above policy recognises the strategic need and importance of retaining land for such uses. The strategic importance of the South Denes part of the port area is recognised in the Norfolk Strategic Planning Framework. <u>National access to this area will be significantly improved via the strategic road network when the Great Yarmouth Third River Crossing is in place. The scheme has been granted a Development Consent Order by the Secretary of State and construction is expected to commence in January 2021.</u>	Specific reference to the Third River Crossing as requested by Rep ID: 227 – Norfolk County Council. Clarification that the policy area defined on the Policies Map includes part of the west bank of the River Yare, which is in Gorleston.
AM15	54	Paragraph 3.71	3.71 An element of retirement and/or housing with an element of care, such as sheltered housing, very sheltered housing, extra care housing or a care home, totalling at least 10% of the housing units on site (about 50 units) should also be provided to meet the needs of the borough's ageing population. The site presents an ideal opportunity to accommodate this need when taking into	Correcting typographical error.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			consideration the level of development combined with the site's good accessibility and integration with existing amenities, such as James Paget University Hospital. To ensure timely delivery, the provision of retirement/extra care housing should be provided before the occupation of the 250th dwelling (50%) on the site. The affordable housing requirement will not apply to the accommodation comprising retirement/extra-care, care housing, as this type of housing has less viability to cross-subsidise the delivery of affordable housing.	
AM16	54	Paragraph 3.74	3.74 Car parking provision within the site should have regard to Norfolk County Council Parking Standards both with regard to the number of spaces per dwelling and the width of parking spaces to accommodate modern cars (2.5m). Parking provision should include a mix of solutions including on-plot parking, well designed on-street parking and parking courts. Rear parking courts should only be used in limited circumstances where spaces are well surveilled, secure and close to the respective dwellings. Continuous front curtilage parking should be avoided as this creates a car-dominated environment as well as limiting the scope for on-street visitor parking. Where garages are provided they must be a minimum of 3m wide (internal dimensions) to allow people to park within them and be able to open the car doors sufficiently wide to enter/leave the car with relative ease. <u>The highway authority may consider applying waiting restrictions within the development's road layout to protect visibility splays from parked vehicles, particularly at Links Road to secure the safe operation of the proposed highway accesses.</u>	Updated requirements from the Highway Authority as recommended in Rep ID: 231 – Norfolk County Council Correct typographical error on previously consulted AM16 (“regard”)
AM17	55	Footnote 4 (Table 3.2)	Financial <u>Developer</u> contributions have been estimated based on the costs <u>current required levels of service provision and published standards</u> at the time of preparing the plan. It is likely that <u>both the costs and the need for additional infrastructure</u> could change by the time a planning application may be submitted <u>and require a re-evaluation of developer contributions in</u>	Clarity that the contributions are estimates based on the standards at the time of

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			line with the most up to date published standards. Additionally, the need for infrastructure can change.	writing as requested by Rep ID: 215 – Norfolk County Council
AM18	58	Footnote 5 (Table 3.3)	Financial Developer contributions have been estimated based on the costs current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards. Additionally, the need for infrastructure can change.	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 205 – Norfolk County Council
AM19	60	Footnote 6 (Table 3.4)	Financial Developer contributions have been estimated based on the costs current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards. Additionally, the need for infrastructure can change.	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 216 – Norfolk County Council
AM20	68	Paragraph 3.123	3.123 In accordance with Core Strategy Policy CS7(a) (as amended) , the above policy provides strategic detail on the nature of the new District Centre and how it should be delivered in order to serve residents and workers in the Beacon Park growth area and the wider fringes of Bradwell and Gorleston-on-Sea. The policy provides further detail as to the types and manner of the uses to be brought forward in the District Centre.	To ensure that Policy CS7 is read as a whole, as amended.

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
				Correct typographical error on previously consulted AM20 (insert “-on-Sea” after “Gorleston”)
AM21	72	Paragraph 3.135	3.135 The biggest challenge of the site is to provide a sustainable extension to Caister-on-Sea which would successfully integrate the new community with the existing settlement, when the two are divided by the current Caister bypass (Jack Chase Way). An appropriate solution will be required to ensure safe and easy pedestrian, cycle and vehicular access between the development site and existing settlement, without unduly impeding through traffic or encouraging it to divert through the centre of Caister-on-Sea. <u>This solution may include the reduction of the Jack Chase Way speed limit to 40mph.</u> It is therefore particularly important that there are “pull” factors on the site to encourage the existing residents of Caister-on-Sea to cross Jack Chase Way, such as a primary school, formal recreation facilities and communities facilities.	Updated requirements from the Highway Authority as recommended in Rep ID: 230 – Norfolk County Council
AM22	74	Footnote 7 (Table 3.6)	Financial <u>Developer</u> contributions have been estimated based on the costs <u>current required levels of service provision and published standards</u> at the time of preparing the plan. It is likely that <u>both the costs and the need for additional infrastructure</u> could change by the time a planning application may be submitted <u>and require a re-evaluation of developer contributions in line with the most up to date published standards.</u> Additionally, the need for infrastructure can change.	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 214 – Norfolk County Council

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM23	79	Footnote 8 (Table 3.8)	Financial Developer contributions have been estimated based on the costs current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards. Additionally, the need for infrastructure can change.	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 213 – Norfolk County Council
AM24	80	Paragraph 3.170	3.170 Hemsby remains a popular seaside village with a reasonable range of facilities including a primary school, small supermarket, post office, doctor's surgery and two public houses all within reasonable walking distance of residents. <u>Much of the tourist industry is located along the coastal stretch, with the south-eastern area known as Newport.</u> A greater range of seasonal facilities are clustered along Beach Road serving the holiday trade. Since the 2000's the tourism industry in Hemsby has shown some signs of contraction, with, notably, the 2009 closure and subsequent and long term vacancy of the large former Pontins holiday camp site. <u>Hemsby has a wide selection of holiday caravan and chalet parks with direct access to the beach and a decent range of attraction facilities to entertain visitors. Despite its size and proximity in relation to Great Yarmouth and Gorleston-on-Sea, Hemsby has established its own national presence as a seaside resort. Recent investments by established holiday parks show that Hemsby continues to make an important contribution to the Borough's economy.</u>	To clarify the settlement area in relation to 'Newport' and provide an updated summary of the state of the local tourist industry.
AM25	83	Footnote 9 (Table 3.9)	Financial Developer contributions have been estimated based on the costs current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in	Clarity that the contributions are estimates based on the standards at the time of

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			line with the most up to date published standards. Additionally, the need for infrastructure can change.	writing as requested by Rep ID: 219 – Norfolk County Council
AM26	85	Paragraph 3.191	3.191 Any future developments within the indicated area may, depending on their scale, nature and locations, exacerbate the existing problems or provide the potential for some mitigation of them. <u>The Council will seek advice from the local highway authority when considering</u> Consideration will be given there to developments in this area to assess whether they have such potential, and how this might be best addressed.	Updated requirements from the Highway Authority as recommended in Rep ID: 235 – Norfolk County Council
AM27	87	Footnote 10 (Table 3.10)	Financial <u>Developer</u> contributions have been estimated based on the costs <u>current required levels of service provision and published standards</u> at the time of preparing the plan. It is likely that both the costs <u>and the need for additional infrastructure</u> could change by the time a planning application may be submitted <u>and require a re-evaluation of developer contributions in line with the most up to date published standards.</u> Additionally, the need for infrastructure can change.	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 218 – Norfolk County Council
AM28	90-91	Paragraph 3.204	3.204 Approximately 1.32 hectares of the western part of the site is safeguarded employment land under Policy CS6 of the Core Strategy. The provision of small scale employment uses on this site will help support the sustainability of Martham as a village providing a local source of employment and reducing the need to travel. This is particularly important given the amount of recent housing development which has taken place in the village and the amount of existing commitments. Therefore 1.32 hectares of the site should be developed for employment uses	To clarify employment uses following changes to the Use Classes Order.

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			<p>falling under use class B1including offices, research and development, and light industrial uses which are compatible with the surrounding residential development. If it can be demonstrated through marketing that there is no interest in developing this land for employment use, then the 1.32 hectares could be released for additional housing to the 95 homes proposed for the site. Policy CS6 requires marketing to take place for a period of 18 months. A shorter period could be considered appropriate if evidence is provided to justify the use of a shorter period (e.g. the length of time similar land and premises are normally marketed for). The land should be marketed at a reasonable price reflecting market value and should be on competitive terms and conditions. The marketing should include advertisements in the local press and online as well as targeted approaches. Marketing evidence should include a full record of enquiries together with reasons as to why the sale/lease did not progress.</p>	
AM29	92	Footnote 11 (Table 3.11)	<p>Financial Developer contributions have been estimated based on the costs current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards. Additionally, the need for infrastructure can change.</p>	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 221 – Norfolk County Council
AM30	96	Footnote 12 (Table 3.12)	<p>Financial Developer contributions have been estimated based on the costs current required levels of service provision and published standards at the time of preparing the plan. It is likely that both the costs and the need for additional infrastructure could change by the time a planning application may be submitted and require a re-evaluation of developer contributions in line with the most up to date published standards. Additionally, the need for infrastructure can change.</p>	Clarity that the contributions are estimates based on the standards at the time of writing as

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
				requested by Rep ID: 222 – Norfolk County Council
AM31	99	Footnote 13 (Table 3.13)	Financial Developer contributions have been estimated based on <u>the costs current required levels of service provision and published standards</u> at the time of preparing the plan. It is likely that <u>both the costs and the need for additional infrastructure</u> could change by the time a planning application may be submitted <u>and require a re-evaluation of developer contributions in line with the most up to date published standards.</u> Additionally, the need for infrastructure can change.	Clarity that the contributions are estimates based on the standards at the time of writing as requested by Rep ID: 224 – Norfolk County Council
AM32	105	Paragraph 5.7	5.7 The policy is framed around the key headings set out in the National Design Guide and provides some specific local requirements for design. In terms of context regard should also be had to policies on the historic and natural environment including Policies CS10, CS11, E4 and E5. Evidence including Conservation Area Appraisals, the Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study (December, 2016), the Great Yarmouth Borough Landscape Character Assessment (April, 2008) and the Broads Landscape Character Assessment should be considered. Site specific heritage impact assessments, where necessary, may also help inform setting the context of the development. Development should take into account key local features and create and maintain views to key buildings and landmarks such as Caister Castle and Great Yarmouth Minster and natural features such as the coast and The Broads.	Correcting typographical error – ‘appraisals’.
AM33	105	Paragraph 5.9	5.9 A key quality of a well-designed place is a sense of enclosure which results from the spatial organisation of landscape features and/or buildings. Appropriate levels of enclosure create spaces which are visually pleasing and provide a connection between the pedestrian, the landscape or the building. Appropriately scaled terraced homes which are well related to the street achieve	Grammatical corrections – inserted commas.

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			this. As do detached and semi-detached homes with generous landscaping around them. Therefore, detached buildings should have appropriate space around them to allow for landscaping, including trees, and front gardens to create a sense of enclosure. Another key feature of achieving visually attractive places is an active frontage which creates a sense of security and adds visual interest to the street. Therefore, buildings should face streets and at junctions, effectively turn the corner to provide an active frontage on to both streets.	
AM34	109	Heading & First Paragraph	Affordable Housing The NPPF clarifies that the provision of affordable housing should not be sought for developments that are not 'major sites' (for housing, 10 or more homes or sites of an area over 0.5 hectares or more), other than in rural designated areas (where policies may set out a lower threshold of 5 units or fewer). This effectively supersedes, in most cases, the thresholds set at 5 dwellings in Core Strategy Policy CS4 which apply to Affordable Housing Sub-market Areas 1 and 2 (excepting those parts within the Norfolk Coast Area of Outstanding Natural Beauty where the threshold remains at 5 dwellings or less).	A modification is proposed above to amend Policy CS4 in line with national changes to policy. Therefore, this text is no longer required.
AM35	118	Paragraph 6.18	6.18 Permitted development rights exist for the conversion of certain redundant agricultural rural buildings to dwellings, but this policy addresses situations not covered by permitted development, and where there is a potential long term heritage or landscape value which can be secured by facilitating a residential conversion of a building. This is in accordance with Core Strategy Policies CS3(d), CS9(a) & (g), CS10(a) and CS11(e), and the NPPF.	Correcting cross-reference to Policy CS3 part c).
AM36	127	Paragraph 6.49	6.49 In accordance with Policy GSP5, contributions will be sought for habitat monitoring and mitigation measures where there is an anticipated increase in the potential recreational disturbance to Natura 2000 National Site Network habitat sites, as calculated through the Habitats Monitoring and Mitigation Strategy. The contribution is charged per six bed-spaces (as	To replace 'Natura 2000 Sites' with 'National Site

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			equivalent to a dwelling) and rounded up where it is part of the next six (for example, 8 bed-spaces would round up to 2 equivalent dwellings).	Network' habitat sites, to reflect the updated Conservation Regulations following Brexit.
AM37	129	Paragraph 7.1	7.1 This policy provides further detail to Core Strategy Policy CS7 (as amended) by setting out how the development of new town centre uses will be treated within the Borough of Great Yarmouth. The NPPF is clear that town centres are the preferred location for the development of new retail, offices, tourism, cultural and community uses and that their location should be considered sequentially i.e. on town centre sites before edge of centre sites, and if that is not possible, considered on well connected out of centre sites.	To ensure that Policy CS7 is read as a whole, as amended.
AM38	130	Paragraph 7.3	7.3 Although it is presently demonstrated that there is no 'need' for additional retail floorspace within the plan period, it is necessary to be clear where new retail development will be focused when market interest and demand does arise. Core Policy CS7 (as amended) sets out the plan's retail hierarchy which focuses new retail and leisure development towards the 'Main Town Centre' of Great Yarmouth, followed by the 'Town Centre' of Gorleston-on-Sea and than then a smaller proportion to the two 'District Centres' in Caister-on-Sea and Bradwell. Finally, a limited amount will be directed to identified 'Local Centres' across the Borough to help sustain the needs of local communities.	To ensure that Policy CS7 is read as a whole, as amended. Correct typographical error on previously consulted AM38 (replace "than" with "then")
AM39	130	Paragraph 7.4	7.4 When determining proposals for main town centre uses the NPPF requires a sequential approach to be undertaken. In Great Yarmouth a concentrated Primary Shopping Area is	Modification required to clarify

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			designated within the Town Centre Boundary to define where retail development is to be principally focused, reflecting its strategic importance at the top of the retail hierarchy. This means when determining appropriate edge of centre sites in Great Yarmouth, this will be dependent on whether purely 'retail' (e.g A1) uses (e.g. shops) or other main town centre uses are being proposed. In the other designated centres of Gorleston- on-Sea , Bradwell, Caister- on-Sea and the Local Centres, appropriate edge of centre sites will be always be for considered as being within 300 metres of the designated centre for main town centre uses.	interpretation of 'retail' in the absence of former use class 'A1'. Correct typographical error on previously consulted AM39 (insert "on-Sea" after Gorleston and after Caister)
AM40	131	Paragraph 7.6	7.6 This policy supports the Core Strategy (Policy CS7(d)) and the NPPF (paragraph 85) by identifying 'protected shopping frontages' (as defined on the Policies Map) as the main focus of retail activity within the town centres of Great Yarmouth and Gorleston-on-Sea. Accordingly, the main uses encouraged within these ground floor frontages to support footfall will be Class A1 Retail (shopping) retail uses.	Modification required to clarify interpretation of 'retail' in the absence of former use class 'A1'.
AM41	133	Paragraph 7.10	7.10 Gorleston Town Centre is identified within the Core Strategy retail hierarchy (Policy CS7, as amended) as the Borough's 'second' town, below Great Yarmouth. The town centre is principally located along the High Street; north-south between School Lane and Sussex Road, and east-west between Church Lane and Baker Street. The high street is compact and tightly contained beside adjacent residential uses, which is reflected in the delineation of its town centre boundary.	To ensure that Policy CS7 is read as a whole, as amended.

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AM42	133	Paragraph 7.13	7.13 Non-main town centre uses including residential uses can play an important role to support the vitality of centres, particularly on the upper floors, providing activity and critical mass to support services and facilities. However, this needs to be finely balanced so as not to be detrimental to the function the of and character of the town centre, such as through the inappropriate loss of shopfronts to residential changes of use.	Correcting grammatical error.
AM43	134	Paragraph 7.14	7.14 Caister-on-Sea is identified within the Core Strategy retail hierarchy (<u>Policy CS7, as amended</u>) as a 'District Centre'. The centre is principally defined along Caister High Street, stretching between Holy Trinity Church in the north to Tan Lane and slightly beyond, in the south.	To ensure that Policy CS7 is read as a whole, as amended.
AM44	140	Paragraph 8.1	8.1 This policy adds detail to Core Strategy Policy CS6 and the NPPF in supporting business development (in this case comprising: Classes B1 (business), B2 (general industrial), B8 (storage or distribution) and Sui Generis from the Use Class Order). The criteria within the policy addresses proposals for new and extended business development, and the requirements within and outside of defined development limits as identified on the Policies Map. The policy will help to ensure that business development is located appropriately according to its intended use and potential impacts on the surrounding environment are minimised and avoided where possible.	Modification required to be consistent with definition of business development and the new Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.
AM45	146	Paragraph 10.4	10.4 For sites comprising 100% affordable housing to meet a specific local need, or an exception site under Policy CS4, a smaller area of search relative to the local need will be appropriate for the Sequential Test. The overall supply across of housing across the Borough will not be relevant in these scenarios as these schemes are for the purpose of meeting a local need.	Correction of typographical error.

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AM46	153	Paragraph 10.25	<p>10.25 Sites and installations which have quantities of hazardous substances present on-site are designated as notifiable installations by the Health and Safety Executive (HSE). There are a number of sites within the Borough which are identified as notifiable installations as they pose specific issues of safety and possible harm to human health in adjoining areas:</p> <ul style="list-style-type: none"> • Bunn Fertiliser, • Transco, Great Yarmouth Holder Station, • ASCO Fuels & Lubricants 	Correcting typographical error.
AM47	154	Paragraph 10.29	<p>10.29 Where proposals are within a close proximity (500m) to watercourses there may be the potential for a hydrological link. Where the watercourses are within, or linked to, any Natura 2000 National Site Network habitat sites the proposals should also be supported with a project level Habitats Regulation Assessment (HRA) which addresses any likely significant effects.</p>	<p>Correcting typographical error.</p> <p>To replace 'Natura 2000 Sites' with 'National Site Network' habitat sites, to reflect the updated Conservation Regulations following Brexit.</p>
AM48	158	Paragraph 12.1	<p>12.1 This policy adds detail to Core Strategy Policy CS9 part (e) and NPPF paragraph 105. When determining planning applications, the Borough Council will have regard to the current parking standards (current version: 2007) published by Norfolk County Council. Of particular importance, the standards set the number of spaces per dwellings and the width of parking spaces to</p>	To clarify the date of the current parking standards used.

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			accommodate modern cars (2.5m) and garages of 3m wide (internal dimensions) to allow people to park within them and be able to open the doors sufficiently wide to enter/leave the vehicle with relative ease.	
AM49	11	Paragraph 1.5	1.5 Over the last few years, the Borough Council has been unable to demonstrate a deliverable 5-year housing land supply. There is a recent history of under-delivery on the Core Strategy target, with a total of 1,310 dwellings completed since the start of the Core Strategy P period up to April 2019. When measured against the original Core Strategy stepped target for the period at 300 dwellings per annum (a total target of 1,800 dwellings), this causes a deficit of 490 dwellings; but measured over the original Core Strategy's annualised housing target (a total target of 2,520 dwellings) this causes a deficit of 1,210 dwellings. It is therefore clear that the delivery of the original housing target set out in the original Core Strategy was extremely challenging and that the use of the new standard method will be both more appropriate and achievable. Crucially, the new local housing need target will enable the Borough Council to demonstrate a deliverable supply of housing land over a five year period and therefore ensure that development is plan-led in the Borough. Adoption of the new standard method for calculating housing need will not only bring the Borough in line with the Government's requirement at the earliest opportunity but it would also allow the Borough Council to bring the housing target to a level which is considered more realistic and achievable within the plan period.	Correcting typographical errors.
AM50	13	Paragraph 1.12	1.12 To reflect this approach, the re-aligned Town Centre Boundary includes the areas around Greyfriars Way and Queen Street, as well as Church Plain and Priory Row which functions as important commercial areas to the town. The area around and including the Great Yarmouth <u>St Nicholas</u> Minster is also included to allow it further flexibility to bring forward ancillary cultural	Correcting typographical errors to insert "St Nicholas" before "Minster"

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			and community uses, where appropriate. The extent of the Great Yarmouth High Street Heritage Action Zone (HAZ), which also includes the St Nicholas Minster and much of the historic town centre within the medieval walls has also been included within the Town Centre Boundary. Lastly, the Town Centre Boundary has also been re-aligned to exclude areas which are no longer considered necessary or appropriate under the Town Centre Boundary designation. This includes part of King Street and Regent Road.	and correct reference to Great Yarmouth High Street Heritage Action Zone.
AM51	14	Paragraph 1.21	1.21 On the basis of the current evidence published since the adoption of the Core Strategy, there is no longer a quantitative need for new food and non-food shopping floorspace. Consequently, there is not a requirement under national policy for the Council to specifically identify and allocate sites for new retail-led development and therefore Policy USC7 deletes the previous retail requirement provided in Policy CS7b). Notwithstanding this, there is evidence of a limited number of locational requirements and accessibility deficits in localised shopping provision that will need to be addressed, including to support the delivery of some of the allocations in this Plan. Therefore, where market interest and demand does arise for new retail development, this will be supported in the town, district and local centres in accordance with the plans retail hierarchy in Policies CS7 (as amended), CS17, R1, R5 and BL1 and on the land allocated by Policy CA1 to create a new local centre in Caister- on-Sea and on the land allocated by Policy HY1 for small scale shopping facilities.	Correcting typographical errors to insert “-on-Sea” after “Caister”
AM52	17	Paragraph 2.7	2.7 A Neighbourhood Plan can allocate sites for development including housing. In accordance with paragraphs 65 and 66 of the NPPF, the above policy sets out the indicative housing requirement figures for the Borough’s designated Neighbourhood Areas and this is zero. This is due to the provision of housing through existing commitments and the consideration of housing	Correcting typographical error in previously

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			from elsewhere within the Borough to meet the overall housing need of the Borough. Whist Whilst the requirement is zero for each area, this should not discourage or prohibit Neighbourhood Plans from allocating housing to respond to the latest evidence of local housing need, provided that the policy criteria is met. The policy criteria ensures that housing allocations that do come forward through Neighbourhood Plans will be in accordance with the Local Plan to provide housing strategically across the Borough. Some Neighbourhood Areas are both within the Great Yarmouth Borough Council planning area and the Broads Authority planning area. The Broads Authority do not allocate a housing figure for Neighbourhood Plans. So, the target remains at zero for any Neighbourhood Plan areas that are also within the Broads Area.	consulted MM8 (replace “Whist” with “Whilst”) Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector’s Main Modifications
AM53	19	Paragraph 2.10	2.10 The Borough is characterised by a number of settlements, generally located close to one another. The Local Plan seeks to maintain the separate identities of these, and maintain distinct gaps as far as practicable. The Core Strategy stated this Plan would include Strategic Gaps between Great Yarmouth and Caister- <u>on-Sea</u> , Bradwell and Belton, and Gorleston- <u>on-Sea</u> and Hopton- <u>on-Sea</u> , and consider others. The Development Limits provide a degree of control to such ends, but this policy applies further considerations to development which may be proposed outside those limits in accordance with other policies of the Plan.	Correcting typographical errors to insert “-on-Sea” after Caister, Gorleston and Hopton
AM54	19	Paragraph 2.15	2.15 The Strategic Gap between Hopton-on-Sea and & Corton helps reduce the risk of further coalescence between the settlements across the local planning authority boundaries. This approach to 'separation' is similarly recognised and shared by East Suffolk District Council.	Correct typographical error to replace “and” with “&”

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AM55	22	Paragraph 2.21	2.21 The policy has also been produced with regard to the Statement of Common Ground on Coastal Zone Planning between the Borough Council of King's Lynn & West Norfolk, North Norfolk District Council, Great Yarmouth Borough Council, East Suffolk Council and the Broads Authority, the area covered by Coastal Partnership East (with the exception of King's Lynn and West Norfolk). The Statement of Common Ground includes a set of agreements which include alignment of planning policies for the coast. Policy GSP4 is consistent with the approaches set out in adopted and emerging Local Plans across the Norfolk and Suffolk Coast and of <u>by</u> ensuring policies for managing the coast are 'strategic' (i.e. Neighbourhood Plans have to be in conformity with them).	Correct typographical error to replace "of" with "by"
AM56	25	Paragraph 2.27	2.27 Depending of <u>upon</u> the type, extent and location of development, there is the potential to require further financial contributions to ensure the protection of National Site Network habitat sites from new development. Residential development sites within immediate proximity to National Site Network habitat sites, and tourist development (including tourist development that does not result in new accommodation), may be applicable for separate, additional contributions where these have been identified as more likely to give rise to increased visitor pressures or create direct adverse impacts. These may be collected by Section 106 agreements or by other means such as Section 111 undertakings.	Correct typographical error in previously consulted MM11 (replace "of" with "upon") Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the

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AM57	25	Paragraph 2.30	2.30 Following recent caselaw ¹ , it is important that Appropriate Assessment is undertaken before any mitigation measures are applied to deal with potential adverse effects. The above policy therefore sets out that in such cases a project-level HRA will be required, with applicants preparing a shadow HRA to provide evidence to inform the Borough Council's determination on such matters as competent authority. To simplify this process for low-impact developments (i.e. those located further than 400m away from National Site Network habitat sites and of a smaller scale of less than 10 dwellings or 1-20 tourist bed spaces) applicants may be able to use the Borough Council's template HRA from its website . In all other cases, applicants will be expected to provide their own shadow HRA undertaken by an appropriate qualified individual (such as an ecologist).	Correct typographical error in previously consulted MM11 (insert "applicants" before "may") Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector's Main Modifications
AM58	26	Paragraph 2.31	2.31 The above policy seeks to enhance the Borough's Green Infrastructure network supporting policies CS11, CS15 and GSP5. The policy recognises the potential for green infrastructure to	Correct typographical error "protected"

¹ The 'Sweetman' case - People Over Wind & Sweetman v. Coillte Teoranta (C-323/17)

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			improve nature conservation and the protected ed landscapes, identifying landscapes of specific importance such as The Broads.	
AM59	27	Paragraph 2.34	2.34 The borough benefits from having a number of former railways which, radiating from the main urban area, has have the potential to significantly increase the network and distance of 'green travel' routes across the borough and in some cases, link strategic with other protected railways in neighbouring plans (e.g. Local Plan for The Broads).	Correct typographical error – replace “has” with “have”
AM60	30	Paragraph 2.43	2.43 The Local Plan requires all new residential development to make a contribution towards the provision of new open space, including accessible natural greenspace, to meet the needs of the growing population. This contribution will either take the form of on-site/off-site provision or a financial contribution in lieu. Policy H4 provides further detail detailed information on the application of this contribution.	Correct typographical error – replace “detail” with “detailed”
AM61	36	Paragraph 3.12	3.12 Many of the major and traditional retailers are beginning to change their store formats and locational requirements in response to the growth of online sales and to provide a more exciting and engaging shopping experience. Out-of-centre retail parks are often favoured to meet this demand due to the often perceived constraints of traditional town centre environments e.g. tighter shopping environments and restrictions from conservation areas and listed buildings, (however these can be overcome through good design and appreciation and regard to context and setting etc). It is essential, therefore, that consideration be given where potential opportunities exist to provide larger modern units either through the re-purposing, reconfiguration or potential redevelopment of underutilised space in Great Yarmouth town centre	Correct typographical error – delete “town centre”

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			town centre. Any new development proposals should be designed to maximise pedestrian permeability and connectivity to drive footfall within the town centre.	
AM62	36	Paragraph 3.13	3.13 Along King Street and the Market Place, the main array of shop frontages and facades are located in the town centre. Some frontages form part of, or are attached to, listed buildings and many are in a poor state of condition or of a design which does <u>not</u> complement the listed building or enhance the historic setting of the town. The Council will support the refurbishment or replacement of shopfronts, particularly where this strengthens the local distinctiveness of the town and its heritage. The reinstatement of original ground floor frontages, such as historic townhouses, will also be encouraged for their contribution to the town's historic character, unless this has an adverse impact on the Protected Shopping Frontage, or on the designated heritage assets, as per Policies R2, E5 and CS10.	Correct typographical error – insert “not” after “does”
AM63	37	Policy GY2 (3 rd paragraph)	To maintain core retail frontage within the existing Shopping Centre, any new proposals which provide frontage to the shopping centre entrance (off Market Place); or provide frontage along it's <u>its</u> principal internal corridor (linking Market Place and Regent Road); will be determined against Policy R2 'Protected Shopping Frontage'	Grammatical change - remove apostrophe from “it’s”
AM64	37	Paragraph 3.18	3.18 To facilitate these changes, the Council will consider the merits of potential changes of use, <u>and</u> partial or comprehensive redevelopment of the Market Gates Shopping Centre. Proposals which improve connections between the Market Place and Temple Road, and in particular enhancements to the public realm around the Bus Station will be encouraged.	Correct typographical error – add “and” before “partial”
AM65	39	Paragraph 3.26	3.26 Such facilities could take a number of forms, and could potentially be located either at Hall Quay, or on the opposite bank near the Ice House. Arrangements for the management and	Grammatical change (insert

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			maintenance of such facilities would be an important factor, as would ensuring that the facility does not compromise commercial craft movements and other port activities, but both of these are successfully achieved in many other ports and towns.	“not” after “does”)
AM66	44	Paragraph 3.39	3.39 Maintaining and encouraging new vibrant and visually active uses along the seafront is fundamental for the continued vitality of the Borough's tourism, leisure and cultural offer. They provide interest and 'pull' along the extent of its area, and help to encourage a variety of visitors, spend and footfall throughout the year. In furtherance of this, investment in new leisure, entertainment and tourist uses will be flexibly supported throughout the Seafront Area and particularly where this maintains or re-introduces ground floor frontage and/or activity to the seafront. Tourist and leisure proposals which activate the upper floors of seafront buildings will also be positively encouraged, particularly where this helps to secure the long-term maintenance and integrity of heritage assets.	Correct typographical error – add “and” before “help”
AM67	45	Paragraph 3.43	3.43 The Seafront's public realm facilities and open space will continue to be upgraded or enhanced for the needs and enjoyment of residents, and tourists and businesses operating in the area. Consideration will be given to the provision of new public facilities such as toilets, seating and shelters, and well designed, attractive signage, wayfinding to optimise the use of open space, the beach and wider resorts and facilities linked to the town centre and train & bus stations. The Council will also consider ways in which to address deficiencies in the public realm, for example seeking environmental improvements or encouraging the replacement or alteration of buildings and structures which present a blank facade at ground level or an impediment to pedestrian movement.	Correcting typographical errors – delete “and” before “tourists”

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AM68	46	Policy GY7 criterion m	m. Provision of adequate, concealed bin storage for the intended use, of out out of sight from the street.	<p>Correcting typographical error on previously consulted MM19 (replace “of out” with “out of”)</p> <p>Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector’s Main Modifications</p>
AM69	46	Paragraph 3.45	3.45 The above policy provides guidance for assessing development proposals and appropriate uses in areas at the back of Great Yarmouth seafront. These areas are built-up and largely contain Bed and Breakfast (B&B) establishments and residential properties. As the demand for holiday accommodation has changed over the years, the previous predominance of hotels and B&Bs in this these areas has lessened. The intention of the policy is to manage that process of change.	Correcting typographical error – replace “this” with “these”

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AM70	48	Paragraph 3.51	3.51 This policy provides a positive approach to help guide the future long-term use of the Great Yarmouth Racecourse, a strategically important leisure facility and visitor attraction. The Great Yarmouth Racecourse has been established on the North Denes since the 1920s, and provides a major 'all year round' visitor attraction that contributes to the tourism offer in the Borough and the wider region, being only one of two horse racing courses within Norfolk (the other being Fakenham). The policy seeks to safeguard the racecourse and maximise it <u>its</u> future role in contributing <u>to</u> the Borough's tourism and leisure offer. The policy therefore complements the ambitions of Policy CS8 of the Core Strategy.	Correcting typographical errors – replace “it” with “its” and insert “to” before “the”.
AM71	48	Paragraph 3.52	3.52 In recent years the use of the racecourse and its ancillary facilities have been widened to flexibly accommodate alternative tourism uses such as conferencing and wedding facilities and areas for camping and caravanning leisure. This policy therefore continues to support future development proposals which are both ancillary to the racecourse and expected to continue securing its long-term future use for the benefit <u>of the</u> tourism economy, both locally and regionally.	Correcting typographical errors – add “of the” before “tourism”
AM72	50	Paragraph 3.61	3.61 In determining new proposals for port related developments, applicants should have particularly regard to the impact of traffic from increased port activity on the Great Yarmouth seafront and wider town area, in compliance with Core Policy CS16.	Correcting typographical errors – “particular”
AM73	53	Paragraph 3.66	3.66 Whilst the site proposed is noted to be within the parish boundary of Hopton-on-Sea, the site would in effect represent a sustainable extension to the settlement of Gorleston-on-Sea, with close access to services notably within Gorleston- <u>on-Sea</u> , Bradwell & <u>and</u> Beacon Park. The	Correcting typographical errors

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			location is in particularly close proximity to the James Paget University Hospital, Beacon Business Park and the schools to the north.	(insert “-on-Sea” after Gorleston, and replace “&” with “and”)
AM74	54	Paragraph 3.72	3.72 The design of the whole scheme is exceptionally important. The development should be designed so that it creates a locally distinctive neighbourhood which is sympathetic to the environment it lies within. There should be a good variety of house types and styles and a variety of different materials and treatments used, as well as thoughtful landscaping, green infrastructure and tree-planting to encourage healthy living. Design tools such as the Building for Healthy Life criteria should be applied when designing the scheme and assessing the quality of the design. Proposals will need to be in accordance Policies CS9 and A2 on design and the National Design Guide.	Correct reference to “Building for Healthy Life”
AM75	56	Policy GN2 (1 st paragraph)	Land at Emerald Park Football Ground (2.3 Hectares) as identified on the draft Policies Map, is allocated for approximately 100 dwellings. The site should be developed in accordance with the following site specific criteria:	Deletion of “draft” on previously consulted MM23 Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the

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AM76	59	Paragraph 3.97	3.97 The site is adjacent to a conservation area, in close proximity to a number of listed buildings, and there are protected trees within the site. The site itself contains a building of local heritage interest, but this is now partially demolished. A flint wall running to the boundary of the Malthouse Lane contributes to the amenity of the site. A well designed scheme that is sympathetic to the local environment, i.e. retaining key features including the protected trees and the historic flint wall, has the potential to positively enhance the character of the site and the conservation area. Taking account of those constraints, the Council's assessment of the site allocation suggests that a lower density of development is required when compared with the standards set in Policy H3 and that typically only 20 dwellings could be accommodated. A recent appeal decision ² relating to the site allocation has granted planning permission for a higher density of development comprising 6 houses and 28 flats with associated works. Nonetheless, it is reasonable that approximately 20 dwellings reflects an appropriate threshold for the allocation as it would be necessary, should the existing planning permission not be brought forward, that an alternative proposal also demonstrate that the constraints can be overcome through high quality urban design and landscaping.	<p>Typographical errors on previously consulted MM24 (delete "the" before "Malthouse Lane")</p> <p>Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector's Main Modifications</p>
AM77	59	Paragraph 3.94	3.94 The site is within the existing built up area of Gorleston-on-Sea. The land is brownfield, with a disused office building occupying the site. Surrounding land uses include residential to the south and a fire station with business/industrial uses to the north and east associated with the river frontage.	Correcting typographical errors (insert "-on-Sea" after "Gorleston")

² Appeal Ref: APP/U2615/W/20/3245040, application Ref: 06/16/0190/F - date of decision: 6 July 2021

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AM78	59	Paragraph 3.95	3.95 The site is within walking distance of Gorleston town centre and other amenities including schools and a health centre. There is a bus stop in front of the site offering regular bus services between Gorleston- <u>on-Sea</u> and Great Yarmouth.	Correcting typographical errors (insert “-on-Sea” after “Gorleston”)
AM79	60	Paragraph 3.98	3.98 The site has been identified by the Norfolk County Council <u>Historic</u> Environment Service as having considerable archaeological potential. Remains are anticipated relating to a former Augustinian Friary and this historic River Yare crossing point. The policy therefore requires an Archaeological Written Scheme of Investigation to be submitted to the Borough Council for consultation with Norfolk County Council <u>Historic</u> Environment Service prior to the commencement of the development.	Correct reference to “Norfolk County Council Historic Environment Service”
AM80	63	Paragraph 3.110	3.110 The site is allocated for mix use <u>mixed-use</u> development to facilitate an update to the healthcare and community use currently provided on site. The current healthcare facility is housed in a temporary building. This allocation would allow the permanence of the healthcare provision on this site whilst allowing the site to be updated to provide healthcare to future anticipated standards.	Correcting typographical error - replace “mix use” with “mixed-use”
AM81	64	Paragraph 3.114	3.114 An element of housing with care should be provided on the site as this would be compatible with the healthcare use currently provided on site and the permanence of <u>the</u> healthcare facility which this policy is seeking to safeguard. This would have to be at an appropriate scale to not prejudice the delivery of the healthcare facility.	Correcting typographical error - insert “the” before “healthcare”

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AM82	66	Paragraph 3.118	3.118 Bradwell is one of the larger settlements in the Borough with a current population of around 10,500 people. It is located in the south of the Borough, contiguous with Gorleston- <u>on-Sea</u> and close to Great Yarmouth.	Correcting typographical errors (insert “-on-Sea” after “Gorleston”)
AM83	66	Paragraph 3.119	3.119 Bradwell has evolved from a small rural community: a collection of hamlets and farmsteads clustered around commons and greens, that saw little change until the 20th century. During the 1950s the settlement grew substantially towards the railway in the north and Gorleston- <u>on-Sea</u> to the east, with further waves of major estate scale development taking place during the 1980s and 1990s.	Correcting typographical errors (insert “-on-Sea” after “Gorleston”)
AM84	66	Paragraph 3.121	3.121 The Core Strategy includes <u>a</u> major urban extension to the south of Bradwell, which is currently under construction. This will eventually provide a further 1,000 new homes, new land for employment, and community facilities such as a new primary school and a district shopping, etc. centre.	Correcting typographical errors (insert “a” after “includes” and delete “shopping, etc.”)
AM85	68	Paragraph 3.126	3.126 New residential development is planned beyond both the site's north-western boundary and to the east, adjacent Woodfarm Lane. Appropriate structural landscaping should be provided along these perimeter boundaries to provide a softer edge to the development and help reduce the likely impact of the planned commercial uses upon the amenities of future residents to the north. Landscaping will also be required to soften the impact of surface car parking car parking and reduce <u>the</u> appearance of a car dominated environment. Buildings should be aligned to provide a strong frontage on Beaufort Way and to limit extensive views of surface car parking.	Correcting typographical errors (delete “car parking” repetition and insert “the” before “appearance”)

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM86	69	Paragraph 3.129	3.129 Caister-on-Sea is one of the larger settlements in the Borough with a total population of approximately 9,000 people. It is located on the coast north of Great Yarmouth and separated from its built up area by only a short stretch of open land. Caister- <u>on-Sea</u> was an important settlement for the Romans, and the remains of the historic shore fort are still evident; once overlooking what was then a vast estuary between Caister- <u>on-Sea</u> and Burgh Castle. The fort is now in the centre of the settlement which has grown around it as sea level has changed and taking advantage of land reclaimed during the medieval period.	Correcting typographical errors (insert “-on-Sea” after “Caister”)
AM87	69	Paragraph 3.130	3.130 Caister's recent history is intertwined with tourism: the UK's oldest holiday camp was established here in 1906. The opening here of a new halt on the coastal railway stimulated further tourism and housing development in the area. Following successive waves of housing development, by the end of the 20th century the extent of Caister- <u>on-Sea</u> had largely reached its current size and extent, owing in part to the constraint eventually imposed by the Caister bypass constructed in the 1980's.	Correcting typographical errors (insert “-on-Sea” after “Caister”)
AM88	72	Paragraph 3.139	3.139 Car parking provision within the site should have regard to Norfolk County Council Parking Standards both with regard to the number of spaces per dwelling and the width of parking spaces to accommodate modern cars (2.5m). Parking provision should include a mix of solutions including on-plot parking, well designed on-street parking and parking courts. Rear parking courts should only be used in limited circumstances where spaces are well surveilled, secure and close to the respective dwellings. Continuous front curtilage parking should be avoided as this creates a car-dominated environment as well as limiting the scope for on-street visitor parking. Where garages are provided, they must be a minimum of 3m wide (internal dimensions) to allow people	Correcting typographical errors “regard”

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			to park within them and be able to open the car doors sufficiently wide to enter/leave the car with relative ease.	
AM89	73	Paragraph 3.140	3.140 Design tools such as Building for Healthy Life criteria should be applied when designing the scheme and assessing the quality of the design. Proposals will need to be in accordance Policies CS9 and A2 on design and the National Design Guide.	Correct reference to “Building for Healthy Life”
AM90	76	Paragraph 3.156	3.156 Today, Belton is a popular village, with a good range of local facilities including a primary school, children’s centre, supermarket, post office and church clustered together as effectively a small ‘centre’. A village hall with playing field and play equipment, and two public houses are also within walking distance of many residents. A wider range of services and facilities are located nearby in Great Yarmouth and Gorleston- on-Sea , connections are provided within the village, by regular public transport.	Correcting typographical errors (insert “-on-Sea” after “Gorleston”)
AM91	78	Paragraph 3.160	3.160 Planning consent granted to the north of New Road for 64 dwellings includes the provision of a roundabout to serve the proposed development. On-site access to this allocation should be taken off of a new spur from the proposed roundabout at New Road and/or Church Lane. Appropriate foot way provision to connect the site to the existing footpath on New Road should also be provided. Direct vehicular access on to Church Lane will be avoided to preserve its rural character. The site would benefit from better integration into the existing pedestrian and cycling networks particularly between Stepshort and the recreational ground and between Church Lane and St Georges Road therefore new improvements will be required of the development. The site has the potential to impact upon the Beccles Road/Mill Lane junction and should be further	Typographical errors on previously consulted MM30 (delete “of”) Note – the text opposite (excluding the additional modification)

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			investigated through a site-specific Transport Assessment with necessary mitigation measures secured. A Travel Plan should also be submitted identifying measures to encourage sustainable modes of transport.	reflects the final modified wording as per the Inspector's Main Modifications
AM92	78	Paragraph 3.165	3.165 There are heritage assets with archaeological interest identified on the site, therefore the potential for unearthing further archaeological deposits are considered likely. The policy requires the developer to submit a Heritage Impact Assessment accompanied by the results of an archaeological field evaluation to understand the significance of any archaeological remains on site and how this <u>will</u> be best addressed through the development of the site.	Correcting typographical errors (insert "will" after "this")
AM93	80	Paragraph 3.168	3.168 Hemsby is one of the larger villages in the Borough, with a resident population of approximately 3,000. It is located 6 miles north of Great Yarmouth, close to both Winterton-on-Sea, Ormesby St Margaret and Martham.	Correcting typographical errors (delete "both")
AM94	80	Paragraph 3.172	3.172 The Great Yarmouth Surface Water Management Plan identifies the built-up area of Hemsby as being particularly at risk from surface water flooding, with Haycroft Road, Barleycroft Road and Beach Road notably affected. The risk of flooding from the river (fluvial) is not generally considered to be a problem within the present built-up area. However, land close to the recreational ground on the western periphery of Hemsby is within fluvial flood risk zones 2&3 (medium and high risk). To the east of the settlement, the coastal front has <u>frontage</u> is also identified as being with the Coastal Change Management Area which is addressed in Policy GSP4.	Correcting typographical errors (delete "front has" and replace with "frontage")

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM95	84	Paragraph 3.185	3.185 To the west, the village has sustained a more residential function and character, comprising several estate scale developments, the last large-scale development being completed in the early 2000's to the south of the village. Hopton is relatively self-contained, with a good range of facilities including a primary school, doctors surgery, dentist, pharmacy, two convenience stores, two public houses, a gym and village hall, all within a reasonable walking distance for residents. It's close proximity to both Gorleston- <u>on-Sea</u> and Lowestoft via the A47 trunk road means that residents are particularly well served by sustainable transport to a greater range of facilities and employment opportunities.	Correcting typographical errors (insert "-on-Sea" after "Gorleston")
AM96	84	Paragraph 3.186	3.186 The surrounding area to Hopton is not considered by the Great Yarmouth and Waveney Settlement Fringe Study to be highly sensitive to new development, though the Council is keen to preserve a distinct gap between Hopton and the built up area of Gorleston- <u>on-Sea</u> to the north, and with Corton (outside the plan area) to the south.	Correcting typographical errors (insert "-on-Sea" after "Gorleston")
AM97	85	Paragraph 3.189	3.189 Traffic from the Potters Resort and other premises in the vicinity (including those to the south, across the county boundary) tends to move via Station Road, to the detriment of amenity and safety in the heart of the Hopton- <u>on-Sea</u> . Longfulans Lane and Lowestoft Road provides an alternative which avoids those problems, but its current narrow width, lack of a footway and sharp bend onto Lowestoft Road deters its use.	Correcting typographical errors (insert "-on-Sea" after "Hopton")
AM98	87	Paragraph 3.192	3.192 The site is adjacent to a recently consented housing site to the west and in conjunction could provide improvements to access to the south of Hopton- <u>on-Sea</u> which would support a long term ambition by the Borough Council to improve the existing Longfulans Lane, in accordance with Policy HP1.	Correcting typographical errors (insert "-on-Sea" after "Hopton")

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM99	88	Paragraph 3.197	3.197 Martham is approximately 10 miles north of Great Yarmouth, and within 3 miles of Hemsby, Winterton- <u>on-Sea</u> , and a number of other smaller villages. It is of Saxon origin and grew around the village green and 14th century church, both of which remain as village landmarks. The village remained relatively compact until the arrival of the railway in the 19th century, which was followed by significant infilling along the principal routes into the village. Though the railway closed in the 1950s, the settlement has continued to expand, with several estate scale developments being built during the 1970s, 1980s and 1990s.	Correcting typographical errors (insert “-on-Sea” after “Winterton”)
AM100	88	Paragraph 3.198	3.198 Today, Martham is the largest Primary Village in the Borough, with a residential population of 3,500. It has an extensive range of local services including a primary school, nursery school, post office, library, public house, two convenience stores and a range of other local village shops. Key social facilities such as Flegg Secondary School and the James Kittle medical centre are also situated within the village, meaning that Martham also assumes more of a as 'service centre' role for the surrounding smaller villages such as Repps with Bastwick, Rollesby and Somerton in the north of the Borough.	Correcting typographical errors (delete “as”)
AM101	91	Paragraph 3.210	3.210 The site has previously been tested for contaminated land during the planning application process, for application ref 06/14/0817/O. That it There may be contaminants present on the site related to former industrial uses on parts of the site. Therefore the policy requires a remediation scheme to be carried out in full.	Correcting typographical and punctuation (delete “That”)
AM102	93	Paragraph 3.215	3.215 The Great Yarmouth and Waveney Settlement Fringe Study identifies areas to the southeast of Ormesby St Margaret as generally being more sensitive to new development, due its exposed character and contribution to the setting of local heritage assets such as Ormesby Hall and	Correcting typographical error – pluralise “seek”

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			Duncan Hall School. The Local Plan also seeks to preserve a distinct gap between the village and Caister-on-Sea to the south-east.	
AM103	98	Paragraph 3.226	3.226 The site is well located adjacent to the north of the existing built-up area with good access to local services and facilities. Vehicular access can be achieved via Barton Way provided that it is widened to the required Highway Authority standard at its narrower sections. In doing this, existing street trees should be protected and where possible and replaced where lost. The site can also be potentially accessed from Thurne Way. The site can be easily integrated into <u>the</u> settlement with good connectivity and minimal impact upon the surrounding countryside. However, a lower density than that set out in Policy H3 is required to reflect the character of the area. This proposed allocation would provide a deliverable development opportunity for a small to medium sized housebuilder.	Correcting typographical errors on previously consulted MM35 (to delete “and” and insert “the” before “settlement”) Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector’s Main Modifications
AM104	104	Paragraph 5.5	5.5 This policy when assessing housing design, adds detail to Core Strategy Policy CS9 and reflects the NPPF chapter ‘Requiring good design’ ‘Achieving well-designed places’ and the new National Design Guide.	Correct reference to NPPF Chapter

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM105	105	Paragraph 5.7	5.7 The policy is framed around the key headings set out in the National Design Guide and provides some specific local requirements for design. In terms of context regard should also be had to policies on the historic and natural environment including Policies CS10, CS11, E4 and E5. Evidence including Conservation Area Appraisals, the Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study (December, 2016), the Great Yarmouth Borough Landscape Character Assessment (April, 2008) and the Broads Landscape Character Assessment should be considered. Site specific heritage impact assessments, where necessary, may also help inform setting the context of the development. Development should take into account key local features and create and maintain views to key buildings and landmarks such as Caister Castle and Great Yarmouth <u>St Nicholas</u> Minster and natural features such as the coast and The Broads.	Correcting typographical errors (insert “St Nicholas” before “Minster”)
AM106	105	Paragraph 5.11	5.11 It is essential that sufficient and well-designed parking spaces are provided for on new housing developments to avoid problems such as pavement parking and other dangerous on-street parking. In terms of provision, development will need to be in accordance with Policy I1. In terms of design, the main aim is to ensure parking spaces are well-used and do not result in a car-dominated street-scene. It is generally best to have a mix of solutions. For detached and semi-detached houses, it is best to provide parking on-plot to the side of houses to allow for the provision of front gardens and landscaping and maintain a relationship between the building and the street, thus avoiding a car-dominated environment. For streets with terraced housing, a mix of solutions will be required. This could include off-street solutions such as car-ports, parking courts, integral garages, and space in the front curtilage or rear curtilage of the property. Front-curtilage parking should generally be avoided as it can remove the possibility for landscaping, street trees and front gardens, removes the opportunity for on-street parking for visitors, increases the potential for conflicts between pedestrians and vehicles and results in a car-	Correcting typographical errors – pluralise “pedestrian”

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			dominated environment with a poor sense of enclosure. Similarly, rear-parking courts should be avoided as they often are poorly used which results in cars parked informally on streets not designed to accommodate them. Rear-parking courts should only be used where they have good access to properties, are secure and well-overlooked to encourage use. On-street parking can be a desirable solution where streets are of sufficient width to accommodate parked cars. Parking bays in streets can also be a positive solution particularly where separated with street trees.	
AM107	107	Paragraph 5.15	5.15 Housing developments should be designed with consideration of how things might be in future, for the example the provision of electric and autonomous vehicles, broadband requirements and energy requirements. Developers also should consider carefully and set out a plan as to how public spaces such as streets, open spaces, drainage and parking courts will be managed in the long-term. Policy H4 sets out requirements for the adoption of open space. For other public spaces, consideration should be given to whether public authorities can adopt them or whether a management company needs to be formed or commissioned.	Correcting typographical errors – delete “the”
AM108	107	Paragraph 5.16	5.16 The Design and Access Statement should clearly set out how the policy requirements in Policy A2 have been met. Other tools should also be considered such as the Building for <u>Healthy</u> Life 12 criteria.	Correct reference to “Building for Healthy Life”
AM109	108	Paragraph 5.17	5.18 The display of advertisements is subject to a separate consent process (Control of Advertisements Regulations, 2007) within the planning system. Advertisements are subject to control only in the interests of amenity and public safety. The following <u>above</u> policy indicates how such assessments will be approached. Policies A1 'Amenity' and E4 'Trees and Landscape' will also be of particular relevance to advertisement proposals.	Correcting typographical errors – replace “following” with “above” and amend “approach”

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)			Reason									
AM110	111	Paragraph 6.6	6.6 The Borough has a high need for affordable housing. To address circumstances where housing proposals submitted in phases or cumulatively (i.e. those on a larger specific site) would result in a lower overall requirement for affordable housing, the Borough Council will seek to ensure that the affordable housing contribution is based upon the whole site. For example where there is a planning application for seven units has already been approved and after a further year another planning application under the same ownership on an adjacent site is submitted for three units; then the affordable housing requirement will be calculated from a total development of ten. If the affordable units could not be provided on the latest planning application, then a contribution for off-site provision will be sought.			Correcting typographical error (delete “there is” before “a planning application”)									
AM111	112	Policy H3 (Table Heading)		<table><tr><th>Location - settlement(s)</th><th>Net minimum housing density (dwellings her <u>per</u> hectare)</th></tr><tr><td>Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations</td><td>50</td></tr><tr><td>Elsewhere in the settlements of Great Yarmouth, Gorleston-on-Sea & Bradwell</td><td>35</td></tr><tr><td>Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea Martham, Ormesby St Margaret and Winterton-on-Sea</td><td>30</td></tr><tr><td>Elsewhere in the Borough</td><td>20</td></tr></table>	Location - settlement(s)	Net minimum housing density (dwellings her <u>per</u> hectare)	Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations	50	Elsewhere in the settlements of Great Yarmouth, Gorleston-on-Sea & Bradwell	35	Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea Martham, Ormesby St Margaret and Winterton-on-Sea	30	Elsewhere in the Borough	20	<div>Typographical errors on previously consulted MM41 (replace “her” with “per”)</div> <div>Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the</div>
Location - settlement(s)	Net minimum housing density (dwellings her <u>per</u> hectare)														
Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations	50														
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				Inspector's Main Modifications
AM112	112	Paragraph 6.7	6.7 The above policy builds on the NPPF which encourages local planning authorities to make an effective use of land when meeting housing needs, and suggests the use of density standards to support this aim.	Grammatical change (pluralise "encourage" and "suggest")
AM113	115	Paragraph 6.14	6.14 Core Strategy Policy CS3(d) seeks to ensure the provision of an appropriate range of housing to meet different housing needs, and CS6(i) supports the provision of rural worker's dwellings on economic grounds. The NPPF requires the Council to plan for a mix of housing based on the needs of different groups in the community, and specifically identifies rural worker's dwellings as a potential exception to its presumption against isolated dwellings in the countryside.	Correcting typographical error – insert "The" before "NPPF"
AM114	118	Paragraph 6.21	6.21 Where a conversion is, in itself, advantageous, restriction of permitted development rights may be required to ensure that such advantage is maintained in the long term, and not eroded by excessive or poorly designed or located buildings, or other domestic clutter.	Correcting typographical error – pluralise "building"
AM115	123	Paragraph 6.31	6.31 The design standards have regard to the principles set out in the 'Housing our Aging Population Panel for Innovation' (HAPPI) report which when published in 2009 sought to consider what reforms were needed to ensure that new build specialised housing meets the future needs and aspirations of older people.	Correcting typographical error – insert "when" before "published"
AM116	125	Paragraph 6.39	6.39 The greater risk of unacceptable amenity impacts, and also impacts on the character of the area, tends to occur with new <i>sui generis</i> HMOs. At least some C4 HMOs may have no greater impact on amenity, character and parking (for example) than C3 dwellings, so a slightly less restrictive policy approach in terms of concentration is appropriate. Having a 20% (<i>sui generis</i>)	Correcting typographical errors – "tend"

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			<p>HMO limit on properties within 50m of any part of the curtilage of a proposed new <i>sui generis</i> HMO is considered to strike a pragmatic balance between:</p> <ul style="list-style-type: none"> i. recognising the need for low-cost accommodation in the Borough, and that conversion to an HMO can sometimes be the most cost-effective way of keeping, or returning a vacant building to active use; ii. the amenity and/or character impacts that can sometimes occur with HMOs; and iii. being fairly straightforward to calculate and measure on the ground. 	
AM117	126	Paragraph 6.41	<p>6.41 For some limited areas of the Borough, further HMOs would undermine the particular plan proposals for them, including the 'Great Yarmouth Seafront improvement Area' (see Policy GY6) and the 'Hall Quay Development Area' (see Policy GY3), so no new HMOs will be permitted there. The 'Back of the Seafront Improvement Area' (see Policy GY7) has been, and remains, under significant pressure for new HMOs – many such conversions have taken place over recent decades. Where former guest houses etc are being considered for alternative uses, the Council prefers changes from holiday use to normal C3 dwelling houses and business premises rather than new HMOs, to try to develop a different character to the area.</p>	Correcting typographical errors (deletion of "see" before each reference to Policies, and correct reference to Policies GY6 & GY7)
AM118	128	Paragraph 6.50	<p>6.50 The NPPF seeks to significantly improve the supply of new homes. The Council's Local Plan also seeks to ensure new housing is delivered to meet needs. It is therefore important that proposals for new housing are deliverable.</p>	Grammatical change (pluralise "seek")
AM119	132	Paragraph 7.8	<p>7.8 It has not been considered necessary to designate Secondary Shopping Frontages as indicated by Core Policy CS7(d). Secondary Shopping Frontages are usually designated to identify frontages</p>	Correcting typographical

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			for a greater mix of uses including banks, building societies, estate agents, restaurants and cafes etc. These uses are generally acceptable within the wider town centre area of Great Yarmouth (Policy GY1) and Gorleston (Policy R3) and where in compliance with the criteria in Policy R2. Additionally, it has not been necessary to designate Holiday Shopping Frontages, as indicated by Core Policy CS7(d) as Policies GY5 and GY6 provide further direction on how particular retail uses which support leisure and tourism uses along Regent Road and the seafront will be managed.	errors – “designate”
AM120	132	Paragraph 7.9	7.9 It is noted that some changes of use can take place without the need for planning permission under the General Permitted Development Order 2015 which allows some flexibility of uses within the town centre (subject to size, final proposed land use and whether it is located within a conservation <u>area</u> or not). The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application. The Council will consider the use of Article 4 Directions where consistent with the Written Ministerial Statement – Revitalising high streets and town centres made on 1 July 2021 and any subsequent updates to national policy.	Correcting typographical area on previously consulted MM50 (insert “area” after “conservation) Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector’s Main Modifications

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM121	133	Paragraph 7.11	7.11 Gorleston -on-Sea functions well as a town centre and compliments, rather than duplicates, the main town centre role fulfilled by Great Yarmouth, performing the principal day-to-day convenience and service destination for local residents, businesses and sixth form college. The main stretch of shopping frontage lies between Cross Street and Baker Street, and is strongly dominated by traditional shopfronts, activated <u>active</u> ground floors and a vibrant mix of retail and leisure uses with relatively low levels of long term vacancies.	Correcting typographical errors (insert “-on-Sea” after “Gorleston”, replace “activated” with “active”)
AM122	137	Paragraph 7.22	7.22 Reflecting this important contribution on <u>to</u> the Borough's overall retail, tourism and cultural offer, new kiosk and stall proposals will be generally acceptable where located within the designated Holiday Accommodation Areas, Town Centres and Great Yarmouth Seafront Area. Proposals for new kiosks or stalls outside of these areas will only be acceptable where meeting the requirements of the sequential approach in Policy R1.	Correcting typographical errors – replace “on” with “to”
AM123	139	Paragraph 7.27	7.27 In recent years, the range of products sold, particularly in garden centres, have <u>has</u> been extended to include other retail goods as well as providing popular activities such as cafes and play areas, however these have the ability to draw trade away from the Borough's town, district and local centres, potentially undermining their future vitality and viability. Garden centres (and similar enterprises) often require large areas of land to accommodate buildings, car parking and display of plants and other goods and by their commercial nature, can be both visually intrusive upon the landscape and have a significant impact on the local highway network.	Correcting typographical error – replace “have” with “has”
AM124	139	Paragraph 7.28	7.28 To ensure that new or expanded rural retailing use do <u>does</u> not undermine the viability and vitality of nearby designated centres, proposals for retail development based in the countryside will be assessed against the above policy criteria. Where a development proposal is planned over	Correcting typographical error – replace “do” with “does”

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			200m ² the submission of a Retail Impact Assessment will be required. This complies with the approach set out in Core Policy CS7. Where it is necessary, the Council may limit the range and goods sold by planning condition, in the interest or protecting and not undermining the vitality of existing designated centres.	
AM125	139	Paragraph 7.29	7.29 Some permitted development rights presently exist for the conversion of agricultural buildings to flexible commercial, business and services uses including A1 retail. In circumstances where planning permission is required, Policy R8 will apply.	Delete reference to A1 from previous Use Classes Order and insert "business and services")
AM126	142	Paragraph 9.2	9.2 Development proposals for food and drink uses, or kiosks and stalls, will be considered carefully against the specific detailed policies (Policy Policies R6 and R7). This will ensure that the local tourist industry is not adversely affected by either the potential over-concentration or nuisance and disturbance that can result from food and drink uses.	Correcting typographical errors – replace "Policy" with "Policies"
AM127	146	Paragraph 10.6	10.6 Where the Sequential Test can be passed, proposals will still need to be subject to the Exception Test as relevant and set out in national planning policy. The exception test requires demonstration that the sustainability benefits of the development outweigh the risk of flooding and by ensuring that the development is safe for its lifetime and does not worsen flood risk elsewhere. In terms of demonstrating the sustainability benefits of the development, the proposal should be assessed against the sustainability appraisal framework contained with within the Sustainability Appraisal Report which accompanies this plan. In terms of demonstrating the site is safe for development, finished floor levels or living accommodation in 'more vulnerable'	Correcting typographical errors on previously consulted MM59 (insert "by" before "ensuring" and replace

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
			development should be 300mm above the 1 in 200 year flood event level (including climate change allowance) and safe refuge in the building should be provided 300mm above the 0.1% (1 in 1000 year) flood event level (including climate change allowance).	“with” with “within” Note – the text opposite (excluding the additional modification) reflects the final modified wording as per the Inspector’s Main Modifications
AM128	149	Paragraph 10.12	10.12 The above policy builds on <u>the</u> NPPF in protecting open spaces. Open spaces tend to be publicly available and provide local amenity and recreational facilities for the local community. However, they can also be private spaces or provide more subtle functions such as contributing to the character and setting of buildings of historic or architectural value. Open spaces also help support biodiversity, the aesthetic quality of the public realm and built environment and mitigate flood risk.	Correcting typographical errors – insert “the” before “NPPF”
AM129	154	Paragraph 10.27	10.27 The siting of new notifiable installations will be managed with the aim of keeping the installations separate from housing and other sensitive land uses with which the installations would be incompatible. The Council will consult the Heath <u>Health</u> and Safety Executive and the Environment Agency about the siting of proposals for new notifiable installations.	Correct typographical error (replace “Heath” with Health”)

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)	Reason
AM130	160	Paragraph 12.10	12.10 The Council will continue to seek the advice of the statutory water bodies on site specific proposals (such as but not limited to; Anglian Water, the Lead Local Flood Authority & and the Environment Agency).	Correcting typographical errors – replace “&” with “and”
AM131	164	Table A.1, Appendix A:(Retail Development Indicator)	Retail Survey: %ground floor units in retail-based uses (A1, A2, A3) in designated centres. Number and percentage of vacant units in designated centres; Area of new permitted/completed floor space for town centre of uses (A1, A2, A3) in or adjacent to designated centres & outside of retail centres. Discuss general performance (and larger trends), permitted/built development outside of designated centres.	Delete references to A1, A2 & A3 from the previous Use Classes Order as previously consulted under MM68
AM132	165	Table A.1, Appendix A:(Business and Employment Development Indicator)	Permitted/completed business developments (Use classes B1, B2, B8) – by site area (hectares) and active floor space (m ²), separating out: Beacon Park Beacon Park extensions Safeguarded employment sites Commentary on performance of areas including development permitted outside of employment areas and Development Limits	Delete references to use classes order, as previously consulted under MM68.
AM133	167	Table A.1, Appendix A: Site Specific Development/	Discussion of progress on the Great Yarmouth Town Centre Masterplan and Regeneration Framework projects - SPD production; influence on specific proposals.	Correct reference to “Great Yarmouth Town Centre

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)		Reason
		Improvement Areas Indicator			Masterplan and Regeneration Framework”, as previously consulted under MM68
AM134	171	Table B1, Appendix B: Superseded Policy TR7	TR7 – New visitor facilities in Prime Commercial Holiday Areas	Replaced by Policy L1 Holiday Accommodation Areas, Policy L2 New or expanded Countryside Tourism tourist facilities outside of Development Limits and Holiday Accommodation Areas , and Policy GY6 Great Yarmouth Seafront, and Policy GY5 Regent Road	Correct reference to Policy L2
AM135	171	Table B1, Appendix B: Superseded Policy TR10	TR10 – New leisure or recreational facilities in the countryside and open coastal areas	Replaced by Policy L2 New or expanded Countryside Tourism tourist facilities outside of Development Limits and Holiday Accommodation Areas.	Correct reference to Policy L2
AM136	172	Table B1, Appendix B: Superseded Policy TR15	TR15 – Upgrading of chalet and caravan parks	Removed - there is sufficient coverage in Policy L1 Holiday Accommodation Areas and Policy L2 New or expanded Countryside Tourism tourist facilities outside of Development Limits and Holiday Accommodation Areas.	Correct reference to Policy L2

Ref.	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Additional Modification(s)		Reason
AM137	172	Table B1, Appendix B: Superseded Policy TR16	TR16 – New holiday accommodation	Removed - there is sufficient coverage in Policy L1 Holiday Accommodation Areas and Policy L2 New or expanded Countryside Tourism tourist facilities outside of Development Limits and Holiday Accommodation Areas.	Correct reference to Policy L2
AM138	173	Table B1, Appendix B: Superseded Policy INF16	INF16 – New development within coastal areas	Replaced by Policy GSP4 <u>New Development in Coastal Change Management Areas</u>	Correct reference to Policy GSP4
AM139	174	Table B1, Appendix B: Superseded Policy REC8	REC8 – Provision of recreational, amenity and play space	Replaced by Policy H4 Open Space Provision for New Housing <u>Development</u>	Correct reference to Policy H4
AM140	174	Table B1, Appendix B: Superseded Policy SG1	SG1 – Business Park and Commercial Area	Policy removed - an area is defined through Policy GN4 Beacon Park Business Park and the extension in Policy GN5 <u>Policy GN5 Beacon Business Park extension</u>	Correct reference to Policy GN5

Local Plan Part 2 – Adoption (Policy & Resources Committee)

Appendix 6 – Equality Impact Assessment



Great Yarmouth Local Plan Part 2

Equalities Impact Assessment

December 2021



Author	Service	Date Completed
Kim Balls, Senior Strategic Planner	Strategic Planning, Planning & Growth	12 November 2021

Part A – Aims and procedures of the policy, service or function.

1.	Title of function, or policy to be assessed?	Great Yarmouth Local Plan Part 2 “LPP2”
2.	The status of the policy?	To be adopted (Regulation 26) by Full Council on 9 th December 2021.
3.	What are the aims, objectives and purpose of the policy?	<p>The principal aim/objective of the LPP2 is to provide the detailed planning policy to assist with the determination of planning applications within the Borough of Great Yarmouth to 2030.</p> <p>The LPP2 builds upon and supplements the policies within the Core Strategy (Local Plan Part 1) which was previously adopted in December 2015.</p> <p>Given the time passed since the adoption of the Core Strategy, the LPP2 updates and partly supersedes four policies of the Core Strategy, relating to matters on overall housing and retail requirements; the needs of gypsy, travellers & travelling showpeople; and, affordable housing thresholds. The LPP2 also identifies specific sites for allocation for various difference uses and (as required) includes both Strategic and Non-Strategic Policies.</p>
4.	Are there any other function, policies or services which might be linked with this one for the purposes of this exercise?	<p>The LPP2 will be part of the statutory development plan for the Borough of Great Yarmouth, with links to several plans and policies, including those listed below:</p> <ul style="list-style-type: none"> • Great Yarmouth Core Strategy (Local Plan Part 1) • Great Yarmouth Corporate Plan 2020-2025 • Norfolk County Council Mineral and Waste Local Plan • National Planning Policy Framework (NPPF) • National Planning Practice Guidance (NPPG) • <i>Emerging</i> Neighbourhood Plans
5.	Who is it intending to affect or benefit (the target population)?	The LPP2 will sit alongside the already adopted Core Strategy (Local Plan Part 1) to provide the statutory planning and development framework for the borough. It therefore affects a wide number of individuals including Borough residents, developers, landowners, employees and other key stakeholders that operate within it.

Part B – Consideration of data and research

6.	What examples of data (qualitative and quantitative) or any consultation information is available that will enable the impact assessment to be undertaken?	<p>At each stage of the LPP2s preparation, community engagement and consultation has been undertaken. Consultation feedback and representations received at each stage of the process has informed the plan's production in an iterative and reflective manner.</p> <p>Throughout the LPP2's preparation, all consultation stages were undertaken in accordance with the Council's Statement of Community Involvement (SCI). The method employed has been set out in more detail within the Regulation 22 Consultation Statement which accompanied the submission of the plan.</p> <p>The Strategic Planning Team has had the opportunity to review the consultation practices and their effectiveness throughout the LPP2's preparation. This has included compliance with statutory consultation requirements during the COVID-19 pandemic, as set out in the Regulation 22 Consultation Statement.</p>
7.	What evidence of complaints against the service, policy, procedure have been made on grounds of discrimination?	<p>Responses received at each consultation stage on the LPP2, including objections, have been published in the Regulation 22 Consultation Statement which accompanied the submission of the Plan.</p> <p>No complaints were received throughout the LPP2's preparation on the grounds of discrimination.</p>
8.	What does the consultation/research/data indicate about the negative impact of the service, policy, procedure or practice?	<p>Sustainability Appraisal (SA) has been undertaken in parallel with each preparation stage of the LPP2. The purpose of the SA is to assess the social, economic, and environmental impact of the draft policies and site allocations to ensure that the plan is sustainable. The SA uses a sustainability framework which is comprised of SA objectives to predict the positive, negative, neutral, or uncertain impacts on the LPP2 policies.</p> <p>The 2020 SA report (which accompanied the submission of the LPP2) identified a significant negative effect in relation to the loss of soil resources and soil quality. This was unsurprising and could not be avoided given that the plan allocates land for new housing. Notwithstanding this, the plan sought to minimise the significance of this effect through the implementation of other policies and is balanced by positive effect of increased housing provision to meet housing needs.</p> <p>There were relatively few other negative effects identified through the 2020 SA Report.</p>

		<p>Following the LPP2 examination hearings (undertaken between March and April 2021) a revised Sustainability Appraisal Report (2021 SA Report) was undertaken which assessed the effects of all modifications proposed by the examining Planning Inspector, deemed necessary for the plan's soundness. These modifications included two further significant amendments to the adopted Core Strategy on matters relating to: affordable housing thresholds (Policy UCS4); and, the needs of gypsies, travellers & travelling showpeople (Policy UCS5).</p> <p>The conclusions of the 2021 SA Report (in terms of identified negative effects) were not materially different to the 2020 SA Report.</p>
9.	<p>What does the consultation/research/data indicate about the positive impact of the service, policy, procedure, or practice?</p>	<p>The 2020 SA identified positive effects against a majority of the SA objectives, with significant positive effects identified against improving accessibility to key services, improving housing provision and revitalising town centres.</p> <p>The conclusions of the 2021 SA Report (in terms of identified positive effects) were not materially different to the 2020 SA Report.</p>

Part C – Testing of proposed plan against protected characteristics

Part C tests the individual policies of the LPP2 against each of the protected characteristics and ascribes a Neutral, Positive or Negative effect.

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
Policy UCS3: Adjustment to Core Strategy housing target	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy amends the existing Core Strategy housing target to reflect changes in national policy. The policy will benefit all sections of the community by meeting the needs of current and future residents.
Policy UCS4: Amendment to CS4 – Delivering affordable housing	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy amends the threshold at which affordable housing contributions will be sought, in accordance with national policy. There is no positive or negative discrimination of any of the protected characteristics.
Policy UCS5: Amendments to CS5 – Meeting the needs of gypsies, travellers and travelling showpeople	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This policy amends the Core Strategy gypsy & traveller pitch target to reflect the most recently assessed need for gypsies and travellers. It also commits an early review of the evidence base to ensure future needs of gypsies, travellers and travelling showpeople are identified as soon as possible.</p> <p>The policy encourages the extension of the existing safeguarded gypsy and traveller site to be explored to potentially</p>

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										facilitate an increase in gypsy & traveller pitches to meet the identified needs. The policy has clear benefits upon meeting the needs of the gypsy and traveller community.
Policy UCS7: Amendments to UCS7 – Strengthening our centres	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy amends the existing Great Yarmouth Town Centre Boundary, designates a new Bradwell District Centre, and deletes the currently adopted retail requirements laid down in the Core Strategy. There is no positive or negative discrimination on any of the protected characteristics.
Policy GSP1: Development Limits	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy defines where new development will or will not be principally supported. There is no positive or negative discrimination on any of the protected characteristics.
Policy GSP2: Housing Requirements for Neighbourhood Plan Areas	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy indicates the general level of housing that will be expected to come forward through individual neighbourhood plan. There is no positive or negative discrimination on any of the protected characteristics.
Policy GSP3: Strategic gaps between settlements	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to protect the strategic gaps in the borough to maintain the separate identities

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										of settlements. This will provide accessible amenity space for the benefit of all.
Policy GSP4: New development in Coastal Change Management Areas	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to reduce the risk to coastal communities from climate change, by identifying a Coastal Change Management Area (CCMA) and indicating the type of development which will or will not be permissible within in. The policy will be of benefit to all members of society affected by coastal pressures.
Policy GSP5: Internationally protected habitats and species impact avoidance and mitigation	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that the potential affects arising from new residential or tourism development or internally protected designated sites are fully considered and addressed. There is no positive or negative discrimination on any of the protected characteristics.
Policy GSP6: Green Infrastructure	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy encourages access to green infrastructure for all members of society.
Policy GSP7: Potential Strategic Cycling and Pedestrian Routes	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy encourages access to strategic cycling and pedestrian routes for all members of society.
Policy GSP8: Planning obligations	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy ensures that where necessary, development provides services, facilities, and mitigation to ensure that sustainable development is achieved. The

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										policy lists the types of obligations which may be considered including educational, affordable housing and healthcare.
Policy GY1: Great Yarmouth Town Centre	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy promotes a town centre first approach to Great Yarmouth Town Centre and aims to encourage the health and vitality of the town centre. There is no positive or negative discrimination on any of the protected characteristics.
Policy GY2: Market Gates Shopping Centre	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to help manage the future health and vitality of the shopping centre by allowing greater flexibility in the types of use permitted. There is no positive or negative discrimination on any of the protected characteristics.
Policy GY3: Hall Quay Development Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to facilitate increased food, beverage, and leisure development in Hall Quay for the greater health and vitality of Great Yarmouth. There is no positive or negative discrimination on any of the protected characteristics.
Policy GY4: King Street Enhancement Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to provide greater flexibility in the types of uses permissible within King Street in order to secure the long-

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	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										term future of historic assets and the historic environment. There is no positive or negative discrimination on any of the protected characteristics.
Policy GY5: Regent Road	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to ensure that new development permitted in Regent Road continues to strengthen its role as a historic, cultural, and commercial link between the town centre and seafront, whilst having regard to the amenity of existing and future occupiers/traders in the area. There is no positive or negative discrimination on any of the protected characteristics.
Policy GY6: Great Yarmouth Seafront Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to support leisure and tourism development in Great Yarmouth. It has amenity benefits for local people and provides opportunities to enhance the local economy.
Policy GY7: Great Yarmouth Back of Seafront Improvement Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to improve the general amenity and character of the area situated behind Great Yarmouth's seafront by limiting the types of uses permitted within the area. There is no positive or negative discrimination on any of the protection characteristics.

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
Policy GY8: Great Yarmouth Racecourse	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to guide and support the long-term use of the Great Yarmouth Racecourse as a 'year-round' attraction, benefitting the local leisure economy for all.
Policy GY9: Great Yarmouth North Denes Airfield	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to secure the long-term future of Great Yarmouth's North Denes Airfield by indicating the types of temporary and permanent uses permissible, providing local employment opportunities. There is no positive or negative discrimination on any of the protected characteristics.
Policy GY10: Great Yarmouth Port & Harbour Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit all sections of the community by continuing to safeguard land for employment opportunities.
Policy GN1: Land south of Links Road, Gorleston-on-Sea	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy GN2: Emerald Park, Gorleston-on-Sea	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy GN3: Land at Ferryside, High Road, Gorleston-on-Sea	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										services, facilities, and improved transport infrastructure
Policy GN4: Beacon Park Business Park	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit all sections of the community by continuing to safeguard land for employment opportunities.
Policy GN5: Beacon Business Park Extension	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit all sections of the community by allocating land for offshore, higher value technology and R&D activities, thus providing employment opportunities.
Policy GN6: Shrublands Community Facility	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	The policy will benefit the local community, particularly those with a need to access local healthcare facilities.
Policy BL1: Beacon Park District Centre	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing accessible new retail and community development.
Policy CA1: Land west of Jack Chase Way, Caister-on-Sea	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy BN1: Land south of New Road, Belton	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy HY1: Land at former Pontins Holiday Camp, Hemsby	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										services, facilities, and improved transport infrastructure
Policy HP1: Access improvements in the south of Hopton-on-Sea	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing a safer route for pedestrian and cyclists accessing the area.
Policy HP2: Land to the West of Coast Road, Hopton-on-Sea	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy MA1: Land north of Hemsby Road, Martham	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy OT1: Land South of Cromer Road, Ormesby St Margaret	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy OT2: North of Barton Way, Ormesby St Margaret	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit the local community, providing development with accessibility to services, facilities, and improved transport infrastructure
Policy A1: Amenity	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to improve the quality of local environments by setting out a list of the main amenity considerations to be addressed through new developments. There is no positive or negative

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	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										discrimination on any of the protected characteristics.
Policy A2: Housing design principles	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that development considers the needs of residents and users. Specific positive effects when measured against age and disability characteristics, ensuring design takes into consideration needs across the lifetime of people and their changing circumstances.
Policy A3: Advertisements	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy will benefit all sections of the community.
Policy H1: Affordable Housing Tenure Mix	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	The policy provides further detail to the Council's currently adopted affordable housing policy and will positively contribute to the meeting the Council's identified housing need, in particular those who may struggle to access traditional local housing markets.
Policy H2: Delivering affordable housing on phased or cumulative developments	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	The policy aims to ensure that affordable housing needs continue to be met, in full and are not frustrated through the phasing of sites. The policy will positively contribute to the meeting of the Council's identified housing need, in particular those who may struggle to access traditional local housing markets.

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
Policy H3: Housing Density	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to ensure that residential developments make efficient and effective use of land, with densities reflecting the character and accessibility of both urban and rural areas. There is no positive or negative discrimination on any of the protected characteristics.
Policy H4: Open Space provision for New Housing Development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure an appropriate level of open, accessible, and recreational green space is provided for the benefit of the community. There is no positive or negative discrimination on any of the protected characteristics.
Policy H5: Rural worker dwellings	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to ensure that the provision of new rural workers dwellings outside of the development limits is justified and has no detrimental impact on the rural area. There is no positive or negative discrimination on any of the protected characteristics.
Policy H6: Retention and removal of existing occupationally restricted dwellings	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to ensure that the removal of occupancy restriction conditions is only approved where it is robustly justified, to avoid new isolated market dwellings being created in the countryside. There is no

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										positive or negative discrimination on any of the protected characteristics.
Policy H7: Conversion of rural buildings to residential uses	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The aim of the policy is to ensure that the conversion of rural buildings to residential use has regard to the character and setting of the building and the wider area, and the impact upon any protected species possible affected by the proposal. There is no positive or negative discrimination on any of the protected characteristics.
Policy H8: Replacement dwellings outside of the development limits	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The aim of the policy is to ensure that the replacement of dwellings in the countryside has regard to the character and setting of the building and the wider area, and the amenity of neighbouring occupiers. There is no positive or negative discrimination on any of the protected characteristics.
Policy H9: Residential extensions	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy allows homeowners to improve their homes to address changing needs and circumstances, whilst considering the impacts on upon adjacent neighbours, benefitting the whole community. There is no positive or negative discrimination of any on the protected characteristics.

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
Policy H10: Residential annexes	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy facilitates the adaptation and change of the housing stock in carefully considered locations. The provision of annexes often benefits the elderly, young adults, and those with disabilities to live semi independently within the wider family unit.
Policy H11: Housing for the elderly and other vulnerable uses	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy helps secure suitable and accessible accommodation to meet the needs of elderly and other vulnerable uses.
Policy H12: Houses in multiple occupation	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to manage the appropriateness, location, and design of HMO proposals for the benefit of the community. There is no positive or negative discrimination on any of the protected characteristics.
Policy H13: Housing supply and delivery	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to increase the delivery of new homes to ensure the Council's meets its identified housing requirements. There is no positive or negative discrimination on any of the protected characteristics.
Policy R1: Location of retail development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy ensures that new town centre development is focussed towards identified centres as a priority, thus ensuring that services and facilities are accessible to the whole

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										community. There is no positive or negative discrimination on any of the protected characteristics.
Policy R2: Protected shopping frontages	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to protect and encourage retail shopping uses within concentrated areas of Great Yarmouth and Gorleston town centre. There is no positive or negative discrimination on any of the protected characteristics.
Policy R3: Gorleston-on-Sea Town Centre Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy promotes a town centre first approach to Gorleston Town Centre and aims to encourage the health and vitality of the town centre. There is no positive or negative discrimination on any of the protected characteristics.
Policy R4: Caister-on-Sea District Centre Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy promotes a town centre first approach to Caister-on-Sea District Centre and aims to encourage the health and vitality of the district centre. There is no positive or negative discrimination on any of the protected characteristics.
Policy R5: Local Centres	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy encourages the expansion of new, and retention of existing local amenities within local centres. The policy particularly benefits the elderly and those with limited mobility.

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	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
Policy R6: Kiosks and stalls	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy established the approach to permitting new kiosks and stalls in the borough. There is no positive or negative discrimination on any of the protected characteristics.
Policy R7: Food and drink amenity	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that the impact of new food and drink proposals on the amenity, appearance and vitality of the area is fully considered. There is no positive or negative discrimination on any of the protected characteristics.
Policy R8: Rural retailing	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy establishes the approach to permitted new retail uses within the rural areas. The policy provides opportunities to enhance the local rural economy whilst having regard to the sensitivity or impact on the surrounding landscape. There is no positive or negative discrimination on any of the protected characteristics.
Policy B1: Business Development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy establishes the approach to permitting new business development proposals within or outside the settlement limits. The policy provides opportunities to enhance the local economy and provide job opportunities. There is no

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										positive or negative discrimination on any of the protected characteristics.
Policy L1: Holiday accommodation areas	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy establishes the types of leisure uses to be encouraged within particular areas of the borough. The policy provides opportunities to enhance the local economy and provide job opportunities.
Policy L2: New or expanded tourist facilities outside of Development Limits and Holiday accommodation areas	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy provides clarity on the types and management of leisure uses allowed outside of current development limits and holiday accommodation areas, having regard to the character, setting and sensitivity of the countryside and protected conservation sites. There is no positive or negative discrimination on any of the protected characteristics.
Policy L3: Equestrian development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy permits new and extended equestrian development, having regard to landscape setting and occupiers of adjacent users. There is no positive or negative discrimination on any of the protected characteristics.
Policy E1: Flood Risk	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to avoid or where necessary, mitigate the risk of flooding. The policy has clear

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										benefits to all members of society.
Policy E2: Relocation from Coastal Change Management Areas	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to manage the approach used when relocating uses away from Coastal Change Management Areas. The policy has clear benefits to all members of society directly affected by coastal erosion issues.
Policy E3: Protection of open spaces	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to protect open spaces which provide benefit or amenity to the local community.
Policy E4: Trees and landscapes	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that intrinsic quality and amenity of trees and landscapes are fully considered when determining new development proposals. There is no positive or negative discrimination on any of the protected characteristics.
Policy E5: Historic environment and heritage	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that development will not cause harm to the significance of both designated and non-designated heritage assets. There is no positive or negative discrimination on any of the protected characteristics.
Policy E6: Pollution and hazards in development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that new development is demonstrated as being safe, where located close to, or susceptible to the potential of

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
										hazards or pollution. The policy ensures that the potential for hydrologically linked affects to protected sites is fully considered. There is no positive or negative discrimination on any of the protected characteristics.
Policy E7: Water conservation in new dwellings and holiday accommodation	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks standards to improve the water efficiency of new residential and holiday accommodation development. There is no positive or negative discrimination on any of the protected characteristics.
Policy C1: Community facilities	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	The policy aims to safeguard community facilities (including educational and healthcare facilities) or seek their replacement where necessary. Considered to be particularly positive for those with children those more likely to access services.
Policy C2: Educational facilities	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that educational facilities are located appropriately according to the communities they serve while limiting the potential for adverse impacts on the surrounding environment. The policy has clear benefits to those in or entering education.

Local Plan Part 2 Policy	Equalities Group – is the effect Neutral, Positive or Negative?									Explanation and Evidence
	Age	Disability	Gender Re-assignment	Race	Religion	Gender	Sexual Orientation	Marriage & Civil Partnership	Pregnancy and Maternity	
Policy I1: Vehicle parking for developments	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy ensures that the type and location of vehicle parking has regard to the most up to local parking standards, including adequate width to enter/exit cars. This is particularly beneficial to the elderly and those with mobility issues.
Policy I2: Telecommunications	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy facilitates better connectivity to access social and economic services, facilities, and jobs. The policy has clear benefits to all members of society.
Policy I3: Foul drainage	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy ensure that new development proposals do not undermine the quality of the borough's water resources by ensuring adequate foul drainage connections. There is no positive or negative discrimination on any of the protected characteristics.

Part D – Summary of protected characteristic analysis

Part D provides a summary of each protected characteristic as analysed through Part C.

Age	The policies within the LPP2 are regarded as being generally positive for all within society. The aim of the LPP2 is to facilitate sustainable development for all ages of society but will particularly help those at the younger and older spectrum of age, providing accessibility to health, community facilities and services and the design of accessible, lifetime homes and specific homes to meet the needs of the elderly.
Disability	The policies within the LPP2 are regarded as being generally positive for all within society, and some particularly positive for this protected characteristic. The policies in the LPP2 will help to address the needs of those with disabilities, particularly accessibility to health, community facilities and services, and the design of accessible homes.
Gender Re-assignment	The policies within the LPP2 are regarded as being generally positive for all and as having no impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The LPP2 is inclusive of all members of the community and does not discriminate against any gender reassignment
Race	The policies within the LPP2 are regarded as being generally positive for all and in particular meeting the housing needs of gypsies and travellers. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The LPP2 is inclusive of all members of the community and does not discriminate against any race.
Religion	The policies within the LPP2 are regarded as being generally positive for all and as having no impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The LPP2 is inclusive of all members of the community and does not discriminate against any religion or expression of belief.
Gender	The policies within the LPP2 are regarded as being generally positive for all and as having no impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The LPP2 is inclusive of all members of the community and does not discriminate against any gender
Sexual Orientation	The policies within the LPP2 are regarded as being generally positive for all and as having no impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The LPP2 is inclusive of all members of the community and does not discriminate against any sexual orientation.
Marriage and Civil Partnership	The policies within the LPP2 are regarded as being generally positive for all and as having no impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The LPP2 is inclusive of all members of the community and does not discriminate against any relationship status.
Pregnancy and Maternity	The policies within the LPP2 are regarded as being generally positive for all. Given the needs of this protected characteristic e.g. access to healthcare, community facilities and local housing markets, some of the policies in the plan have highlighted a positive impact through this assessment.