



## Planning and Highways Delegations Committee

Date: **Friday 1 November 2013**  
Time: **12.30pm (Or on the rise of Planning (Regulatory) Committee).**  
Venue: **Edwards Room, County Hall, Norwich**

**Persons attending the meeting are requested to turn off mobile phones.**

### **Membership**

Mr D Harrison

Mr G Nobbs

### **Panel of Representatives from the Planning (Regulatory) Committee:**

Mr B Bremner, Chairman of Planning (Regulatory) Committee  
Mr A Dearnley, Green Party Spokesperson  
Mr N Dixon, Conservative Spokesperson  
Mr A Grey, Vice-Chairman of Planning (Regulatory) Committee  
Mr J Joyce, Liberal Democrat Spokesperson

**For further details and general enquiries about this Agenda  
please contact the Committee Administrator:**

Julie Mortimer on 01603 222963  
or email [Julie.mortimer@norfolk.gov.uk](mailto:Julie.mortimer@norfolk.gov.uk)

Where the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can do so either at the meeting itself or beforehand in the Department of Planning and Transportation on the 3rd Floor, County Hall, Martineau Lane, Norwich.

## Agenda

**1 Election of Chairman**

**2 To receive apologies.**

**3 Minutes:** To receive the Minutes of the meeting held on 22 January 2010. (Page **3**)

**4 Members to Declare any Interests**

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is on your Register of Interests you must not speak or vote on the matter.

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is not on your Register of Interests you must declare that interest at the meeting and not speak or vote on the matter

In either case you may remain in the room where the meeting is taking place. If you consider that it would be inappropriate in the circumstances to remain in the room, you may leave the room while the matter is dealt with.

If you do not have a Disclosable Pecuniary Interest you may nevertheless have an **Other Interest** in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

If that is the case then you must declare such an interest but can speak and vote on the matter.

**5 Great Yarmouth Borough Council Local Plan: Core Strategy Consultation (Regulation 19) - September 2013** (Page **7**)

Report by the Director of Environment, Transport and Development

**Chris Walton**  
**Head of Democratic Services**

County Hall  
Martineau Lane  
Norwich  
NR1 2DH

Date Agenda Published: 24 October 2013



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**Planning and Highways Delegations Committee**  
**Minutes of the Meeting Held on Friday 22 January**  
**2010**

**Present:** Mr A Gunson

**Also Present:** Mr D Callaby  
Mr D Harrison  
Mr J Rogers  
Mr J Shrimplin

**Officers:** Mr S Faulkner – Planning and Transportation

**1. Apologies for absence:**

There apologies from Mr Hardy and Mr Monson.

**2. Minutes**

The minutes of the meeting held on 11 September 2009 were confirmed as an accurate record and signed by the Chairman.

**4. Declarations of Interest**

There were no declarations of interest.

**5. Borough of King's Lynn and West Norfolk Council Consultation on Core Strategy – Proposed Submission Document (December 2009)**

The annexed report of The Director of Environment, Transport and Development was received.

The following points were noted:

- The Core Strategy was in line with the East of England Adopted Plan.
- Seven thousand houses were being proposed plus provision for at least 3,000 new jobs in existing and new employment areas. Some concern was expressed regarding the apparent imbalance between new housing and employment.
- All reasonable efforts had been made to provide jobs and the policy was considered sound as land had been made available in the area for businesses.
- Out of the 7,000 dwellings to be provided only 4,600 of these were new, 2,400 had already had permission granted.

- The Principal Planner indicated that at this stage (Core Strategy), there were no detailed housing or employment allocations made. This would take place at the Site Specific Proposals stage/consultation.
- Key Services Centres (KSCs) should be sustainable. Some concern was expressed about the number of KSCs identified.
- It was felt that small scale housing was often unsustainable as developer contributions could not be sought. The cumulative impact of such development would place pressure on existing infrastructure and services.
- The Committee was not opposed to the numbers of houses being built overall.

### **The Committee RESOLVED:**

To endorse the comments and recommendations set out in the report and that these be submitted to the Borough Council of King's Lynn and West Norfolk.

Whilst the recommendations set out in the report were agreed by the Committee, the following comments were also agreed:

(a) Whilst supporting the broad Spatial Strategy in Policy CS.1 and the 7,000 dwellings identified within King's Lynn, it was felt that Policy CS.3 (King's Lynn) should potentially indicate/identify a higher level of new jobs commensurate with the level of housing being provided in the town.

(b) Policy CS.9 – Support was given to Policy CS.9 with regard to Affordable Housing, although it was felt that the supporting text to the Policy ought to clarify/justify the reasons why the proportion of affordable housing was below the adopted East of England figure.

In making these comments the County Council did not wish to raise any "soundness objection" to the plan. However, it was felt that the recommendations set out in the attached report and above ought to be considered by the Planning Inspector.

### **Reasons for Decision**

The overall aims and objectives as set out in the Core Strategy were considered to be sustainable and consistent with national guidance. Moreover the levels of housing and spatial strategy were consistent with the adopted East of England Plan (2008). The planning obligations policy was supported as it referred to the need for key County Council infrastructure such as transport and education being provided through developer funding, although the policy would benefit from cross reference in the supporting text to the County Council's Planning Obligations Standards.

However, the Core strategy in its current state did raise a number of issues, which if not addressed ahead of formal submission to the Secretary of State, could give rise to challenges from others on the grounds of soundness. These relate to:

- (1) the need to reduce the number of Key Service Centres identified in the Core Strategy to be consistent with regional advice;
- (2) the need to insert some further criteria for assessing renewable energy proposals more effectively; and
- (3) the need to justify the level of affordable housing and the reasons for departing from the regional target.

### **Alternative Options Considered**

The report set out a number of recommendations. Not pursuing these recommendations would be contrary to the aims of the adopted East of England Plan (2008).

## **CHAIRMAN**

The meeting ended at 10.40am



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**Great Yarmouth Borough Council Local Plan:  
Core Strategy Consultation (Regulation 19)  
September 2013**

Report by the Director of Environment, Transport and Development

**Summary**

Great Yarmouth Borough Council has published for consultation their Local Plan Core Strategy. This is the final opportunity to comment on the Local Plan before it is submitted to the Secretary of State and Publicly Examined. The sustainable objectives underpinning the Plan along with the Core policies and the key site policies identifying strategic growth in Great Yarmouth and Bradwell are supported. The Plan is therefore considered consistent with the National Planning Policy Framework (NPPF). The Plan, however, does require some clarification on the level of housing proposed.

**Recommendation**

It is recommended that the Borough Council be informed that Norfolk County Council:

- (i) Supports the underlying sustainable principles set out in the Local Plan and the housing levels proposed;
- (ii) Considers that the Plan would benefit from (a) providing greater clarity in Policy CS.2 as to the level and distribution of housing in both the Key Service Centres and the Primary Villages; and (b) providing evidence that these housing levels can be sustainably accommodated in order to support the soundness of the plan; and
- (iii) Considers that Policy CS.12 would benefit from (a) reference in the supporting text to the Marine Management Organisation's emerging Marine Plans; and (b) clarity regarding the County Council's Minerals and Waste role.

**1. Introduction**

- 1.1. The Borough Council has prepared for consultation their Local Plan Core Strategy. This is a Regulation 19 consultation, which is the final stage prior to the submission of the Plan to the Secretary of State, which is then followed by a Public Examination. At this stage comments should only be made in relation to the soundness of the Plan and/or the legal compliance of the Plan's content (i.e. in terms of the processes used to prepare it). NB A copy of the Plan has been placed in the Members' Room.

**2. Background**

- 2.1. Consultation by the Borough Council on the Core Strategy originally began in October 2005 on the Issues and Options Stage. Throughout the process there has been discussion between the respective officers of the two authorities.

The most recent consultation on the Core Strategy entitled “Finalising Our Options” was undertaken in November/December 2012. At that stage officers, through consultation with local Great Yarmouth Members, made a series of detailed comments on the Plan. None of these comments were deemed to raise issues of soundness or legal compliance. These comments have been reflected in the most recent iteration of the Local Plan and this is welcomed.

### 3. **Key Issues**

#### **Broad Strategy**

- 3.1. For the most part the Local Plan Core Strategy is considered sustainable and consistent with the National Planning Policy Framework (NPPF). In particular those policies (Policies CS.6 and CS.17) supporting economic growth and which focus development in the main urban areas (i.e. supporting the regeneration of Great Yarmouth’s Waterfront area - Bure Harbour Quay, North Quay and Runham Vauxhall) are supported.

#### **Housing Figures**

- 3.2. The NPPF requires that Local Plan housing targets are set locally, based on an objective assessment of housing need. The previous preferred housing target figure in the emerging Plan was based on 300 dwellings per annum, which would have given a total of 4,500 dwellings in the 15 year period to 2029. The Borough Council have subsequently undertaken a Strategic Housing Market Assessment (SHMA) (August 2013), which identifies a need for 420 dwellings per annum. However, this figure (420 pa) is not considered deliverable by the Borough Council due to the potential adverse impact on the setting and character of the Borough’s settlements and supporting infrastructure. Therefore the Borough Council has opted for a figure of 380 dwellings pa which reflects the levels of completions achieved in the Borough at the peak of the housing market (2009/10). They therefore set a target of 5,700 dwellings in the 15 year period up to 2029 (380 per annum).

The higher housing figure is considered to support the economic growth aims of the NPPF in terms of encouraging growth.

#### **Settlement Hierarchy**

- 3.3. The settlement hierarchy (see map attached) set out in Policy CS.2 outlines the proportion of new development expected in the various settlement categories, as follows:
- 35% in the main towns of Great Yarmouth and Gorleston;
  - 30% in the key Service Centres of Bradwell and Caister-on-Sea;
  - 30% in the six primary villages of Belton; Hemsby; Hopton-on-Sea; Ormesby St Margaret; Martham and Winterton-on-Sea; and
  - 5% in secondary and tertiary villages.
- 3.4. **Main towns** - The proposed levels of housing in the main towns (1,995) and key service centres (1,710) are considered appropriate as these larger settlements are more likely to accommodate growth in a sustainable form as existing facilities are already in place (e.g. schools, doctors surgery, dentist,



shops, employment opportunities and good public transport).

- 3.5. **Key Service Centres** - While the level of housing in the main urban area is reasonably well identified in the Plan, there is some uncertainty about the distribution of the 1,700 houses in the key service centres of Bradwell and Caister. The Plan identifies 1,000 dwellings in South Bradwell, which would suggest the remainder being located in Caister (700 units). This figure would in practice be closer to 500 units taking account of existing commitments and allocations. It is felt that the Plan would benefit from providing greater clarity in Policy CS.2 and the supporting text regarding the level and distribution of housing in the key service centres and provide evidence that these housing levels can be sustainably accommodated in order to support the soundness of the Plan.

### **Housing in Primary Villages**

- 3.6. Policy CS.2 suggests that up to 1,700 dwellings would be allocated across the six primary villages listed above. This level of development is considered significant i.e. around 285 new dwellings in each of the six villages, if evenly spread, and therefore raises issues about the overall sustainability of locating this level of housing in these areas.
- 3.7. It is understood that the quantum of housing to be allocated will be reduced to take account of existing commitments (permission and dwellings under construction), current unimplemented allocations and an allowance for windfalls. However, this still leaves around 1,400 new dwellings to be allocated across these six villages.
- 3.8. Background evidence produced by the Borough Council indicates that all of the six villages have: a primary school; and all but one has a doctor's surgery (Belton has no surgery). All the villages have some level of retail convenience store including a post office. Other facilities and services such as secondary schools, employment opportunities, supermarkets and library provision are generally not found in these villages. Public transport is (bus services), however, reasonably good with all but one of the villages offering half hourly (or more) services throughout the day including weekends to Great Yarmouth or Gorleston (Winterton does not offer this level of service). With some villages clearly having infrastructure constraints an even distribution of housing is unlikely and could lead to some villages needing to accommodate higher levels of development.
- 3.9. At this stage the Borough Council has not made any specific allocations or quantified the levels of housing in any of the six villages and as such it is difficult to assess what impact there will be on local services and what new infrastructure will be required to mitigate the impact of such development, particularly with regard to County Council services e.g. education, transport, library and fire service.
- 3.10 As such it is felt that the Plan would benefit from providing greater clarity in Policy CS.2 and the supporting text regarding the level and distribution of housing in the primary villages and providing evidence that these housing levels can be sustainably accommodated in order to support the soundness of the plan.

#### 4. **Detailed Issue**

- 4.1. **Policy CS.12 – Utilising Natural Resources** - It would be useful if the Policy, or supporting text made reference to the Marine Management Organisation's (MMO) emerging draft East Inshore and East Offshore Marine Plans. In particular consideration needs to be made to Policy GOV.1 of the Marine Plan which states that:

“Appropriate provision should be made for infrastructure on land which supports activities in the marine area and vice versa.”

It is important to note that under the Marine and Coastal Access Act (MCA Act)(Section 58(1)), public authorities must take into account an adopted Marine Plan when making any decision which could affect the Plan.

- 4.2. In addition the Policy should include, for clarity, reference to the Mineral and Waste Planning Authority and minerals and waste operations in CS.12 part (i). This would provide clarification in the Plan that the Norfolk Minerals and Waste Core Strategy also define consultation areas to safeguard existing waste management operations, in addition to mineral operations.

#### 5. **Local Member View**

- 5.1. No concerns have been raised by those members consulted.

#### 6. **Resource Implications**

- 6.1. There are no financial implications to the County Council arising from responding to this consultation. However, additional growth across the Borough will place more pressure on County Council services, such as transport, schools and libraries. The Local Plan expects developers to mitigate the impacts of their development through funding any necessary infrastructure and service provision (Policy CS.14).

#### 7. **Other Implications -**

- 7.1. **Legal Implication** - There are no immediate legal implications.
- 7.2. **Human Rights** - None
- 7.3. **Equality Impact Assessment (EqIA)** - The County Council's planning functions are subject to equality impact assessments. However, as the County Council is simply a consultee on these Plans, no EqIA issues have been identified.

#### 8. **Section 17 Crime and Disorder** – No implications.

#### 9. **Alternative Option**

- 9.1. The alternative to raising the issues outlined in this report is not to raise them. However, such an option is not recommended for the reasons set out in this report.

#### 10. **Reason for Decision**

- 10.1 In order to further support the soundness of the Plan there needs to be further clarity in policy CS.2 on the distribution of housing development enabling an

assessment of the infrastructure requirements including those provided by the County Council. Furthermore, Policy CS.12 would benefit from reference to the MMO's emerging Marine Plans and clarification regarding the County Council's role as Mineral and Waste Authority.

## Recommendation

It is recommended that the Borough Council be informed that Norfolk County Council:

- (i) Supports the underlying sustainable principles set out in the Local Plan and the housing levels proposed;
- (ii) Considers that the Plan would benefit from (a) providing greater clarity in Policy CS.2 as to the level and distribution of housing in both the Key Service Centres and the Primary Villages; and (b) providing evidence that these housing levels can be sustainably accommodated in order to support the soundness of the plan; and
- (iii) Considers that Policy CS.12 would benefit from (a) reference in the supporting text to the Marine Management Organisation's emerging Marine Plans; and (b) clarity regarding the County Council's Minerals and Waste role.

**Background Papers** - Great Yarmouth Local Plan Core Strategy – Regulation 19 Consultation (September 2013)

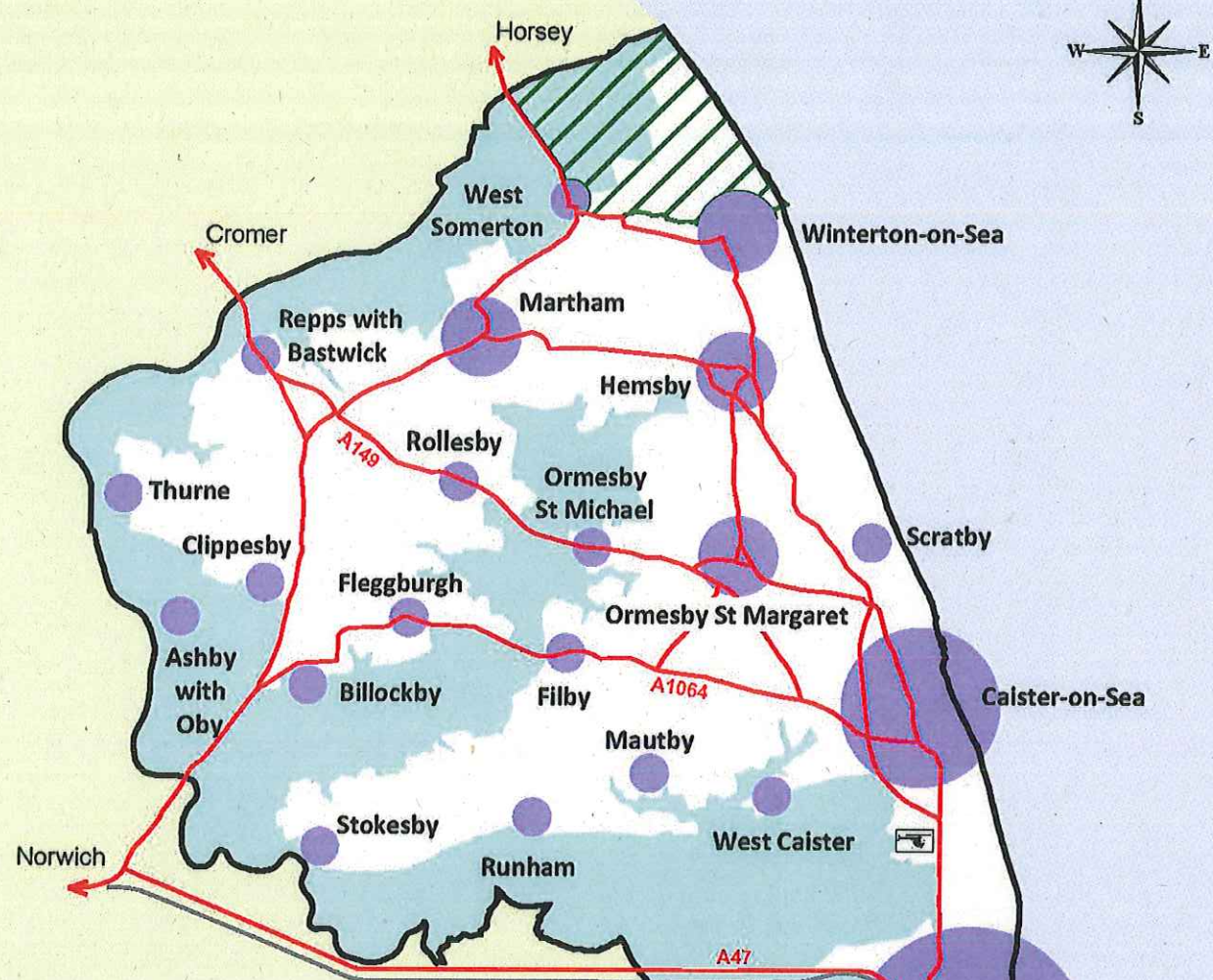
## Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

<b>Name</b>	<b>Telephone Number</b>	<b>Email address</b>
Stephen Faulkner	01603 222752	stephen.faulkner@norfolk.gov.uk

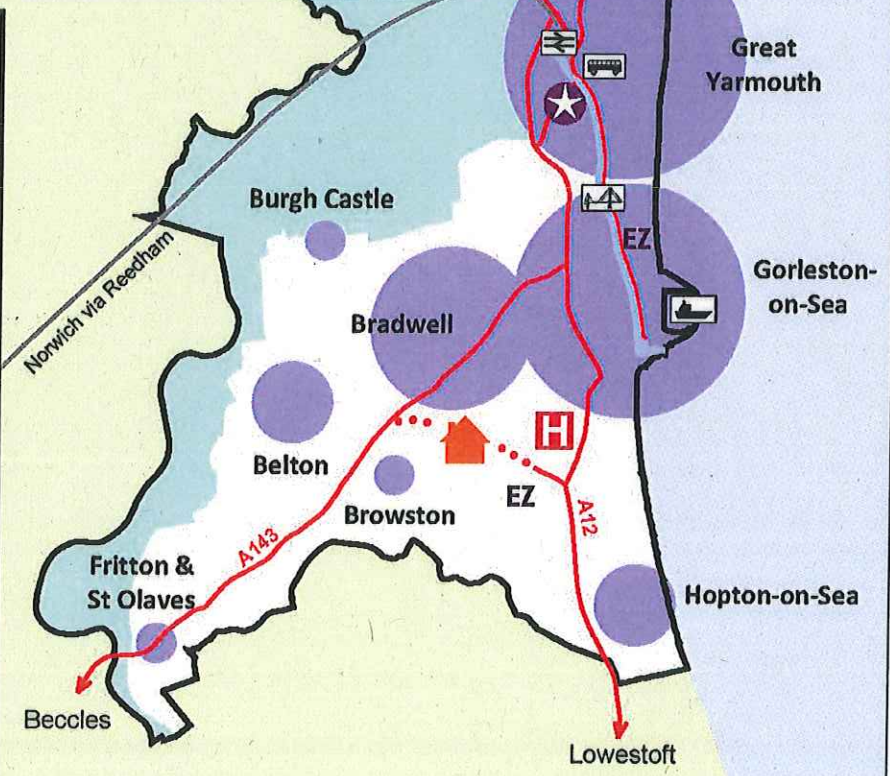


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**Legend**

- Great Yarmouth Borough Boundary
- Local Plan Area
- Broads Authority Executive Area
- Area of Outstanding Natural Beauty
- EZ** Enterprise Zone
- Settlement Hierarchy**
- Main Town
- Key Service Centre
- Primary Villages
- Secondary and Tertiary Villages
- Key Sites**
- Great Yarmouth Waterfront Area
- Beacon Park Extension, South Bradwell
- Infrastructure**
- Major Road Network
- Proposed A12/A143 Link
- Rail Network
- Bus Station
- Rail Station
- Heliport
- Port
- Proposed Third River Crossing
- Hospital



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