

URN: 21-096

Subject: Local Plan Part 2 Update and Adoption of revised Local Development Scheme

Report to: Policy and Resources Committee

Report by: Samuel Hubbard – Strategic Planning Manager

SUBJECT MATTER

This report provides an update on progress of the Local Plan Part 2 (future development plan for the borough to 2030) now that the examination hearings have concluded with the Planning Inspectorate. It provides a summary of the initial findings from the Planning Inspectorate and the likely modifications needed to the plan in order for it to be found sound.

The report also recommends adoption of a revised Local Development Scheme which sets out the content of Local Plan documents and timescales for preparation. The Local Development Scheme needs amending to reflect the latest timescales and content of the Local Plan Part 2. The timescales for the Local Plan review which is due to commence this year have also been revised to reflect latest activity.

RECOMMENDATION

That Policy and Resources Committee:

- Notes progress on the Local Plan Part 2
- Adopts the revised Local Development Scheme (Appendix 2)

1. Local Plan Part 2 Update

- 1.1. The 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).
- 1.2. 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.

- 1.3. 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 were originally scheduled for early January 2021. However, due to the circumstances of the Planning Inspector associated with the January 2021 'lockdown', the hearings were delayed and took place between March and April 2021. The hearings were conducted virtually and can be viewed on the Council's Youtube channel (<https://www.youtube.com/channel/UCcXjvwYFXW1zCUuE-MdZ8dw>).
- 1.4. On 19th May 2021 the Inspector wrote to the Council with his initial findings following the hearings. The letter is included in Appendix 1 to this report. The letter concludes that the plan can be made sound providing a number of 'main modifications' are made to the plan. This conclusion was expected, as pointed out in the report to Policy and Resources and Council in January/February 2020, not a single Local Plan in the country has navigated the examination process without requiring modifications. The modifications required are those that were identified during the hearings which can be found in [Document J1.3](#) of the Local Plan examination library plus a number of other modifications listed in the Inspector's letter. 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 .
 - Removal of trigger points from policy in terms of infrastructure delivery to give flexibility in section 106 negotiations.

- 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 allowing developers to reduce the amount of open space provided if they can demonstrate there is a local surplus of provision.
- 1.5. Officers have also identified a number of ‘additional modifications’ 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.
- 1.6. A small number of changes are also required to the policy maps to address concerns raised in representations. 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.
- 1.7. It is now necessary to undertake a consultation on the proposed modifications. This will start in June 2021 and last for 8 weeks. Any responses to the consultation will be forwarded to the Inspector for his consideration. The Inspector plans to write the final report on the Local plan in September 2021. Therefore, the Council should be able to adopt the plan in October/November 2021.
- 1.8. 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 Inspector will confirm his findings on this when he issues his final report. However, the Inspector has provided some initial conclusions in his letter about supply on some sites. The reductions in supply identified in the letter will still leave the Council with a robust five-year supply.

2. Revised Local Development Scheme

- 2.1. The Council’s Local Development Scheme (LDS) sets out the timetable for the preparation of development plan documents (that form the Local Plan). It must also set out the subject matter and geographical area which the development plan document will cover.
- 2.2. The LDS was last revised in January 2020. Since then, the Covid-19 pandemic caused a number of delays to the progress of the Local Plan Part 2 as detailed above. The revised LDS (Appendix 2) updates the timescales to reflect the latest situation. Providing there are no further unforeseen issues arising from the consultation on the modifications (or further Covid-19 restrictions), the Local Plan Part 2 is planned for adoption this autumn.

- 2.3. The modifications required with regard to Policy CS4 and Policy CS5 mean that the subject matter and scope of the Local Plan Part 2 will change. Therefore, the revised Local Development Scheme also amends the description of the Local Plan Part 2.
- 2.4. The existing Local Development Scheme also sets out a timetable for a new Local Plan to be prepared which will eventually replace the Core Strategy and the Local Plan Part 2. The timetable for the preparation of this plan also needs to be updated to reflect the current position. The updated timetable for the new Local Plan could be subject to further change pending potential changes to the planning system as proposed in the Planning White Paper.

3. Financial Implications

- 3.1. No additional implications. Preparation of the Local Plan is provided for in the agreed Strategic Planning budget.

4. Legal and Risk Implications

- 4.1. Preparation of the Local Development Scheme is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). Section 19(1) of the act requires development plan documents (the Local Plan) to be in accordance with the Local Development Scheme. Therefore, it is important that the Local Development Scheme is up to date with respect to both the description of the plan and the timetable for its production.

5. Conclusion

- 5.1. That Policy and Resources Committee:
- Notes progress on the Local Plan Part 2;
 - Adopts the revised Local Development Scheme (Appendix 2)

6. Background Papers

Appendices:

- Appendix 1 – Letter from Planning Inspector – Post Hearing Note Relating to the Great Yarmouth Local Plan Part 2.
- Appendix 2 – Local Development Scheme

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:	n/a

Crime & Disorder:	n/a
Every Child Matters:	n/a

GREAT YARMOUTH BOROUGH COUNCIL

Examination of the Great Yarmouth Local Plan Part 2

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Dear Mr Glason,

POST HEARINGS NOTE RELATING TO THE GREAT YARMOUTH LOCAL PLAN PART 2

1. As indicated in the final hearing session on 29 April 2021, I am writing to set out my initial views on the Great Yarmouth Local Plan Part 2 document (the Plan). In summary, the Plan as submitted has deficiencies in respect of soundness. However, subject to modifications in respect of a number of matters discussed during the hearings and further modifications which I set out later in this note, I consider that there would be sufficient prospect of the Plan being found legally compliant and sound so as to proceed to consider the detail of those modifications.
2. In reaching the above view, I have given full consideration to all of the representations made relating to the Plan, including the oral contributions at the hearing sessions. My final conclusions and associated reasoning relating to my findings in terms of soundness and legal compliance will be given in the report to be produced having taken account of the responses to the consultation on the proposed main modifications. The views expressed in this note may alter in the light of any further evidence that emerges, including as part of the consultation process and any necessary sustainability appraisal (SA) or habitats regulations assessment (HRA) of the modifications. Therefore, the views given here are without prejudice to the conclusions and reasoning that will appear in my final report.
3. Further to the above, it is not the intention of this note to list all of the parts of the submitted Plan that I consider to be sound and legally compliant, or any associated reasoning. The final report will cover the relevant main issues that have arisen as part of the examination, including those not referred to specifically in this note. The comments in this note are provided only for the purpose of

identifying the matters where consideration should be given to further modifications in order to achieve soundness.

4. The suggested changes and further modifications I set out are in addition to those already contained in the Schedule of Potential Modifications to the Local Plan Part 2 (document J1.3). These have been provided by the Council in relation to the submitted Policies UCS7, GSP1, GSP2, GSP3, GSP4, GSP5, GSP6, GSP8, GY1, GY3, GY4, GY5, GY7, GY9, GN1, GN2, GN3, GN4, GN5, GN6, BL1, CA1, BN1, HY1, HP2, MA1, OT1, OT2, A1, A2, A3, H2, H4, H5, H6, H7, H9, H11, R1, R2, R3, R4, R5, R7, B1, L1, L2, L3, E1, E2, E3, E4, E5, E6 and I3, together with associated and other changes to supporting text and some alterations to Appendices. Without prejudice to the outcome of the consultation on them and the conclusions of the final report, I am satisfied at this stage that all of the main modifications in that document are necessary to address soundness issues and will be effective in so doing.
5. Nonetheless, I will decide whether any changes to the detailed wording of the potential main modifications listed (as set out in document J1.3) are needed, once the Council have responded to me with respect to the matters identified in this note. I, therefore, at this stage deal with only the relevant submitted policies and other parts of the Plan that I consider will require further modifications to those already suggested by the Council, and the potential additional policies included in document J1.3 as discussed at the hearings.

New Policy UCS4:

Amendments to CS4 - Delivering affordable housing

6. The potential main modification identified in document J1.3 to add a new Policy UCS4 that part amends Policy CS4 of the Great Yarmouth Local Plan: Core Strategy (CS), with associated changes to the supporting text, is necessary to ensure an up-to-date approach to affordable housing that is consistent with recent changes to national policy as set out in the National Planning Policy Framework - February 2019 (the Framework). The new policy would complement the adjustment to the CS housing requirement in the submitted Plan within Policy UCS3.

New Policy UCS5:

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

7. Similarly to the above, the potential main modification to add a new Policy UCS5 which part amends Policy CS5 of the CS is also required, together with associated changes to the supporting text. The

modification is necessary to enable an up-to-date approach for provision for gypsies, travellers and travelling showpeople to account for the implications of more recent evidence and location specific changes in the context of national policy as set out in the Framework and Planning Policy for Traveller Sites - August 2015 (PPTS).

Policy UCS7: Amendments to CS7 - Strengthening our centres

8. In addition to the potential main modification to Policy UCS7 identified in document J1.3, the associated amendments to its supporting text currently identified as 'additional modifications' should also be included. The changes to the supporting text are necessary to ensure that the interpretation of the policy would be effective for the purpose of decision-making on any future planning applications for main town centre uses, including retail.

Policy GSP2: Housing requirements for Neighbourhood Plan Areas

9. The potential main modification to Policy GSP2 and a new paragraph following 2.9 are noted. However, the modification should also include the associated amendments to its supporting text currently identified as 'additional modifications' that assist its interpretation.

Policy GSP5: Internationally protected habitats and species avoidance and mitigation

10. Further to the potential main modification to Policy GSP5 and amendments to its supporting text at paragraph 2.25. The new paragraphs to clarify the approaches to tourism development and exemptions currently identified as 'additional modifications' should also be included as they assist the effectiveness of policy interpretation.
11. In addition, the references to 'Natura 2000' should now be replaced with 'national site network' to reflect the transfer of functions from the European Commission to UK authorities from 1 January 2021. The change should also be made in any other references to Natura 2000 throughout the Plan.

Policy GSP6: Green Infrastructure

12. The potential main modification to Policy GSP6 and the new paragraph making reference to ecological corridors and priority habitats and species, should incorporate further wording to provide certainty of consistency with national policy. This could be achieved by clarifying that the identified Green Infrastructure networks have

associated functions as ecological networks and that the policy seeks (together with related approaches in Policies GSP5 and GSP8) to ensure that they are more resilient to current and future pressures.

Policy GSP8: Planning Obligations

13. As well as the potential main modification to Policy GSP8 and its supporting text, the 'additional modifications' to paragraph 2.40 and new paragraph after 2.45 should also be included. In addition, the policy wording relating to 'other contributions' should be modified to link directly to criteria a) and b), and 'exceptional circumstances' should be deleted from paragraph 2.45 and replaced with 'particular circumstances' to ensure consistency with national policy.

Policy GY4: King Street enhancement area

14. Further to the potential main modification to Policy GY4 and its supporting text, the reference in criterion b) of the policy and paragraph 3.28 to 'retail use' should be altered to 'a main town centre use' to ensure that it is effective and takes account of the changes made by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Policy GY6: Great Yarmouth Seafront Area

15. A main modification is required to the final paragraph of Policy GY6 to ensure that it is effective and justified, by making clear that it relates to only 'Proposals for...', to reflect the recent changes introduced by The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021. The main modification should also include consequent amendments to the identified changes in document J1.3 to paragraphs 3.40 and 3.41.

Policy GN6: Shrublands Community Facility

16. The potential main modification to Policy GN6 should also include the associated changes to its supporting text currently identified as 'additional modifications' that assist the interpretation of the policy. In addition, criterion g) of the policy should be re-worded in terms of tree replacement(s) to be more effective. An alternative could be "Retention of trees where practicable, with suitable replacements provided where trees are required to be removed". Similar criteria in other allocation policies, such as in Policy GN1, should be modified accordingly in the interest of consistency.

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

17. The potential main modification to Policy CA1 and its supporting text, should include further changes to criterion f) to remove the reference to land being provided 'free of charge' for a primary school. Such matters should alternatively be dealt with via revised supporting text clarifying that it is the typical position taken by the education authority when seeking to meet the needs of new development.

Policy A2: Housing design principles

18. I note the main modification to Policy A2 and its supporting text as set out in document J1.3. However, further changes are required to criterion c) bullet point 2 to provide certainty of what is intended to be achieved by a 'sense of enclosure'. It should clarify whether it is to ensure suitable natural surveillance and/or enhance community cohesion, or a different purpose. The reference to 'lower densities' in bullet point 4 of criterion c) should also be modified to avoid inconsistency with the approach of Policy H3 to housing density.

Policy H1: Affordable housing tenure mix

19. A main modification is required to the final paragraph to make reference to and ensure consistency with the listed exemptions in national policy as set out in paragraph 64 of the Framework. The supporting text should also be updated to link to Policy UCS4.

Policy H3: Housing density

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

Policy L1: Holiday accommodation areas

Policy I3: Foul drainage

20. As discussed during the hearings, a main modification is required in the interest of effectiveness and consistency with national policy to replace 'exceptional' circumstances with 'limited' circumstances in Policy H3 and its supporting text.
21. Similarly, and further to the potential main modification to Policy H6 and its supporting text, the reference to 'exceptional circumstances' in paragraph 6.16 should be replaced with something like 'will only be approved in the specific circumstances as listed in Policy H6'.
22. Furthermore, and in addition to the main modification to Policy L1 and its supporting text, the reference to 'exceptional circumstances' in the policy wording should be removed. To ensure that the related

policy wording is effective, it should be modified to something like 'The loss of holiday accommodation within Holiday Accommodation Areas to alternative uses will only be acceptable in circumstances where the current use is demonstrated to be unviable due to:...'.

23. Turning to Policy I3 and notwithstanding the potential main modification seeking to align the approach to foul drainage with national policy and the CS, the reference to 'exceptional' is not necessary to reflect the circumstances referred to in criterion b) and therefore, should be removed.

Policy H4: Open space provision for new housing development

Policy E3: Protection of open spaces

24. The potential main modification to Policy H4, its supporting text and new associated Appendix, require further changes to ensure it is justified and effective by clarifying the methods by which a local surplus of provision could be demonstrated by an applicant. This should include consideration of the Council's own evidence and monitoring. Related changes are also required to criterion c) and its reference to 'recreational play space', and to paragraph 10.14 of the supporting text of Policy E3 to ensure consistency. In addition, a further modification is also necessary to ensure that the policy approach is effective and consistent with the requirements of paragraphs 56 and 96 of the Framework by including details of accessibility standards for each of the typologies listed in Policy H4 of the Plan (if appropriate, it may reference details in the supporting text or a relevant Appendix of the Plan).

Policy H5: Rural worker dwellings

25. In addition to the potential main modification to Policy H5, the term 'full-time workers' should be replaced with 'rural workers' to ensure that it is consistent with national policy.

Policy B1: Business development

26. Further to the potential main modification suggested to Policy B1, an additional change is required to clarify that the approach to offices (and Class E of which it forms part) outside of defined town centres, district and local centres or suitable employment locations otherwise listed elsewhere in the Plan, are subject to the sequential test as set out in national policy. In addition, alteration to the policy wording is required to ensure consistency with paragraph 84 of the Framework.

Policy L3: Equestrian development

27. The potential main modification to Policy L3 and its supporting text, should be altered at criterion b) in particular to ensure effectiveness by improving the certainty of the circumstances where the 'more sensitive setting of the Broads' would be a material consideration when assessing planning applications.

Policy E1: Flood risk

28. To ensure consistency with the potential main modification to Policy E1, further changes to paragraph 10.6 are required to reflect that the Exception Test is no longer part of the policy and instead provide a cross-reference to its wider policy context.

Policy E2: Relocation from Coastal Change Management Areas

29. Notwithstanding the potential main modification to Policy E2 and its supporting text, as set out in document J1.3. To ensure that the policy is effective; the flexibility suggested in paragraph 10.10 for an evidence based approach to consideration of the viability of relocation schemes, and the possible need for enabling development in some circumstances, should be reflected in the policy wording.

Policy E5: Historic environment and heritage

30. In addition to the potential main modification to Policy E5 and its supporting text, the policy wording that refers to 'character' should also mention the 'significance' of heritage assets and contribution to 'local distinctiveness' to ensure consistency with national policy.

Policy C1: Community facilities

31. Taking account of discussions during the hearings, I consider that a main modification is required to Policy C1 and its supporting text, to be effective and consistent with national policy. The changes should modify criterion a) to clarify that it relates to meeting the 'day to day' needs of existing users, and, to support criterion c), should include a requirement for a 12-month period for marketing evidence.

Policy I1: Vehicle parking for developments

32. A main modification is required to ensure that the approach to the charging of plug-in and other ultra-low emission vehicles is consistent with paragraph 110 of the Framework.

Appendix A: Monitoring the Plan

33. Notwithstanding the Council commitment in the supporting text of the Plan, and the Local Development Scheme (document A12), to commence a full review of the CS and the Plan immediately following its adoption. Table A.1 should be amended to include triggers and shorter-term actions (or cross reference to those in the CS) to ensure that monitoring and policy implementation of the Plan would be effective in the interim period. A monitoring indicator should also be added relating to implementation of the planning permission at the proposed allocation MA1 given its potential influence on the availability of employment land in Martham.

Appendix C: Housing Trajectory

34. The housing trajectory as set out in Appendix C should be updated to reflect the most up-to-date evidence and my initial findings with respect to housing land supply which follows below.

Housing Land Supply

35. I have had regard to the Council's most up-to-date evidence in the Five-Year Housing Land Position Statement as at 1 April 2020 (document C6.3), the associated technical note on housing supply matters (document H15) and related representations made both before and during the hearings. Consequently, I find that the lead-in times and build-out rates applied to the following sites in the deliverable supply as listed in document C6.3 are not realistic and should be amended as follows:
- Site Ref A37 - Land north of Staithe Road, Martham: build-out rate in 2023/24 reduced by 50% and re-profiled to deliver 30 dwellings in 2024/25. Contribution to deliverable supply reduced by 2 dwellings.
 - Site Ref C3 - Land west of Jack Chase Way, Caister-on-Sea (proposed allocation CA1): lead-in time to first completions increased by a year, with resultant re-profiling of delivery to 35 dwellings in 2023/24 and 50 dwellings in 2024/25. Contribution to deliverable supply reduced by 70 dwellings.
 - Site Ref C4 - Land south of Links Road, Gorleston-on-Sea (proposed allocation GN1): lead-in time to first completions increased by a year, with resultant re-profiling of delivery to 50 dwellings in 2023/24 and 75 dwellings in 2024/25. Contribution to deliverable supply reduced by 75 dwellings.

- Site Ref D10 - Land at Former Pontins, Beach Road, Hemsby (proposed allocation HY1): build-out rate in 2022/23 reduced by 50%. Contribution to deliverable supply reduced by 29 dwellings.
- Site Ref D8 - The Conge (Phase of Great Yarmouth Waterfront - allocation CS17): lead-in time to first completions increased by a year and build-out rate reduced by 50% in 2023/24. As a result, re-profiling of delivery to 15 dwellings in 2023/24 and 30 dwellings in 2024/25. Contribution to deliverable supply reduced by 44 dwellings.
- Site Ref D2 - Land at Wheatcroft Farm, Bradwell - remaining (allocation CS18): lead-in time to completions increased by a year and build-out rate reduced in 2023/24 to 50% of typical annual rate. As a result, re-profiling of delivery to 35 dwellings in 2023/24 and 70 dwellings in 2024/25. Contribution to deliverable supply reduced by 91 dwellings.

36. In reaching the above findings, I also consider that lead-in times to first completions and build-out rate assumptions as set out in Tables A-D of document C6.3 are likely overly optimistic for Site Refs: A16 (Northgate Hospital, Great Yarmouth), A35 (Land north of Repps Road, Martham), A40 (Land north of Hemsby Road, Martham - proposed allocation MA1) and C9 (Land north of Barton Way, Ormesby St Margaret - proposed allocation OT2). However, I do not provide detailed findings for those sites specifically as any re-profiling of delivery rates would not alter their contributions to the deliverable supply. I also have some reservations regarding the deliverability of Site Ref A36 (Somerton Road, Martham) based upon the evidence. Nonetheless, on balance, when taking account of the reduced delivery rate of 11 dwellings per annum applied to that site and others within Martham, I am satisfied that their cumulative contribution to deliverable supply would be realistic and achievable.
37. In response to all of the above, I would be grateful if the Council could provide updated statistics for my information to accurately reflect the implications of the above findings. This should be provided as only factual updates to the calculation of the deliverable five-year housing supply position as set out in Tables 1-3 of document C6.3, together with any consequential changes to the developable supply and plan period supply as set out in paragraph 1.6 of the Plan as submitted. As well as the findings I have set out in this note, the latter calculation should also incorporate the implications of changes to delivery rates discussed during the hearings for Site Ref C8 at Land south of Cromer Road, Ormesby St Margaret (proposed allocation OT1) which should be reduced to a maximum of 20 dwellings per annum after 2024/25.

Next Steps

38. In identifying the main modifications that are necessary, I have taken full account of all of the evidence and information available and the discussions at the hearing sessions. I must stress that these are proposed main modifications and are therefore provided without prejudice to the conclusions of the final report. I am not seeking comments on them at this stage.
39. Assuming the Council would be content to adopt the Plan incorporating the modifications that I have indicated are necessary. I would be grateful if it would now prepare the updated statistical information I have requested and a full schedule of proposed main modifications to reflect my findings in this post-hearings note. Should this not be the case, please advise me as a matter of urgency in order that I can consider how best to progress the Examination.
40. The Council when preparing their subsequent response should review whether there are any consequential changes necessary to ensure that the Plan, and the Policies Map, read coherently as a whole. The existing schedules should also be reviewed to remove any inconsistencies or errors, and where possible, proposed changes to individual policies and their associated supporting text should be combined to reflect the comprehensive change made, whilst reducing the overall number of proposed main modifications. As part of the process I would also be grateful if the Council could again reflect upon which they consider to be main modifications and additional modifications. Please then divide the respective modifications into separate documents accordingly, in order that I can reach a final view on those matters.
41. As the main modifications are intended to form part of my report, before the consolidated schedule is published the Council should allow me to see it in order to ensure that it reflects my understanding and to avoid any obvious soundness issues. I would, therefore, be grateful if the full consolidated schedule of proposed main modifications in response to this note, together with a separate schedule of additional modifications proposed by the Council, should be sent to me via the Programme Officer by not later than **5pm on Friday 4 June 2021**.
42. I will work with the Council, through the Programme Officer, to finalise the wording of the main modifications. Once I am satisfied with the final wording, I will confirm that consultation can go ahead and I will agree a timescale with the Council. I will need to take into account the consultation responses and the results of the SA and any

HRA, before finally concluding whether or not the proposed main modifications are required to make the Plan sound.

43. Notwithstanding the findings set out above, it has been drawn to my attention that a decision on a pending appeal proposal relating to the proposed allocation GN3 (Land at Ferryside, High Road, Gorleston on-Sea) is expected to be issued imminently. When the appeal decision is issued, I ask that a copy is added to the examination library and that the Council also confirm whether they consider that any consequential modifications to Policy GN3 would be required to ensure that it is effective and justified. I will take the Council position into account alongside the previous representations relating to the proposed allocation and reach a view as to whether any changes are required following the appeal decision. If necessary, prior to the consultation, I would include any further changes to Policy GN3 in the proposed main modifications.
44. If there are any procedural or other questions arising from this post-hearings note, the Council should contact me via the Programme Officer. However, I am not inviting, nor envisage accepting, any comments from other examination participants. I would like to thank the Council for its co-operation during the Examination to date and I look forward to working with you during the final stages of the Examination.

Gareth Wildgoose
INSPECTOR

19 May 2021



GREAT YARMOUTH LOCAL PLAN –

LOCAL DEVELOPMENT SCHEME



**GREAT
YARMOUTH**
BOROUGH COUNCIL

**Timetable for the preparation of
Great Yarmouth Borough Council
Local Plan documents.**

June 2021

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Introduction:

This Local Development Scheme sets out Great Yarmouth Borough Council's intended programme of formal Local Plan preparation. The Council's plans cover the whole of the Borough excepting those parts lying within the Broads area¹.

Consultation will be an integral part of the preparation of each document identified, and this will be carried out in accordance with the Council's adopted Statement of Community Involvement which will shortly be reviewed.

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

The Council will keep under review progress against the intentions indicated in this document, and report this in its Annual Monitoring Report.

The Council may produce a new Local Development Scheme during the period if required to reflect any changes in either the documents to be produced, or the anticipated timetable for their production. These could be affected by, for example, expected changes in the planning system, resource constraints, or unforeseen issues.

Current Development Plan Documents

The following documents comprise the development plan for the local planning authority of Great Yarmouth Borough Council.

- Great Yarmouth Local Plan Core Strategy (Local Plan Part 1) (adopted Dec 2015)
- Saved policies from the Borough Wide Local Plan (adopted 2001)
- Minerals and Waste Local Plans (produced by Norfolk County Council)

Proposed Development Plan Documents

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

- **Local Plan Part 2: Detailed Policies and Site Allocations (Development Plan Document)**
- **New Local Plan (covering period to 2041) (Development Plan Document)**

Details of these are set out in the following pages.

Local Plan Part 2: Detailed Policies and Site Allocations

Description: This document will provide strategic and non-strategic planning policies and site allocations to supplement and help deliver the policies and objectives of the Core Strategy (Local

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

Plan Part 1). The plan will also include amendments to policies of the Core Strategy to ensure the plan reflects the latest evidence and national planning policy.

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

This Local Plan Part 2 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 matters. Part 2 also identifies specific sites for allocation for different uses.

Type of Document: Development Plan Document

Coverage: Whole Plan Area

Timetable:

Key Stage	Target Date
Early informal consultation and development of evidence	Prior to Aug 2016
Call for Sites and Suggestions Consultation (Reg. 18)	Aug - Sep 2016
Draft Plan Consultation (Reg.18)	Aug – Sept 2018
Focused Changes Consultation (Reg.18)	Aug – Sept 2019
Publication of Final Draft Plan (Proposed Submission Plan) for representations (Reg.19)	February 2020 – June 2020
Submission of Final Draft Local Plan for Examination	July 2020
Examination	July 2020 – September 2021
Adoption	Autumn 2021

New Local Plan (covering period to 2041)

Description: This plan will replace the current (2013-2030) Local Plan. It is intended the new Local Plan will be a single document, rather than have a separate Local Plans covering strategy, allocation and detailed policies. The plan will include a strategy for development, including identifying needs for housing and economic development. The plan will identify land for development and other site specific policies. The plan will include detailed policies to help determine planning applications.

Background: Work will need to commence on the review and replacement of the current Local Plan immediately following adoption of the Local Plan Part 2.

The period covered by the new plan is anticipated to cover the period to 2041, to complement the Local Plans of other Norfolk local planning authorities, but this will need to be kept under review

according to emerging circumstances. Potential changes to the planning system as outlined in the Planning White Paper² may affect the timetable below and the content of the plan.

Type of Document: Development Plan Document

Coverage: Whole Plan Area

Timetable:

Key Stage	Tentative Target Date
Early development of evidence and informal consultation	Autumn 2021 – Spring 2022
Options Consultation (Reg. 18)	Spring 2022
First Draft Plan Consultation (Reg. 18)	Winter 2023
Publication of Final Draft Plan (Proposed Submission Plan) for representations (Reg.19)	Autumn 2023
Submission of Final Draft Local Plan for Examination	Autumn 2023
Examination	Autumn 2023 – Autumn 2024
Adoption	Late 2024

Neighbourhood Plans

A neighbourhood plan is a formal plan about development (building and changes in the use of land) and can be prepared by a local community (usually a parish council). It provides the opportunity to shape (but not stop) development in the area. Once adopted, a neighbourhood plan's policies are part of the development plan and are used to help decide planning applications in the area. A neighbourhood plan does not have to cover all planning matters, it could just be one policy! This provides the opportunity to focus on the local community's own agreed priorities for the area.

Neighbourhood plans have to pass through a series of formal stages, and conform to some nationally set 'Basic Conditions' (including general conformity with 'strategic policies of the Local Plan) before they come into force. One of the final stages is a local referendum, where the plan must receive at least 50% of the votes cast.

Once made, a Neighbourhood Plan becomes part of the development plan for the Borough and sits alongside the Council's Local Plan and is used to help determine planning applications.

There are no made Neighbourhood Plans within the Borough. The following Neighbourhood Plans have designated areas and are under preparation:

- Hemsby Neighbourhood Plan
- Filby Neighbourhood Plan
- Fleggburgh Neighbourhood Plan

² Planning for the Future – White Paper August 2020. -

<https://www.gov.uk/government/consultations/planning-for-the-future>

- Hopton-on-Sea Neighbourhood Plan (not currently being progressed)
- Rollesby Neighbourhood Plan
- Winterton-on-Sea Neighbourhood Plan

The Council maintains up-to-date details of Neighbourhood Plan progress at <https://www.great-yarmouth.gov.uk/article/3131/Neighbourhood-planning>