

Waveney District Council – a second Statement of Common Ground
Report by Planning Policy Officer

Summary:

This report introduces a second Statement of Common Ground with Waveney District Council which has been produced primarily to support the Waveney Local Plan.

Recommendation:

that Planning Committee agree the Statement of Common Ground and the Chairman of Planning Committee (or Vice Chairman) signs the Statement.

1 Introduction

- 1.1 This report introduces a second Statement of Common Ground (SOCG) with Waveney District Council which has been produced primarily to support the Waveney Local Plan.
- 1.2 The first Statement of Common Ground with Waveney Council came before Planning Committee on 2 March 2018¹ and was subsequently signed by the Vice Chairman and forms part of the Duty to Cooperate Statement². This SOCG was produced mainly to support the Local Plan for the Broads.
- 1.3 The SOCG that is the subject of this report is mainly aimed at supporting the Waveney Local Plan. It is centered on Waveney District Council and includes additional signatories (see appendix A).

2 About the Waveney SOCG

- 2.1 The SOCG states that Waveney District is its own Housing Market Area and Functional Economic Area, along with the part of the Broads within the district. It also sets out its objectively assessed housing need which is 374 dwellings per annum over the period 2014-2036 equating to 8,228 new homes and that the Broads' need of 57 is part of that 8,228 housing need number.
- 2.2 The Authority supports Waveney District Council's position on these three issues and it is therefore recommended that the SOCG is signed by the Chairman or Vice Chairman of Planning Committee to help support Waveney's Local Plan.

¹ <http://www.broads-authority.gov.uk/broads-authority/committees/planning-committee/planning-committee-2-march-2018>

² http://www.broads-authority.gov.uk/_data/assets/pdf_file/0018/1136601/BLP-Appendix-E-Final-Broads-Local-Plan-Duty-to-Cooperate-Statement-ba160318.pdf

3 Financial Implications

3.1 There are no financial implications, other than officer time in carrying out the Duty to Cooperate requirements.

Background papers:None

Author: Natalie Beal
Date of report: 12 April 2018

Appendices:

Appendix A Waveney District Council Statement of Common Ground.

Appendix A

Waveney Local Plan

Duty to Cooperate – Statement of Common Ground on Housing Market Area, Functional Economic Area and Objectively Assessed Needs.

Introduction

- 1.1 Section 110 of the Localism Act sets out the duty to cooperate. The duty applies to all Local Planning Authorities, National Park Authorities and County Councils in England and to a number of other prescribed public bodies. The duty to cooperate requires these bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary planning issues. Local Planning Authorities have to demonstrate how they have met the requirements of the duty.
- 1.2 Housing and employment needs are defined by the National Planning Policy Framework as potential strategic cross boundary planning issues.
- 1.3 This Statement of Common Ground sets out the agreed position of the signatory parties with respect to the housing market area and functional economic area, together with associated objectively assessed needs relevant to the Waveney Local Plan.
- 1.4 The signatory parties to this Statement of Common Ground are:
 - Waveney District Council
 - The Broads Authority
 - Great Yarmouth Borough Council
 - South Norfolk District Council
 - Suffolk Coastal District Council
 - Mid Suffolk District Council

Housing Market Area

Background

- 1.5 The Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 1¹ concludes that the Waveney District in isolation could form a reasonable housing market area. The study identifies that the District has high levels of self-containment with respect to commuting, and reasonably high levels of self containment with respect to migration. The study concludes that Borough of Ipswich, together with Suffolk Coastal, Mid Suffolk and Babergh Districts form a strong Ipswich centred housing market area. It further states *“it would not appear sensible or pragmatic to conclude that Waveney should form part of the Ipswich HMA.”*
- 1.6 The Great Yarmouth Strategic Housing Market Assessment² concludes that the Great Yarmouth Borough forms its own housing market area. This approach was found to be sound at the examination into the Great Yarmouth Core Strategy. The Inspector’s Report³ into the Great Yarmouth Core Strategy stated *“The Council’s Strategic Housing Market Appraisal (SHMA), of 2007 and updated in 2013, concludes that, having regard to a range of factors including commuting flows the Borough’s housing market aligns with the borough boundary. I have seen or heard nothing to suggest that this is not a soundly-based assumption.”*
- 1.7 The Central Norfolk Strategic Housing Market Assessment⁴ identifies a Central Norfolk Strategic Housing Market Area comprising the entire Districts of South Norfolk, Broadland and the City of Norwich together with parts of Breckland and North Norfolk.
- 1.8 All studies referred to above assume that need arising from the Broads area is part of the overall District needs. The Central Norfolk Strategic Housing Markets Assessment identifies a component objectively assessed need for the Broads area. It gives a total amount for the entire Broads area as well as splitting the figure down to the area covered by the Broads in each of the six Districts.
- 1.9 The Norfolk Strategic Planning Framework⁵ confirms housing market areas for Central Norfolk (Norwich, South Norfolk, Broadland, Breckland and North Norfolk), Great Yarmouth and Kings Lynn and West Norfolk.

1.1 _____

¹ Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 1 –(Peter Brett Associates, May 2017) - <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Strategic-Housing-Market-Assessment-Part-1.pdf>

² Great Yarmouth Strategic Housing Market Assessment (HDH Planning & Development, November 2013) - <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1241&p=0>

³ Report On The Examination Into Great Yarmouth Local Plan: Core Strategy 30th November 2015 - <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1574&p=0>

⁴ Central Norfolk Strategic Housing Market Assessment 2015 (ORS, January 2015) <http://www.greaternorwichgrowth.org.uk/dmsdocument/2160>

⁵ Norfolk Strategic Planning Framework – March 2018 <https://www.norfolk.gov.uk/-/media/norfolk/downloads/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/strategic-member-forum/latest-endorsed-version-of-the-norfolk-strategic-planning-framework.pdf?la=en>

Agreed Position of Parties

- 1.10 At present, the Waveney District forms its own Housing Market Area for the basis of strategic planning. The Waveney Housing Market Area includes the part of the Broads Authority which is within the Waveney District.**
- 1.11 Following the adoption of the Waveney Local Plan, the parties will continue to monitor demographic, housing and travel to work data to test whether the currently defined housing market areas remain appropriate. This will be particularly important with respect to the relationship between Great Yarmouth and Waveney.**

Functional Economic Area

Background

- 1.12 The Ipswich and Waveney Economic Areas Employment Land Needs Assessment⁶ concludes that the Waveney District constitutes its own functional economic area. However, it identifies a strong sub-market link with Great Yarmouth particularly with respect to offshore renewable energy. The study concludes that the Borough of Ipswich, together with Suffolk Coastal, Mid Suffolk and Babergh Districts form a functional economic area.**
- 1.13 The Norfolk Strategic Planning Framework concludes that the functional economic areas for Norfolk are likely to be the same as the housing market areas.**

Agreed Position of Parties

- 1.14 At present, the Waveney District forms its own Functional Economic Area for the basis of strategic planning. The Waveney Functional Economic Area includes the part of the Broads Authority which is within the Waveney District.**
- 1.15 The parties acknowledge that with respect to the offshore oil and gas, offshore renewables and offshore related engineering sectors that a sub-regional economic area effectively operates across the towns of Great Yarmouth and Lowestoft. This is recognised through the Enterprise Zone designation. The two authorities will continue to work together to plan for and support this sector.**
- 1.16 Following the adoption of the Waveney Local Plan, the parties will continue to monitor demographic, economic and travel to work data to test whether the currently defined functional economic areas remain appropriate. This will be particularly important with respect to the relationship between Great Yarmouth and Waveney.**

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⁶ Ipswich and Waveney Economic Area Employment Land Needs Assessment (NLP, March 2016)

<http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Employment-Land-Needs-Assessment-2016.PDF>

Objectively Assessed Need

Background

- 1.17 The Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 1¹ concludes that the objectively assessed need for the Waveney Housing Market Area is 374 dwellings per annum over the period 2014-2036 equating to 8228 new homes. The First Draft Waveney Local Plan⁷ identifies more than sufficient land to meet this need. For the Ipswich Housing Market Area the study concludes an objectively assessed need of 1,786 homes per annum over the period 2014-2036 equating to 39,302 new homes. Part 1 of the Suffolk Coastal Issues and Options⁸ and the Ipswich Issues and Options only include options where the full objectively assessed need for Suffolk Coastal and Ipswich are met within the area. The Babergh and Mid-Suffolk Joint Local Plan Consultation Document⁹ does not present any other option than meeting the objectively assessed need for Babergh and Mid-Suffolk in full.
- 1.18 The Great Yarmouth Strategic Housing Market Assessment identified an objectively assessed need for 420 homes per annum for the Borough. The Council's Core Strategy¹⁰ plans to meet this need in full.
- 1.19 The latest version of the Central Norfolk Strategic Housing Market Assessment¹¹ identifies an objectively assessed need for 60,350 dwellings over the plan period. The Greater Norwich Local Plan Growth Options consultation¹² which covers Norwich, South Norfolk and Broadland concludes *"The Norfolk Strategic Framework shows that there is no need for Greater Norwich to provide for unmet need from neighbouring districts. There is no evidence of any overriding reasons that prevent Greater Norwich meeting its own housing need"*.
- 1.20 The Central Norfolk Strategic Housing Market Assessment identifies an objectively assessed need for the Broads Authority of 286 homes over the period 2015-2036. Of this 57 homes are needed in the Waveney part of the Broads. This figure also forms part of the Waveney District objectively assessed need.

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⁷ Waveney Local Plan – First Draft Plan – July 2017 <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/First-Draft-Local-Plan.pdf>

⁸ Issues and Options for the Suffolk Coastal Local Plan Review (August 2017) <http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Local-Plan-Review/Issues-and-Options-Consultation/Issues-and-Options-for-the-SCDC-Local-Plan-Review-document.pdf>

⁹ Babergh and Mid-Suffolk Joint Local Plan Consultation Document (August 2017) <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg-18-Docs/BMSDC-Joint-Local-Plan-Consultation-Document-August-2017.pdf>

¹⁰ Great Yarmouth Local Plan: Core Strategy 2013-2030 – Adopted December 2015 - <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1884&p=0>

¹¹ Central Norfolk Strategic Housing Market Assessment 2017 – June 2017 - <https://www.north-norfolk.gov.uk/media/3426/strategic-housing-market-assessment-2017.pdf>

¹² Greater Norwich Local Plan Regulation 18 Consultation - Growth Options 2018 - <https://gnlp.jdi-consult.net/documents/pdfs/Reg.18%20Growth%20Options%20document%20final.pdf>

- 1.21 The Waveney Employment Land Needs Assessment Update¹³ indicates a need for 43 hectares of new employment land to help meet jobs targets. The First Draft Waveney Local Plan identifies more than sufficient land to meet this need.
- 1.22 The existing and emerging Local Plans for Greater Norwich, Suffolk Coastal, Mid Suffolk and Great Yarmouth do not indicate that employment needs cannot be met within their areas.

Agreed Position of Parties

- 1.23 The emerging Local Plan for Waveney will meet objectively assessed development needs for the Waveney Housing Market Area and the Waveney Functional Economic Area in full. The Broads Authority will meet the objectively assessed need for the Broads Authority's component of the Waveney Housing Market need in full.**
- 1.24 There is no requirement for the Waveney Local Plan to deliver unmet need from neighbouring housing market areas and functional economic areas.**

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¹³ Employment Land Needs Assessment Update 2017 - <http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Employment-Land-Needs-Assessment-Update.pdf>

Signatures

Signature:

Print name:

Position:

Authority: Waveney District Council

1.35

Signature:

Print name:

Position:

Authority: Suffolk Coastal

1.46

Signature:

Print name:

Position:

Authority: Mid Suffolk

1.57

Signature:

Print name:

Position:

Authority: Great Yarmouth

1.68

Signature:

Print name:

Position:

Authority: South Norfolk

Signature:

Print name:

Position:

Authority: Broads Authority