



**EASTSUFFOLK**  
COUNCIL

# Waveney **LOCAL PLAN**

Covering the former Waveney Local Planning Authority area  
Adopted 20 March 2019

On 1<sup>st</sup> April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Waveney local planning authority area until such time that it is replaced.

#### **Erratum February 2020**

The first published version of the Adopted Waveney Local Plan erroneously included the words 'a minimum of' in the second paragraph of Policy WLP8.3 – Self Build and Custom Build. As set down in Main Modification 56 of the Inspectors Report on the Examination of the Waveney Local Plan, these words have now been deleted.

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# Introduction

## What is the Local Plan?

The Local Plan sets out the level of growth which needs to be planned in the Waveney area (excluding the Broads Authority area) and identifies where that growth should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications in the Waveney area.

The Local Plan covers the period 2014-2036.

Waveney District Council has been working in partnership with Suffolk Coastal District Council for the last 10 years and most of the services are shared across the two Councils. To build on this decade of cooperation, give greater value for money and at the same time improve service delivery, including driving and investing in growth and infrastructure projects, the two Councils agreed to create one Council. In February 2018 the Secretary of State for Housing, Communities and Local Government agreed the shared proposals to create a new single East Suffolk Council. The new Council will, subject to parliamentary approval come into being, and begin operations on 1st April 2019. At this point the two existing councils will be formally dissolved. This Local Plan will continue to provide the vision, strategic priorities, policies and proposals, against which planning applications will be determined, for the geographic area currently covered by Waveney District until such time as the new East Suffolk Council decide to review the Local Plan.



## 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.

Waveney has engaged constructively with all partners to date in the preparation of this Local Plan and in the preparation of neighbouring authorities Local Plans. The Council's main strategic relationships are with Suffolk County Council, Great Yarmouth Borough Council, the Broads Authority, South Norfolk District Council and Suffolk Coastal District Council.

The Waveney District Council area is its own housing market area and functional economic area, therefore the Local Plan needs to meet all the needs for housing and economic development within the District boundary. The Council has worked with neighbouring authorities in concluding the boundaries of housing market areas and functional economic areas. At present it is considered that housing and economic needs can be met within the local housing market and functional economic areas which operate in the area. It should be noted that the Broads Authority Local Planning Authority Area overlaps with the Waveney District Council area. The Broads Authority crosses a number of housing market areas, however, it has identified an objectively assessed need for housing for each area of the Broads. For the Waveney area, the objectively assessed need for the Broads Authority area is 57 dwellings between 2015 and 2036. This figure forms part of the objectively assessed need for the Waveney District area. Development within the Broads area in Waveney will meet this part of the need.

In terms of infrastructure provision, the Council has worked constructively with infrastructure providers such as the local Clinical Commissioning Group and Suffolk County Council. This engagement will be ongoing during the implementation of the Local Plan.

For environmental matters the Council has worked closely with the Broads Authority on developing an evidence base on landscape and will continue to work with neighbouring authorities to assess the impact of policies and proposals on internationally protected habitat sites.

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.



## Neighbourhood Plans

Neighbourhood Plans are optional plans prepared by the community which set out the detailed planning policies and proposals for their specific area.

**All the policies in the Local Plan are ‘strategic policies’.** This means that policies and proposals within Neighbourhood Plans should be in general conformity with these policies. Some policies provide specific guidance for Neighbourhood Plans.

## Marine Plans

The marine environment (up to high water mark) to the east of the Waveney District is covered by the East Inshore and East Offshore Marine Plans. These plans need to be considered alongside this Local Plan for developments which are within the marine plan areas and for developments which could impact upon the marine plan areas. The marine plans have been taken into account in the preparation of this Local Plan and references to the plans have been made throughout the Local Plan where relevant.

## 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 Local 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. The sustainability appraisal also considers the cumulative effect of the Local Plan on sustainability objectives.

## Sustainable Community Strategy and East Suffolk Business Plan

The Waveney Sustainable Community Strategy was adopted in 2010 and sets out a vision for the period to 2028. The vision was to *‘Make Waveney a great place for anyone to grow up, live, work and visit’*. The key priorities identified were, a prosperous and vibrant economy, the greenest county, learning and skills for the future, and safe, health and inclusive communities. These priorities were the same as the Suffolk Sustainable Communities Strategy which was adopted in 2008.

More recently, the Council, along with Suffolk Coastal District Council has adopted the East Suffolk Business Plan. This sets out an up to date vision and priorities for the East Suffolk area. The Business Plan was adopted in 2015. The headline vision is to *‘Maintain and sustainably improve the quality of life for everyone growing up in, living in, working in and visiting East Suffolk’*. The priorities of the plan are set out under the themes of enabling communities, economic growth and financial self-sufficiency. The plan also sets out a number of specific planned actions.

The vision, objectives and strategic priorities of this Local Plan reflect the vision and priorities of these documents.

# Waveney Context



115,254  
Population



37,000 hectares  
In area



26km  
Shoreline

Figure 1 - Waveney context



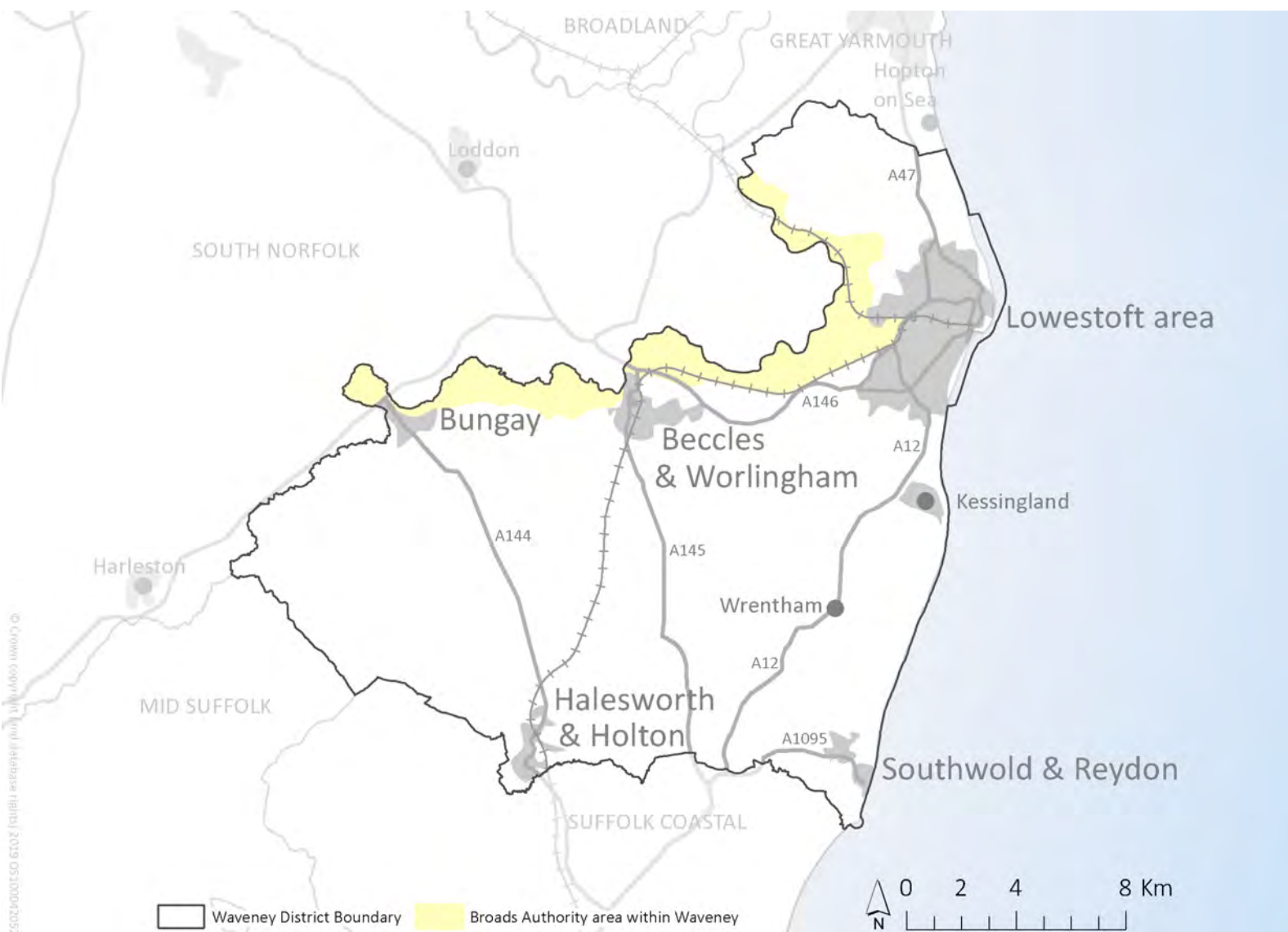
© Crown copyright [and database rights] 2019 OS100042052  
Population source: Census 2011

**Waveney is the most easterly District in England, located in the north east corner of Suffolk.**

Lowestoft, situated in the north east of the District is the largest town accommodating approximately half of the District's population. The rural part of the District gains its identity from the four historic market towns of Beccles, Bungay, Halesworth and Southwold together with a number of villages and hamlets.

The District is served by two train lines, the East Suffolk line which connects Lowestoft, Beccles and Halesworth to Ipswich and the Wherry Line, which connects Lowestoft to Norwich. The A47 provides road connections to Great Yarmouth and onwards to Norwich and Peterborough and the A12 provides connections south to Ipswich and onward to London. The A146 provides links from Lowestoft to Beccles and onwards to Norwich. The A143 provides links to the west from Beccles to Bungay and onwards to Diss. The Port of Lowestoft is directly opposite major continental ports and serves the busy sea routes between the UK and Europe.

*Figure 2 – Waveney District*



## District-wide Key Issues

Further information on the statistics on the following pages can be found in the Sustainability Appraisal Report.

### Society Key Issues

- 1** Growing population and housing need
- 2** Affordability of housing
- 3** Low rates of exercise and high levels of obesity
- 4** Deprivation and below average earnings



## GCSE level

attainment is low compared to Suffolk and national averages



11% of Waveney residents have no qualifications, the second highest in the county

earnings below

Suffolk and national averages



Areas with high levels of deprivation

universal credit 3.3%

Waveney has the highest percentage of claimants in Suffolk



Good sense of community



Low level of crime



Good provision of services and facilities



Some rural areas are far from services and facilities



Good range of recreational and other types of open space



Under provision

or poor accessibility to some types of open space

## Environment Key Issues

**1** Internationally and Nationally protected habitats and landscapes

Waveney has a rich natural, built and historic environment



A desirable place to live, work and visit



Highly sensitive to new development and other human factors

Part of the District is within the Broads Authority



who are responsible for planning in that area

**2** Decreasing water quality

diverse landscape character

The District includes almost 5,000 hectares of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty

Rural river valleys and tributary farmland is particularly sensitive to change

The District has woodland marshland rivers coastline hedges and fields

**3** Rich historic built environment

**4** Vulnerability to climate change

Part of the District is within the unique landscape of the Waveney and Blyth Valleys



Numerous valuable landscape character areas



Majority of the District is grade 3 agricultural land with pockets of grade 2 and 1 close to the main towns



Wide range of wildlife which is the result of a unique combination of landscapes and habitat







**1,602**  
Listed buildings

**conservation areas**  
**16** (5 are partly or wholly within the Broads Authority)

**26** sites of biodiversity value

including special protection areas, special areas for conservation, RAMSAR sites, site of special scientific interest, national nature reserves and county wildlife sites

In the District, there are 29 **scheduled monuments**

**Historic parks and gardens** **3**



**1420**  
**Locally listed buildings**



Vulnerable to the effects of **climate change**

**good air quality**

although sensitive points in Lowestoft, Beccles and Bungay where emissions from traffic reduce the quality of air



Carbon emissions per capita are much lower in Waveney than Suffolk and England averages

Water quality in rivers is **decreasing** mainly due to the run-off from agriculture



Waveney is in a **water stressed area** with the Anglian region being the driest in the country

Generally high **bathing water quality** which is reflected in the blue flag designations



Approximately **3,900 properties** within an Environment Agency flood zone



**73%** of properties in the flood zone are in Lowestoft



Approximately **239** properties are at risk from **coastal erosion in the next 100 years**

## Economy Key Issues

- 1 Declining numbers of jobs in recent years
- 2 Huge potential for new jobs in offshore sector
- 3 Vulnerable town centres
- 4 Traffic congestion is an issue in some parts of the District



Historically Waveney's economy has been based on farming, printing, manufacturing, food processing, tourism and the offshore sector

Designation of Enterprise Zone status to a number of sites

Poor road connections to Norwich, Ipswich and London



**CORE**  
Lowestoft designated as a Centre for Offshore Renewable Engineering by the Government



Long journey times by rail to Ipswich and London



Growing potential to support offshore energy sector

There has been an increase of out-commuting from the District



The largest sectors of employment are manufacturing retail and the public sector

The number of employee jobs has decreased by

**1,500**

over the past five years



Major established employers of international repute

Coastal location, attractive countryside and proximity to the Broads



Manufacturing and construction have seen the largest decline

The District's economy faces challenges



Proportion of jobs in **manufacturing** is much higher than regional and national averages



**Tourism** is an important sector to the economy



Waveney has 5 **town centres** which act as a retail destination for the surrounding area

Proportion of jobs in **financial, professional and information technology** sectors is significantly below regional and national averages



**Lowestoft** is the **main retail destination** and occupies roughly the same level as Great Yarmouth in the regional hierarchy of retail centres

Lowestoft town centre has a **higher percentage of vacant units** than the market towns

**0-9** employees

The number of businesses operating in the area has steadily grown over the last four years, primarily in smaller sized businesses of 0 to 9 employees

**3 out of 5**



commute to work by car

Town centres in the market towns have **lower than average vacancy rates**

**Traffic congestion** is an issue, particularly around the Lake Lothing Crossings in Lowestoft

Jobs in the **accommodation sector** have been increasing and is projected to increase further



**Walking to work** is more popular than most other Suffolk authorities

A higher proportion of people **commute by bike** than Suffolk and national averages



## Settlement Specific Key Issues

### Key issues in Lowestoft, Carlton Colville, Corton, Gisleham, Oulton and Oulton Broad



Lowestoft, together with Carlton Colville, Corton, Oulton and Oulton Broad represent the largest built up area in the District with a combined **population of nearly 70,000 people**. The town, which is the most easterly in England, is sandwiched between the **North Sea** to the east and the **Broads National Park** to the west. The town is divided north and south by **Lake Lothing**. The town has good road **connections to Great Yarmouth** to the north. Road connections to Norwich, Ipswich and beyond are poor and as a result the town is perceived to be remote and poorly connected. Rail connections to **Norwich** are relatively good but to Ipswich and beyond are particularly poor with journeys taking around 90 minutes to get to Ipswich.

Most social problems in the District are more acute in Lowestoft, particularly in the central areas. **Life expectancy is lower** in some of the central wards of Lowestoft than the rest of the District, and **death rates are higher**. The Normanston ward of Lowestoft has the highest proportion of the population which is **obese** in the District and is much higher than the national average. Nine neighbourhoods in the town are within the **10% most deprived** in the country and the Harbour and Kirkley wards have unemployment levels which are double the regional average.

Lowestoft benefits from a **rich natural, built and historic environment**. The town has a significant number of heritage assets including the **historic High Street** and the **seafront area** of south Lowestoft. The High Street and Scores have recently been awarded Heritage Action Zone status to acknowledge the area as a conservation area at risk. The town has good access to the **protected landscapes and habitats of the Broads** and is in close proximity to the protected habitats along the **Suffolk coast** to the south. The landscapes to the north and west of the town are particularly attractive and **sensitive to change**. There are pockets of **high grade agricultural land** to the north and south of the town. Large parts of central Lowestoft are at **risk from flooding**. The Council is working with partners to ensure the delivery of strategic **flood protection measures** to mitigate these risks. It is anticipated these measures will be complete by 2021.

Lowestoft's economy was traditionally based on fishing and manufacturing. These sectors have declined significantly in recent years. However, due to planned investments in **offshore renewables** in the southern North Sea, there is significant **potential for future jobs growth**. The town significantly benefits from the Port of Lowestoft from which many offshore companies operate as well as a small fishing fleet. The port is directly opposite major continental ports and serves the busy sea routes between the UK and Europe. It is also the closest port to many of the **offshore wind farms** planned off the coast of East Anglia. The port covers 40 hectares of land and is comprised of a protected outer harbour and an inner harbour beyond the Bascule Bridge. The port handles around 100,000 tonnes of cargo each year. It is establishing itself as a **renewables centre of excellence** and is home to the construction and operation management bases of Galloper and East Anglia ONE offshore wind farms and is the **operation and maintenance base** for Greater Gabbard.

The town's economy benefits from its **strong links to Great Yarmouth**, which also profits from the offshore sector. **Tourism** is an important sector to the town, and its unique position between the Broads and the sandy beaches on the North Sea help attract **high numbers of tourists** each year. The town is quite self contained with 54% of working people living in the town also working in the town. However, an increasing number of residents are **commuting to Great Yarmouth** for work.

**Traffic congestion** is considered to be an issue which holds back economic growth. In particular, there are issues at the two crossings of Lake Lothing. A **third crossing** over Lake Lothing is planned to be in place by 2022 to help alleviate traffic congestion in the town, improve connectivity and help deliver regeneration sites. There are also more localised issues of traffic congestion. Carlton Colville Primary School has a large catchment area and is located some distance from the main built up area of Carlton Colville. As such many parents **drive their children to school** which creates local congestion and road safety issues.

**Lowestoft town centre** acts as a day-to-day shopping centre for residents of the town and the surrounding area. However, its **catchment is quite small**, given its coastal location and competition from nearby centres of Great Yarmouth and Norwich. The town centre has suffered in recent years with **higher levels of vacant shop units** and residents consider that the shopping offer could be better. It is expected that the third crossing over Lake Lothing will help reduce the effect of traffic in the town centre and the planned flood protection measures will encourage inward investment in the town centre nearer the Bascule Bridge. These projects will therefore help address some of the challenges the centre faces.



## Key issues in Beccles and Worlingham



Beccles is the **largest market town** in the District. Beccles and Worlingham have grown over the years to form a single contiguous built up area with a combined **population of 13,868** (Beccles 10,123, Worlingham 3,745). The town sits close to the Norfolk and Suffolk border and is constrained by marshland associated with the **River Waveney** and the **Broads** to the north. Part of the town is within the Broads Authority area. As a result the town has expanded mostly southwards with some residential areas some distance from the town centre with **poor access to services and facilities** and open space. The town has **good links to Lowestoft and Norwich** and is connected by train to Lowestoft and Ipswich.

Beccles does not suffer from many of the social issues that Lowestoft does. However, there are neighbourhoods in the town which are some of the most deprived in the District. The town provides a **good range of services** to meet everyday needs and acts as a service centre for the surrounding rural communities in Waveney and South Norfolk. Beccles benefits from a **rich historic environment**, including the Grade I St Michael's Church and adjacent Bell Tower, and is in close proximity to valuable natural assets. There are some pockets of **high grade agricultural land** around the town. The landscape to the west and north of the town is more **sensitive to development**.

Beccles and Worlingham are **well served by employment premises**. The main employment area is disconnected from the town at Ellough. There is currently no public transport provision to the Ellough employment areas and walking and cycling access is also poor. A **southern relief road** is under construction which will take HGV traffic away from the town centre and this may **improve pedestrian and cycle links** to the employment area. The road is expected to be completed in 2018. There are **electricity capacity issues** to the east of the town which are limiting the potential for further development at the industrial areas at Ellough. Due to its location on the Broads, **tourism** is an important part of the Beccles economy.

At present most working people in Beccles and Worlingham **do not work in the town** (or in the Ellough employment area). A third of people commute to other local authority areas including South Norfolk, Norwich and Great Yarmouth. 10% travel to Lowestoft. **Traffic congestion** is a concern for some parts of the town, such as around Ingate, and in this location there is a risk it could contribute to air quality problems if congestion significantly worsens.

Beccles **town centre has performed well** in recent years and has an increasing number of national multiple stores and independent stores and low vacancy rates.

## Key issues in Halesworth and Holton



Halesworth is located on the southern boundary of the District on a tributary of the River Blyth. Halesworth serves as a small market town with a **population of 4,726**. To the east of Halesworth is Holton with a **population of 832**. The village depends on Halesworth for most services and facilities and the gradual expansion of the town has led to an almost contiguous built up area between the two settlements. The town provides services for nearby villages including some within the Suffolk Coastal District area, including Chediston, Walpole and Wenhaston.

The average age of the population is above local and regional averages. Whilst the town benefits from provision of **most essential services and facilities**, there is **no secondary education provision** in the town. Children of secondary education age have to travel to Bungay or Beccles.

A small part of the central area of the town is at **risk from flooding**. The floodplain from the River Blyth tributaries covers large parts of the farmland to the west of the town. Halesworth benefits from a **rich historic environment** where the medieval manorial plan, street pattern and property boundaries survive in the present layout of streets. The landscape around the town is a mix of **rural river valleys** and **tributary farmland** character which is **sensitive to new development**. Some of the farmland surrounding the town is **high grade agricultural land**.

Only 32% of working people in Halesworth work in the town. 14% work in Suffolk Coastal and 14% work in Beccles. However, **self-containment could potentially be higher** as there are a similar number of people employed in the town as there are working people living in the town (i.e. many of the jobs in the town are taken by people commuting in to the town from elsewhere).

## Key issues in Bungay



Bungay is located in the northwest corner of the District on the Norfolk and Suffolk border. It is surrounded by the **River Waveney** to the north, east and west and the landscape rises quite steeply to the south out of the valley. The River Waveney and marshland to the east of the town is part of the **Broads** area. As a result of its geography, Bungay has been forced to grow in a southward direction.

The town has a **population of 5,127**. It benefits from a **small town centre** and has provision of a number of **key services and facilities**. It is very close to the Norfolk villages of Earsham and Ditchingham and acts as their local service and employment centre. The town also acts as a service centre to a number of smaller villages in the northwest of the Waveney District.

The town benefits from a **rich historic environment** with a Norman era castle near the town centre and many fine examples of Georgian buildings in the town centre. The character of the town is further enhanced by the **large areas of grazing land** and open areas within and around the town. The **flood zone** associated with the River Waveney affects some parts of the town and constrains development to the north, east and west. The landscape to the south of the town is attractive and **sensitive to new development**.

The main employer of the town is Clays Printers and this is reflected by the high numbers of people in the town employed in **manufacturing**. In addition there are some smaller employment premises within the town.

Currently most working **people who live in Bungay do not work in the town**. 41% commute to other local authority areas (nearly half to South Norfolk, Broadland and Norwich). Of the 23% who work elsewhere in Waveney the majority work in Beccles and the rural areas.



## Key issues in Southwold and Reydon



Southwold and Reydon are located on the coast approximately 20 kilometres south of Lowestoft. The **population of Southwold is 1,098** and **Reydon is 2,582**. Southwold is surrounded by marshland to the north, west and south. This has effectively constrained the growth of the town. Southwold acts as an important tourism destination and as such has a **vibrant town centre** with a good range of shops and services. However, the increasing presence of national retailers is changing the character of the town. Reydon is where most of the local population reside.

Southwold and Reydon have the **highest house prices** in the District. In Southwold, at least 35% of dwellings are **second homes** or **holiday homes** which contributes to the high house prices. The population of Southwold has an **average age of 60** which is much older than other parts of the District. Whilst between the two settlements **most everyday services** are accommodated, Southwold and Reydon do not benefit from any **secondary education provision**.

Southwold and Reydon are set in an **attractive natural environment** and are wholly within the Suffolk Coast and Heaths **Area of Outstanding Natural Beauty**. Southwold is also within the **Suffolk Heritage Coast**. The marshland to the south of Southwold is designated as a **Site of Specific Scientific Interest** and there are numerous **County Wildlife Sites** around the two settlements.

Southwold also benefits from a **rich historic environment**, including the grand **Georgian buildings** around the numerous greens and **Southwold Harbour**.

**Tourism** is an important sector for Southwold. A third of working residents are employed in either accommodation and food services or retail. Whilst 53% of working people who live in Southwold and Reydon also work in Southwold and Reydon, there are more jobs in the two settlements than working people who live there. Additionally the majority of workers in Southwold and Reydon commute into the two settlements from elsewhere. This could indicate that **many people who work in the town cannot afford to live in the town** or Reydon. 20% of residents in Southwold and Reydon **work from home**, which is double the District average.

## Key issues in rural areas



The rural area in Waveney is characterised by a **small number of larger villages** and numerous **small villages** and hamlets. **Kessingland**, located on the coast between Lowestoft and Southwold, is the District's largest village with a **population of 4,327**. Kessingland have recently prepared a Neighbourhood Plan which sets out the vision and planning policies for their community over the next 15 years.

Outside of Kessingland, **Barnby and North Cove, Blundeston, Wrentham and Wangford** are the largest villages with reasonable **provision of everyday services and facilities**. The village of **Somerleyton**, although much smaller, also has a **good range of services and facilities**. There are numerous other **smaller villages** which have some level of service provision and these include **Brampton, Homersfield, Ilketshall St. Lawrence, Lound, Mutford, Ringsfield, Rumburgh, Shadingfield and Willingham, Westhall and Wissett**. Elsewhere, the rural areas are characterised by small dispersed hamlets with limited services and facilities.

Access to primary schools can be an issue in the rural areas, with many children, including in some larger villages such as Wrentham, having to **take the bus to primary school** in nearby villages or towns.

In recent years, many rural settlements have **lost services and facilities** and have very **limited access to basic services and facilities**. The rural areas are generally **less deprived** than neighbourhoods in Lowestoft and the market towns. **House prices are higher** in the rural areas than the District average.

The rural areas benefit from a **rich historic environment**, including Somerleyton Historic Park and Garden and Homersfield, Wissett and Somerleyton conservation areas.

There are some agricultural and tourism jobs in the rural areas but generally **limited employment opportunities** and most residents depend on nearby towns for employment. However, there is some evidence of reverse commuting where people employed in rural industries are living in towns.

**Mobile phone coverage** is an issue and **Broadband** is essential for economic development and remains poor in the rural areas. Speeds tend to be slow with maximum speeds rarely exceeding 10mbs and **many areas are struggling to achieve speeds of 3mbs**.

# Section 1

# Overall Spatial Strategy



# 1 Overall Spatial Strategy

## Vision and Objectives

- 1.1 The vision for Waveney in 2036 for this Local Plan is based on the short term vision contained within the Council's Business Plan, the East Suffolk Business Plan, and also on the long term need to tackle the issues detailed in the previous section. It also takes into account the comments made by stakeholders and the public through consultation on the Local Plan.

### Vision

By 2036 the quality of life for everyone growing up in, living in, working in, and visiting Waveney will have been sustainably improved. Waveney will have a healthy economy, a healthy population and a healthy environment. The District will have experienced significant levels of growth, but this growth will not have breached environmental limits and will have been supported by adequate infrastructure.

Waveney will have a stronger, more diverse economy benefiting from the growth of offshore renewable energy and better infrastructure such as transport connections, telecommunications and flood risk protection. The stronger economy will have reduced deprivation and increased local earnings. Tourism will remain an important year-round part of the District's economy and visitor numbers and overnight stays will have increased. Waveney's town centres will be vibrant and meet the needs of local residents, businesses and visitors alike. The District's cultural offer will have been improved to the benefit of visitors and residents alike.

There will be sufficient housing of the right types and tenures to meet the needs of the population and people moving to the District. The health of the population will have been improved through increased opportunities for people to participate in active lifestyles.

Waveney's valuable built, historic and natural environment will have been protected, maintained and enhanced including the protected landscapes of the Broads National Park and the Area of Outstanding Natural Beauty. The delivery of key recommendations in the Council's Green Infrastructure Strategy will have ensured improvements to open space and ecological networks will have benefited the health of the population as well as that of wildlife habitats. The high quality design of new developments will be noticeable to those living in and visiting the area and new development will have respected the rich historic assets of the District.

Climate change emissions per capita will have decreased as people choose more sustainable methods to commute to work and for leisure purposes due to the District's settlements becoming more self-sufficient. More properties will benefit from protection from flooding, and coastal communities will continue to adapt to coastal change. The District will continue to have clean air and the water quality of the District's rivers will have improved.

## ■ The Lowestoft Area (Lowestoft, Carlton Colville, Corton, Gisleham, Oulton and Oulton Broad)

Lowestoft will be a clean, attractive and vibrant town with an enhanced economy and reduced deprivation. The suburban areas and villages will retain their individual identities and their communities will be strengthened with new infrastructure provision.

Lowestoft, along with nearby Great Yarmouth will be important centres in the construction, operation and maintenance of offshore renewable projects. The Port of Lowestoft will be an offshore renewables centre of excellence supporting the employment of a significant number of people.

The town will benefit from improved infrastructure, including a third crossing over Lake Lothing and strategic flood risk protection, both of which are essential to allow the town to continue to grow and thrive. The population will be healthier with new opportunities for participation in sport through the creation of a sports and leisure complex at Oakes Farm, Carlton Colville and high quality open spaces within new developments. The area will have accommodated the majority of the District's growth and will have expanded in size with well designed, sustainable extensions to the urban area which have their own identity.

The town centre will be more vibrant with a viable retail offer together with improved leisure offer including a greater number of cafés, pubs and restaurants. The derelict central areas around Lake Lothing will have been successfully regenerated providing a significant number of homes in close proximity to the town centre and employment areas. The town's tourist offer will have been maintained and improved through improvements along the coast from Corton down to Pakefield, including the creation of a destination park at the East of England Park, celebrating the most easterly point of the country. The sensitive landscapes and habitats which surround the town will have been preserved and enhanced through new developments.

The town will have also benefited from heritage-led regeneration of the historic High Street, supported through the Heritage Action Zone initiative.

## ■ Beccles and Worlingham

Beccles will have continued to fulfil its role as the largest market town in the District serving its local population including Worlingham and the surrounding smaller towns and villages in Waveney and South Norfolk such as Ringsfield, Gillingham and Toft Monks. Beccles, together with Worlingham will have grown at a rate similar to that experienced over the last 20 years and the larger population will support and improve the town centre and services and facilities in the town to the benefit of residents and tourists alike. New development will have been supported by good infrastructure and services including a country park.

The sensitive natural environment to the north of the town will have been protected. The separate identities of the two settlements will also have been preserved. New development will be of an exceptional quality of design including greener environments serving both existing and new residents. The delivery of the Southern Relief Road will have opened up new

opportunities for growth and will have diverted heavy goods traffic from the sensitive town centre. Additionally, access to the Ellough employment area by modes other than the car will have been improved.

### ■ Halesworth and Holton

Halesworth will provide a more significant role as a service centre to the south of the District benefiting surrounding villages in Waveney and Suffolk Coastal such as Wissett, Walpole and Wenhaston. Together with Holton, it will be the third largest built-up area in the District after Lowestoft and Beccles and Worlingham. The historic town centre will be vibrant and will have been supported by new housing and retail development. The town will have enhanced sports and leisure facilities following the completion of the Halesworth Campus and improved facilities at Dairy Hill together with additional health facilities and an enhanced employment offer. This will have helped attract younger people and families to the town. The separate identities of Halesworth and Holton and the sensitive landscape surrounding them will have been protected.

### ■ Bungay

Bungay will have continued to act as a service centre in the north west of the District supporting the large villages of Ditchingham and Earsham in South Norfolk as well as smaller villages in Waveney. It will have a larger number of employment premises which will help make the town more self-sufficient and will have experienced modest levels of housing growth which will have helped support the town centre. The open areas within the town will have been protected, as will the sensitive landscapes outside of the town.

### ■ Southwold and Reydon

Southwold will continue to prosper as a unique historic town and tourist destination. Reydon will continue to function as part of the Southwold and Reydon area, providing local services and some employment development. New housing growth in the area will have provided homes with a range of tenures and will have made homes more affordable for those working in the area. The sensitive built, historic and natural environment of the area will have been protected from and enhanced by new development.

### ■ Rural Areas

Through allowing more growth than in recent years, settlements in the rural areas will become more sustainable and more vibrant. Through the provision of a wide range of types and tenures of housing, new homes will be more affordable in the rural areas, allowing people with a local connection or those who work in the rural areas to live in the rural areas. New housing will also help support existing services and facilities in the rural areas such as small rural schools and pubs. New development in rural villages will have increased the coverage of high-speed broadband.

1.2 The strategic priorities and objectives to deliver this vision are:

## Strategic Priorities and Objectives

Objective/Strategic Priority	Strategic policies to deliver Objective/Strategic Priority
<p>■ <b>1</b> To improve health, wellbeing and education opportunities for the population</p>	<p>WLP1.1, WLP1.2, WLP1.3, WLP2.1, WLP2.2, WLP2.4, WLP2.5, WLP2.8, WLP2.10, WLP2.13, WLP2.16, WLP2.19, WLP2.20, WLP3.1, WLP4.1, WLP8.21, WLP8.22, WLP8.23, WLP8.29, WLP8.30, WLP8.31</p>
<p>■ <b>2</b> To deliver at least 8,223 new homes to meet the housing requirements of the whole community (both urban and rural) including those wishing to move into the area</p>	<p>WLP1.1, WLP1.2, WLP8.1, WLP8.2, WLP8.3, WLP8.5, WLP8.6, WLP8.7, WLP8.8, WLP8.10, WLP8.11 and all site allocation policies for housing.</p>
<p>■ <b>3</b> To enhance and protect the natural, built and historic environment</p>	<p>WLP1.1, WLP1.2, WLP2.1, WLP2.8, WLP2.9, WLP2.16, WLP8.29, WLP8.30, WLP8.31, WLP8.32, WLP8.33, WLP8.34, WLP8.35, WLP8.36, WLP8.37, WLP8.38, WLP8.39, WLP8.40</p>
<p>■ <b>4</b> To reduce contributions to climate change and mitigate the effects and conserve natural resources</p>	<p>WLP1.1, WLP1.2, WLP2.16, WLP8.24, WLP8.25, WLP8.26, WLP8.27, WLP8.28</p>
<p>■ <b>5</b> To achieve sustained and resilient economic growth in towns and rural areas in order to support 5,000 new jobs in the District</p>	<p>WLP1.1, WLP1.2, WLP1.3, WLP8.12, WLP8.13, WLP8.14, WLP8.15, WLP8.16, WLP8.17, WLP8.21 and all site allocation policies for employment uses.</p>
<p>■ <b>6</b> To support the growth of the tourism industry</p>	<p>WLP1.3, WLP2.1, WLP2.9, WLP8.15, WLP8.16, WLP8.17</p>

■ **7** To protect and enhance the District's varied cultural facilities

WLP1.3, WLP2.1, WLP2.3, WLP2.7, WLP2.9, WLP8.15, WLP8.16, WLP8.17, WLP8.18, WLP8.22

■ **8** To enhance the viability and vitality of town centres and service provision in towns and villages

WLP1.1, WLP1.2, WLP1.3, WLP2.1, WLP2.3, WLP2.7, WLP2.8, WLP2.9, WLP2.11, WLP2.12, WLP8.18, WLP8.19, WLP8.20, WLP8.22

■ **9** To significantly improve the quality of urban design across the District

WLP8.28, WLP8.29, WLP8.30, WLP8.31, WLP8.32, WLP8.33

■ **10** To improve the quality and provision of all types of infrastructure

WLP1.3, WLP2.1, WLP2.4, WLP2.5, WLP2.13, WLP2.16, WLP2.19, WLP2.20, WLP3.1, WLP4.1, WLP7.9, WLP8.22, WLP8.23





## Scale and Location of Growth



New homes  
9,235



New jobs  
5,000



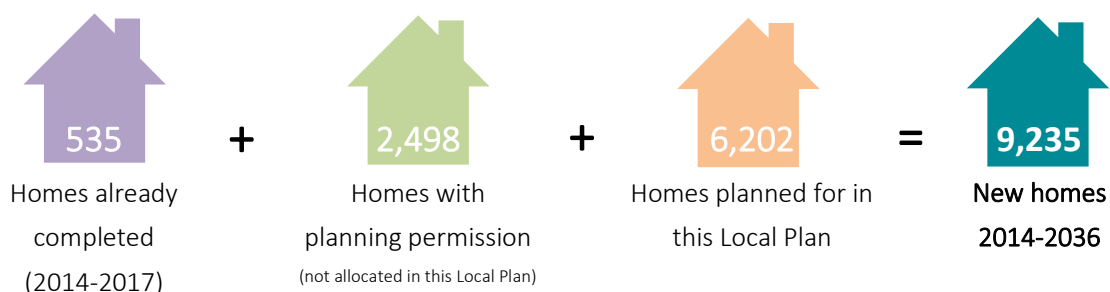
New retail development  
13,260m<sup>2</sup>

### Scale of Growth

- 1.3 Waveney is an attractive place to live and work and more people migrate into the District from elsewhere in the UK than leave. Additionally, households in Waveney are getting smaller, so even with no population growth there is a need for more housing. If the Council does not plan to meet the housing needs arising from these two factors, there is a risk that needs will not be met, resulting in a situation where demand continues to outweigh supply. This will push up house prices making it more difficult for younger people to enter the housing market. By not planning for this growth there is also a greater risk that housing developments could be built in inappropriate locations.
- 1.4 If the Council does not plan to meet the business growth needs in the District, there is a risk that investment will be targeted elsewhere, meaning workers in Waveney will increasingly need to travel further afield for work. If the Council does not plan for the needs of new retail development there is a risk that the vitality and viability of our town centres will decline.
- 1.5 The National Planning Policy Framework requires Local Plans to meet ‘objectively assessed needs’ for housing and economic development. An ‘objectively assessed need’ is a technical calculation of how many houses and jobs are needed in an area over a period of time.
- 1.6 The Council has commissioned and produced a series of evidence documents which assess the amount of growth needed for housing and economic development. The key studies are:
- Strategic Housing Market Assessment (PBA, 2017)
  - Employment Land Needs Assessment (NLP, 2016) and Employment Land Needs Update (Waveney District Council, 2017).
  - Retail and Leisure Needs Assessment (Carter Jonas, 2016)
- 1.7 The Strategic Housing Market Assessment identifies an objectively assessed need for **8,223 new homes** over the plan period for the entire District (including the Broads Authority area), which equates to 374 per year. The study has calculated this based on demographic projections (based on trends over the period 2010-2015). This level of housing is significantly higher than the housing target from the previous Local Plan which was 290 homes per annum. As such since the start of the plan period (2014) there has been a shortfall in delivery against the new housing requirement. The significant step-change in housing requirement means that irrespective of land availability it will be challenging to remedy the shortfall within the first five years of the plan. Policy WLP1.1 makes clear that the Council will apply the ‘Liverpool’ approach with respect to recovering shortfall in housing delivery. This means shortfalls in delivery will be recovered over the remainder of the plan period rather than within a five year period. Of the 374 new

homes needed annually, 208 need to be affordable to meet local need. However, it is unlikely that this level of affordable housing could be viably delivered.

Figure 3 - Total housing growth 2014-2036



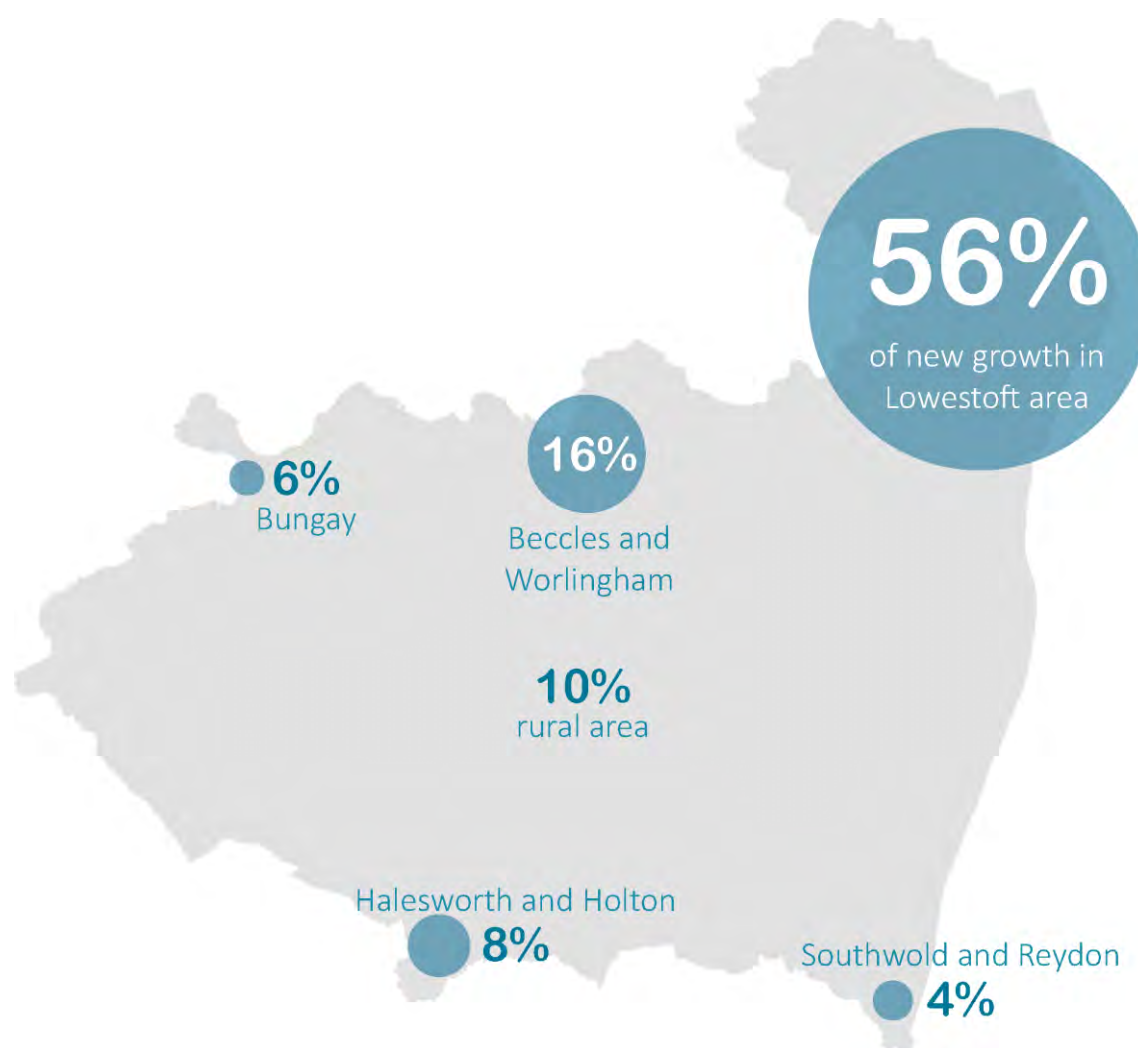
- 1.8 As of April 2017, 3,033 homes have been completed or have permission and are expected to complete within the plan period. This gives a residual need of 5,190 new homes that need to be planned for in this Local Plan. Policy WLP1.1 makes clear that housing targets are minimums.
- 1.9 Allocations for housing in this Local Plan exceed the minimum level of housing needed by approximately 12%. The over-allocation will help enable more affordable homes to be delivered, particularly given the significant need referred to above. An over-allocation also provides confidence that the overall objectively assessed need will be met even if some allocated sites fail to come forward or there are delays to delivery. In addition there will be further development which comes forward on sites not identified in the Plan. These sites will either be within the Settlement Boundaries defined by Policy WLP1.2 or through the exceptions provided by Policies WLP8.6, WLP8.7, WLP8.8 or WLP8.11 or on Neighbourhood Plan allocations.
- 1.10 The Strategic Housing Market Assessment also identifies a need for 905 additional spaces in care homes and nursing homes over the plan period. These will primarily be delivered on larger allocations or on windfall sites. The exact nature of this type of provision is likely to change and adapt over the plan period, therefore the Plan does not have a specific target for this sector but will rather take a more permissive and flexible approach to delivery.
- 1.11 The Employment Land Needs update (WDC, 2017) identified a growth of 5,000 new jobs over the period 2014-2036 in Waveney. This was based on a December 2016 model by Experian adjusted to take into account the likely impact on local employment from growth in the offshore wind sector. As well as jobs in the offshore sector, most jobs growth will be in sectors such as health and social care, tourism, retail and construction.
- 1.12 Around 500 net new jobs will be in sectors requiring new employment premises such as office, factories and warehouses (falling under use classes B1, B2 and B8 of the use classes order). Considering the jobs forecast and the past trends in take up of employment land, the study identifies a need for 43 hectares of new employment land development (use classes B1, B2 and B8).

- 1.13 Between 2014 and 2017 there was an increase in 6.3 hectares of employment land, and based on existing planning consents there is projected to be a net loss of 0.2 hectares. Like housing, this Local Plan has allocated more employment land than is needed (53.6 hectares are planned to come forward compared to the need for 43 hectares). It is not expected that the majority of land on the larger allocations in south Lowestoft and Ellough will be developed within the lifetime of the Local Plan. However, it is expected there will be some development on these sites. Like housing, it is necessary to allocate slightly more land than is required to provide choice and flexibility and in case some sites do not come forward.
- 1.14 The Retail and Leisure Needs Assessment (2016) estimates that by 2032, there will be a need for at least another 2,197sqm of food store development and 11,063sqm of non-food types of retail development. However, the study states that forecasts of need beyond five years need to be treated with caution due to the uncertainties in expenditure growth forecasts and market share beyond this time-frame.
- 1.15 The study forecasts need based on population growth and forecasts of expenditure on food and non-food products. It takes into account the amount of shopping undertaken on the internet and the leakage to other centres such as Norwich.
- 1.16 In the five year period there is no need for new non-food retail and only a need for 850sqm of food store development. Since the study was completed planning permission has been given for a large out of centre retail warehouse complex in south Lowestoft comprising 4,090sqm of non-food retail and an Aldi food store of 1,155sqm. Planning permission has also been given for a replacement Lidl store in north Lowestoft providing a gain of 111sqm of food floorspace and 27sqm of non-food floorspace (which has recently completed). These commitments mean that there is a remaining need for 6,946sqm of non-food retail over the plan period and 1,564sqm for food store retail development over the plan period (deep discounter floorspace such as that provided by Aldi and Lidl does not have the same expenditure per sqm as other superstores, therefore only counts approximately half towards the convenience need). The study also identifies the need for more restaurants and cafés, hotels, gyms and a new multiplex cinema to support a growing population.



## Location of Growth

Figure 4 – Distribution of new housing



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Table 1 - Total housing growth 2014-2036 by settlement

Settlement	Total housing growth 2014-2036
Lowestoft Area (Lowestoft, Carlton Colville, Corton, Gisleham, Oulton and Oulton Broad)	5,206
Beccles and Worlingham	1,458
Bungay	557
Halesworth and Holton	762
Southwold and Reydon	387
Rural areas	865
<b>Total</b>	<b>9,235</b>

See Appendix 3 – Housing and Employment Land Summary and Trajectory for detailed figures

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- 1.17 National planning policy states that development should be distributed in a way which reduces the need to travel, promotes regeneration of brownfield sites, promotes and retains existing services and supports rural areas. When considering how development is distributed, it is also necessary to consider the effects on existing infrastructure and the environment.
- 1.18 The distribution of growth strategy detailed in Policy WLP1.1 aims to ensure the vision for the Local Plan is delivered alongside the requirements of the National Planning Policy Framework.
- 1.19 By allocating just over half of future development to Lowestoft, the strategy reflects the role of Lowestoft as the largest town in the District and its potential for future economic growth. It enables a continuing focus on regeneration of the central areas of the town, whilst allowing for some sustainable extensions for the town. With the majority of development allocated to the largest settlement, the need for travel should be minimised. This strategy also recognises Lowestoft Town Centre as the main town centre within the District catering for the town's needs and some of the needs of the rest of the District.
- 1.20 The strategy allows for reasonable levels of development in the market towns. All of Waveney's market towns have good employment opportunities, a good range of services and facilities and attractive town centres making them sustainable locations for growth. Beccles and Worlingham as the second largest built up area in Waveney is allocated a greater proportion of growth. This growth will help support and enhance the services and facilities in the town and support the town centre as the second largest retail centre within the District. Halesworth and Holton are also allocated higher proportions of growth reflecting Halesworth's status as a market town with good transport links, provision of employment facilities, shops and other services and facilities. Bungay and Southwold and Reydon are proposed to take more modest levels of growth, reflecting the environmental constraints to growth around the towns.
- 1.21 Importantly, the strategy reflects the need to support the numerous villages across Waveney. The strategy therefore allocates a more significant level of growth to villages than has been experienced in previous Local Plans. This reflects the fact that the sustainability circumstances of villages has changed with more people being able to work from home and using the internet for services such as shopping and banking. It also reflects the fact that without development, the population of villages will decline due to the trend of increasingly smaller households. More significant levels of development will allow people with a local connection or those who work in the rural areas to live in the rural areas. New housing should also help support existing services and facilities in the rural areas such as small rural schools and pubs and help extend super-fast broadband into these areas.
- 1.22 Employment land development (use classes B1, B2 and B8) and retail and leisure development is concentrated on the towns with a distribution reflecting the housing growth. This enables some balance between jobs and homes and retail provision. Employment land growth has been skewed towards Lowestoft and Beccles where the Employment Land Needs Assessment identified the greatest potential demand for growth. The distribution for retail growth also reflects the advice on distribution contained within the Retail and Leisure Needs Assessment. This balance will help to reduce the need to travel and therefore create more sustainable patterns of development.
- 1.23 The site allocations in this Local Plan together with existing commitments, in the form of completions since 2014 and extant planning permissions and Neighbourhood Plan allocations, will deliver the level of growth and distribution strategy set out in Policy WLP1.1. It is likely that in addition to allocations and existing

commitments there will be additional housing development in the District from windfall planning applications in accordance with Policies WLP1.2, WLP8.6, WLP8.7 and WLP8.11 and Neighbourhood Plans.

- 1.24 Based on evidence in the Strategic Housing and Economic Land Availability Assessment and given that the potential for development within Settlement Boundaries will be proportional to the settlement size, windfall development coming forward from planning applications in accordance with Policy WLP1.2 is unlikely to skew the distribution strategy. Therefore the percentages detailed in the policy will not need to be routinely considered in the development management process but will be kept under review through annual monitoring.
- 1.25 Policies WLP1.1 and WLP1.2 allow Neighbourhood Plans and Neighbourhood Development Orders to allocate and permit additional land for development outside settlement boundaries which will have a greater risk of skewing the overall strategy if not appropriately managed. Therefore, these policies require that new allocations in Neighbourhood Plans and development permitted through Neighbourhood Development Orders do not undermine the overall distribution strategy.
- 1.26 At present it is not clear what the potential for development is through Policy WLP8.7, therefore this policy also requires consideration of whether a proposal would cumulatively undermine the distribution of housing in Policy WLP1.1 and Policy WLP7.1.
- 1.27 Appendix 3 of this Local Plan summarises the amount of housing for each settlement expected to be delivered over the plan period and when it will be delivered. Appendix 3 also details the amount of employment land allocated in each area.

## Policy WLP1.1 – Scale and Location of Growth

In the period 2014 to 2036, the Council will:

- Make provision for the delivery of a minimum of **8,223 dwellings** in Waveney (374 per year).
- Maximise opportunities for economic growth, with the aim of achieving a minimum of 5,000 additional jobs in Waveney.

To deliver this, make provision for:

- 43 hectares of employment land for B1/B2/B8 uses.
- 2,200m<sup>2</sup> (net) of convenience (food) and 11,000m<sup>2</sup> (net) of comparison (non-food) retail floorspace.

Any shortfalls in housing delivery against the above target will be recovered over the entire plan period. As such, when calculating a five year supply requirement the Council will apportion any past shortfall against the target over the remaining plan period.

In order to sustainably deliver the growth targets set out above, new residential development will be distributed across the District approximately as follows:

- Lowestoft Area - **56%** of housing growth
- Beccles and Worlingham - **16%** of housing growth
- Halesworth and Holton - **8%** of housing growth
- Bungay - **6%** of housing growth
- Southwold and Reydon - **4%** of housing growth
- Rural Area - **10%** of housing growth (See Policy WLP7.1 for more detail on the distribution across rural villages)

Employment land development will be focused mainly in Lowestoft and Beccles and distributed approximately as follows:

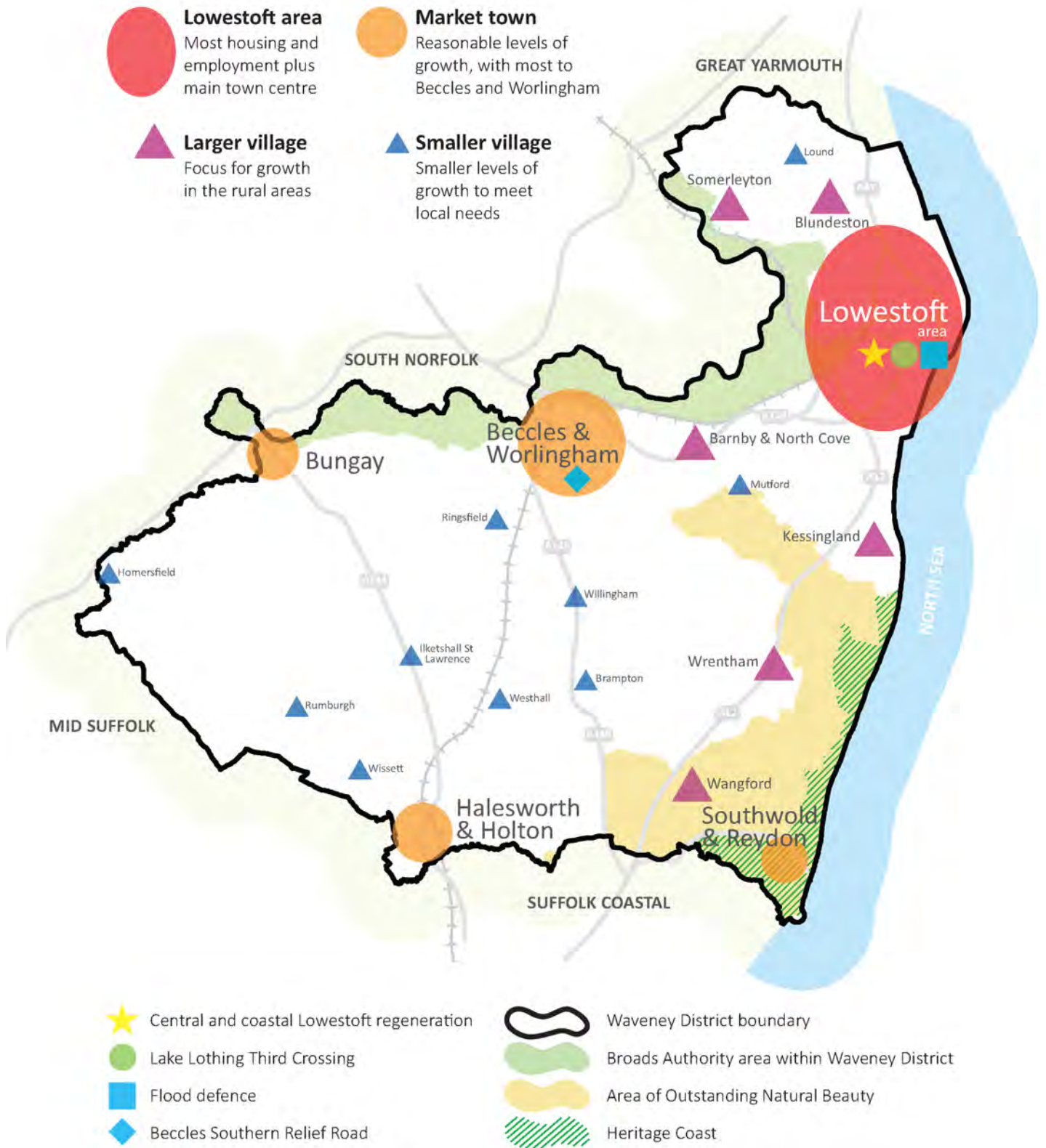
- Lowestoft Area - **60%** of employment land development
- Beccles - **25%** of employment land development
- Other Market Towns and Rural Areas - **15%** of employment land development

60-70% of retail and leisure development will be focused in Lowestoft Town Centre as the District's main town centre. Beccles as the next largest town centre should accommodate approximately 15% of retail and leisure development. The remaining proportion of development should come from within District Centres (Oulton Broad and Kirkley), Local Centres (including new Local Centres on large housing allocations) and other Market Towns Town Centres commensurate with the level of housing and employment growth.

Provision has been made in this Local Plan through site allocations and policies to deliver this scale and strategic distribution of growth. Neighbourhood Plans can allocate additional growth to meet local needs at a scale which does not undermine the overall distribution strategy.

# Key Diagram

Figure 5 - Key Diagram



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 Source: Natural England: Area of Outstanding Natural Beauty, Heritage Coast



## Presumption in Favour of Sustainable Development and Settlement Boundaries

- 1.28 Central to local planning is delivery of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future sets out five ‘guiding principles’ of sustainable development:
- living within the planet’s environmental limits;
  - ensuring a strong, healthy and just society;
  - achieving a sustainable economy;
  - promoting good governance; and
  - using sound science responsibly.
- 1.29 Paragraphs 18 to 219 of the National Planning Policy Framework, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.
- 1.30 The Council considers that the strategy, policies and site allocations set out in this Local Plan will achieve sustainable development in Waveney.
- 1.31 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This means that Local Plans should meet the development needs of the area unless the adverse impacts of doing so would outweigh the benefits when assessed against the Framework. For decision making, the Framework states that development which accords with the Local Plan should be approved without delay. Where the Local Plan is absent, silent or relevant policies are out-of-date, the Framework states that permission should be granted unless the adverse impacts of doing so would outweigh the benefits when assessed against the policies in the Framework.
- 1.32 This 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 vision and 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. Furthermore, to meet objectives on preserving natural resources and the countryside, the Local Plan must ensure undeveloped land in the countryside is not unnecessarily lost to development in excess of the needs accommodated by the Local Plan. Settlement boundaries are a useful and positive tool in meeting these objectives.
- 1.33 Settlement boundaries define the built up area of settlements, and subject to the other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable. They therefore allow for flexibility in the Local Plan by potentially allowing more development than is planned for by the allocation of specific sites, at the same time as avoiding the loss of further

undeveloped land in the countryside and further urban sprawl. Limiting development beyond settlement boundaries lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. This allows the Council to develop 'exception site policies' which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which would not otherwise be viable if they were competing for land with market housing.

- 1.34 Policy WLP1.2 defines settlement boundaries and restricts the development of new residential, employment and retail uses outside of settlement boundaries.

## Policy WLP1.2 – Settlement Boundaries

Settlement boundaries are defined on the Policies Map. Land which is outside of settlement boundaries and allocations in the Local Plan and Neighbourhood Plans is considered as the Countryside.

New residential<sup>1</sup>, employment<sup>2</sup> and town centre<sup>3</sup> development will not be permitted in the Countryside except where specific policies in this Local Plan indicate otherwise.

Neighbourhood Plans can make minor adjustments to settlement boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall distribution strategy outlined in Policy WLP1.1 and would not be contrary to the other policies of this Local Plan.

Neighbourhood Development Orders can permit development outside of settlement boundaries providing that the overall distribution strategy outlined in Policy WLP1.1 is not undermined and the development would not be contrary to the other policies of this Local Plan.



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<sup>1</sup>New residential development falling within use classes C3, and C4 of the [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended). For the avoidance of doubt this does not include dwellings restricted by condition for use as holiday lets.

<sup>2</sup> Employment uses falling within use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

<sup>3</sup> Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts and culture (including theatres, museums, galleries and concert halls, hotels and conference facilities).

## Infrastructure

- 1.35 The provision of new and improved infrastructure is essential to ensure the growth planned in the District is sustainable. Infrastructure includes a wide range of facilities and services including schools, medical facilities, community facilities, open space, roads, railways, cycle paths and flood defences.
- 1.36 New growth can place extra pressure on existing infrastructure and create a need for new services and facilities.
- 1.37 The Council has produced a number of evidence bases to support the Local Plan, including:
- Local Plan Infrastructure Study (2018) which assessed what infrastructure is needed to support the growth outlined in the Local Plan.
  - Waveney Water Cycle Study (2017) outlines the water infrastructure needs to support development.
  - Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report 2018) identifies areas of the network where transport mitigation measures may be needed to accommodate growth.
  - Waveney Open Space Needs Assessment (2015) and the Green Infrastructure Strategy (2015) outline needs for open space and green infrastructure across the District.
- 1.38 The infrastructure needs identified for each town and village are outlined in the section of the Local Plan relevant to that settlement. Appendix 1 of this document provides a summary of all the infrastructure needed in the District and how and when it is expected to be delivered to support growth.



- 1.39 There are three strategic pieces of infrastructure which are expected to be delivered during the plan period. These are the Lake Lothing Third Crossing, the Lowestoft Flood Risk Management Project and the Beccles Southern Relief Road. The Lake Lothing Third Crossing will link the A12 via Waveney Drive on the south side of Lake Lothing to Denmark Road and Peto Way on the north side of Lake Lothing. It is expected to cost nearly £92 million of which £73 million has been secured from the Department for Transport. The Lowestoft Flood Risk Management Project involves reducing flood risk from all sources in Lowestoft through a range of measures. The Beccles Southern Relief Road is now under construction and is intended to improve the centre of Beccles by diverting heavy goods vehicles and commercial traffic away from the centre, and improve connections to the Ellough industrial estates, enhancing the potential for business growth.
- 1.40 Outside of the District there are plans to upgrade the A12 including a bypass of the four villages of Marlesford, Little Glemham, Stratford St Andrew and Farnham. This project will increase accessibility to Waveney from Ipswich and help support the development of Sizewell C. Also outside the District there are plans to make significant improvements to the A47 which links Lowestoft to Peterborough via Great Yarmouth and Norwich. Some of these works include improvements to junctions in Great Yarmouth. The Council will work with partners to ensure the delivery of these key projects both inside and outside of the District and ensure that following completion they are a success and bring significant benefits to the District.
- 1.41 The A146 which links Lowestoft to Beccles and onwards to Norwich is expected to see significant increases in traffic. Although there are no plans in place at present, the Council will support future plans for improvements to this route including a bypass of the 'Barnby Bends' between Lowestoft and Beccles.
- 1.42 New development has a responsibility to contribute towards the cost of new infrastructure. Infrastructure is often funded by developers either through section 106 planning obligations or the Community Infrastructure Levy. Section 106 planning obligations are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes money to fund infrastructure to meet the need that development generates. The Community Infrastructure Levy is a standard per sqm charge on most types of new development which the Council pools together to deliver necessary infrastructure.
- 1.43 Waveney has had a Community Infrastructure Levy in place since August 2013, and is currently the main way in which the Council collects funds from development. The rates of the Levy are set out in the Council's Charging Schedule. The Council intends to retain the Levy for most infrastructure funding. The Council will however, need to review the Levy, particularly with respect to the larger sites allocated in the Local Plan. This is because these sites will have on-site infrastructure which will be more effectively secured through section 106 planning obligations.
- 1.44 Policy WLP1.3 sets out the strategic approach to infrastructure delivery across the District. The policy seeks to ensure that developments will be well supported by new and improved infrastructure.
- 1.45 Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision which will serve multiple developments. Therefore, most

infrastructure provision will take place outside of development sites and this infrastructure will be funded by the Community Infrastructure Levy. Other off-site infrastructure which only addresses the need arising from that development, for example site specific highway works, will generally be secured through section 106 planning obligations or section 278 highway agreements.

- 1.46 Housing sites of 1 hectare or more are generally large enough to provide useable open space on site. The provision of new open space on site increases the opportunities and accessibility for play, physical activity and recreation which contributes significantly towards the health and well-being of the population. This will be secured through planning conditions and/or section 106 planning obligations.
- 1.47 Other on-site infrastructure is only likely to be necessary in much larger developments where a new primary school may be needed for example. However, there are specific local needs where smaller development can enable the delivery of locally needed infrastructure on site. Examples include new community centres or village halls. On-site infrastructure which addresses the need only arising from that development will generally be secured through section 106 planning obligations. Appendix 1 provides an indication of the type of developer contribution required for each infrastructure project identified as necessary to support the Plan.
- 1.48 Sustainable transport infrastructure and considerations are dealt with specifically under Policy WLP8.21.
- 1.49 Effective telecommunications, including broadband and mobile phone signals are essential for economic development. However, coverage remains poor in some areas, particularly outside of the towns. In these locations speeds tend to be slow with maximum speeds rarely exceeding 10mbs and many areas struggling to achieve speeds of 3mbs. New development, particularly in the rural areas, presents an opportunity to improve telecommunications. Policy WLP1.3 sets out a proactive approach to improving telecommunications infrastructure and requires all new development to provide the fastest possible broadband to premises within the development.



## Policy WLP1.3 – Infrastructure

The Council will work with partners including, Suffolk County Council, Parish and Town Councils, Highways England, Environment Agency, Anglian Water and the Great Yarmouth and Waveney Clinical Commissioning Group to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure. The Council will work with partners to ensure the timely delivery and the success of:

- The Lake Lothing Third Crossing
- The Lowestoft Flood Risk Management Project
- The Beccles Southern Relief Road
- A12 improvements between Lowestoft and Ipswich
- A47 improvements between Lowestoft and Peterborough
- Improvements to the A146 between Lowestoft and Norwich.

Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute towards infrastructure provision to meet the needs generated.

Off-site infrastructure will generally be funded by the Community Infrastructure Levy. On-site infrastructure will generally be secured and funded through section 106 planning obligations.

Open space should be provided on residential development sites of 1 hectare or more in size and be based on the needs identified in the Waveney Green Infrastructure Strategy and Open Space Needs Assessment.

New primary schools should be provided on sites where there is inadequate capacity within local catchment schools and there is no potential to expand the local schools to accommodate the pupils arising from the development. New primary schools should be provided in locations which are central and within walking distance to the catchments they will serve.

Development will not be permitted where it would have a significant effect on the capacity of existing infrastructure, and therefore potential risks to the natural environment which cannot be mitigated. Specifically, developers should provide evidence to ensure there is capacity in the water recycling centre and the wastewater network in time to serve the development. Where there is no capacity in the water recycling centre, development may need to be phased in order to allow improvement works to take place.

The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. If a fibre connection cannot currently be provided, infrastructure within the site should be designed to allow for fibre provision in the future.

# Section 2

# **Strategy for the Lowestoft Area**



## 2 Strategy for the Lowestoft Area

2.1 The Lowestoft area comprises Lowestoft and the parishes of Carlton Colville, Corton, Gisleham, Oulton and Oulton Broad. The Lowestoft area is expected to accommodate the majority of the District’s development over the next 20 years. The key focus of the Local Plan is to continue the promotion of regeneration in Central Lowestoft and expand it to include coastal areas of the town and beyond to Corton.

New homes in Lowestoft	Total
Homes Built 2014-2017	355
Existing Housing Commitments <sup>4</sup>	1,568
Homes allocated in Local Plan expected to be delivered in plan period	3,283
<b>Total Growth 2014-2036</b>	<b>5,206</b>

Regeneration in Central and Coastal Lowestoft will deliver a significant amount of new housing as well as new economic development including new industry, retail and leisure. However, there will be a need for the town to expand outwards to accommodate new housing and employment land development.

2.2 In total, land has been allocated in this Local Plan for over 4,000 new homes in the Lowestoft area. This is in addition to the 1,568 which currently have planning permission. However, not all of the 4,000 homes allocated will be delivered within the plan period. Over the plan period, in total, it is expected that the Lowestoft area will grow by 5,206 new homes. Lowestoft is expected to take the largest share of new jobs created over the next 20 years. The Local Plan allocates 38 hectares of new employment land. However, it is unlikely that all of this employment land will be delivered within the plan period.

2.3 When looking at the physical expansion of the urban area of Lowestoft there are a number of constraints to growth. The town can only grow on a north-south axis due to the North Sea to the east and the Broads to the west. The northern and particularly the southern extremes of the town are now some distance from the town centre and therefore there are limits on how much further the town can grow sustainably outwards. As such new development needs to be of a scale which can deliver new services and facilities. A further issue is to manage and limit coalescence of the town with surrounding villages such as Blundeston, Corton, Gisleham, Hopton (in Norfolk) and Kessingland to ensure each settlement retains its individual identity.

2.4 A further constraint is that much of the land surrounding Lowestoft is high grade agricultural land. Much of the land to the south of the town being the highest grade, Grade 1 agricultural land. The landscape to much of the north of the town is also particularly sensitive to development, with the exception of the sites allocated for development.

2.5 Considering the above, the focus for development on the edge of the town is to deliver a mix of strategic scale developments and a number of smaller scale housing and employment developments to support the town.

<sup>4</sup> Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036. This does not include sites with planning permission on allocations which have been rolled forward into this Local Plan such as the Kirkley Waterfront and Sustainable Urban Neighbourhood site.



- 2.6 A strategic new development to the north of the town (in the parish of Corton), the North of Lowestoft Garden Village (Policy WLP2.13) will deliver a significant amount of new housing over the longer term, supported by essential community facilities. These extra community facilities will be of significant benefit to the population of Corton whilst retaining the character and identity of the existing settlement. The site will also deliver employment land where the demand is greatest due to the sub-regional linkages with Great Yarmouth. To the south of the town another strategic development (Policy WLP2.16) is proposed which will deliver a new, more centrally located primary school for Carlton Colville, parking for the existing primary school in the short term, a country park and flood risk mitigation in line with the Lowestoft Flood Risk Management Project.
- 2.7 Due to its proximity to the European protected sites, the growth in Lowestoft will require mitigation and planning applications will require project level Habitat Regulations Assessment. More details are found in Policy WLP8.34.

## Infrastructure

- 2.8 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

### Transport

- Lake Lothing Third Crossing
- Improvements to Bloodmoor Roundabout
- Servicing and Access improvements to Enterprise Zones
- Other traffic management and pinch-point works following completion of the Third Crossing
- Pedestrian and Cycle Bridge over Lake Lothing at Brooke Peninsula (including new bridge over railway line to Normanston Park)
- Pedestrian and cycle path between Corton and Hopton
- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to Lowestoft Station

### Education

- New 2 form entry primary school on the Kirkley Waterfront and Sustainable Urban Neighbourhood site (Policy WLP2.4)
- New 2 form entry primary school (including pre-school) on the North of Lowestoft Garden Village site (Policy WLP2.13)
- New 2 form entry primary school (including pre-school) on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)
- Expansion of existing primary schools in north Lowestoft to accommodate 85 pupils
- New pre-school setting on North of Lowestoft Garden Village (Policy WLP2.13)
- New pre-school settings in the Carlton Colville, Kirkley and Whitton, Oulton, Gunton and Corton Wards
- Extensions to secondary schools in north Lowestoft to accommodate 133 pupils

### ♥ Health Care

- New medical centre on Woods Meadow, Oulton and extensions to other surgeries in the town

### 🏠 Community Facilities

- New library in Oulton Broad and other improvements to library provision
- New community centre in Carlton Colville and on the North of Lowestoft Garden Village

### 🌳 Green Infrastructure

- New sports facilities at Oakes Farm (Policy WLP2.19)
- New allotments on Monckton Avenue and on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)
- Country park on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)
- Improvements to tennis courts and bowling greens
- New changing facility at Normanston Park
- New parks and play spaces on all development allocations

### 💧 Flood Risk

- Lowestoft Flood Risk Management Project – including flood mitigation at Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)

### ▲ Utilities

- Localised improvements to the sewerage network



## Central and Coastal Lowestoft Regeneration

- 2.9 Lowestoft has long been identified as a priority area for regeneration. As discussed above, the town faces significant challenges with issues relating to poor economic performance and high levels of deprivation. These issues are at their most acute within the central parts of the town. It is these parts of the town which also have the greatest potential for positive transformation.
- 2.10 Central and Coastal Lowestoft benefits from the town centre, port, the beach and Broads, extensive areas of waterfront, a rich historic environment and good public transport links. It also benefits from substantial redevelopment opportunities on former industrial sites which are currently underutilised or derelict. Central Lowestoft will also experience significant change over this plan period with the planned Third Crossing over Lake Lothing and strategic flood protection measures.
- 2.11 To address the need for regeneration the last Local Plan included an Area Action Plan (2012) for the Lake Lothing and Outer Harbour area of Central Lowestoft. This development plan document provided a spatial policy framework for revitalisation of the area. It included specific policies to manage and support development of the area, together with specific site allocations for the development of different parts of the area. The plan set out to provide 1,585 new homes, new industry and new retail and leisure facilities.
- 2.12 Progress has been made on many of the allocations in the Area Action Plan. Planning permissions have been granted for 1,181 new homes on the Kirkley Waterfront and Sustainable Urban Neighbourhood site. New offices have been constructed on Riverside Road. Existing engineering businesses have expanded in the PowerPark and East Anglia ONE and Galloper windfarms have announced investment in the town.
- 2.13 However, there is still more work to be done. This Local Plan replaces the Area Action Plan in its entirety. However, it carries forward many of the proposals in order to ensure a planned approach to the regeneration of Central Lowestoft is achieved. This Local Plan also widens the scope by considering how the existing regeneration proposals fit with the wider part of Central Lowestoft including the town centre and the coast from Corton to South Beach.



## Objectives for central and coastal Lowestoft

- **1** Improve connections and permeability within the area. Including ensuring the third crossing supports connections through central Lowestoft and to the town centre, creating better pedestrian and cycle connections between the Broads, East of England Park and North Denes and South Beach through to Pakefield.
- **2** Create a better relationship to the waterfront, particularly along the south side of Lake Lothing.
- **3** Support Lowestoft Port and capitalise on the growth of offshore renewables and offshore related engineering.
- **4** Enhance the vitality and viability of Lowestoft Town Centre.
- **5** Bring back underutilised and derelict land into positive use.
- **6** Enhance the tourism offer of the area.
- **7** Enhance the quality of design, the public realm and the historic environment, particularly around the Historic High Street.
- **8** Deliver new housing in an accessible location bringing a better mix of tenures and types of housing to the area.
- **9** Reduce the need to travel by car.
- **10** Improve the natural, historic and built environmental quality of the area.

2.14 To deliver these high level objectives, the plan and table below identify the main themed opportunity areas, the links between them and the overall spatial objectives for those areas. For some areas specific site allocations are identified, many of these are rolled forward from the Lake Lothing and Outer Harbour Area Action Plan. It is expected that development proposals should be broadly in line with the spatial objectives for each themed opportunity area. Any Neighbourhood Plans and Neighbourhood Development Orders prepared in Lowestoft or Oulton Broad, provide an opportunity to add further detail to these high level objectives and identify further specific development proposals to deliver them. A strategy for the town centre area (including the following themed areas; Retail Core and Enhanced Leisure Area, Peto Square Leisure Area, Historic High Street and Scores, Office and Town Centre Services Area and Town Centre Residential Area) is also being prepared which will provide further detail including land-use and non-planning measures to help improve the vitality and viability of the town centre. Planning measures identified in the strategy could be adopted through a Neighbourhood Plan or a Supplementary Planning Document.

2.15 For some areas there are specific proposals and policies in this Local Plan which will help deliver these spatial objectives. Figure 6 shows sites proposed for allocation in Central Lowestoft. These specific allocations together with other site specific designations are covered in this section under Policies WLP2.2 to WLP2.12. Policies WLP8.1/8.2/8.4 on housing, Policy WLP8.12 Existing Employment Areas, Policies WLP8.15, WLP8.16 and WLP8.17 on tourism, Policies WLP8.18/8.19 on town centres, Policy WLP8.23 Protection of Open Space and Policy WLP8.39 Conservation Areas also help deliver the objectives for Central and Coastal Lowestoft.

Figure 6 - Central and Coastal Lowestoft strategy



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**1 | North Denes and Beyond Tourism and Ecological Area**

Enhance the tourism offer, protect and enhance the existing open space and protect and enhance the sensitive biodiversity habitats around Gunton Warren. Relevant Policies: WLP8.15 - New Self Catering Tourist Accommodation, WLP8.23 - Protection of Open Space and WLP8.34 - Biodiversity and Geodiversity.

**2 | East of England Parks**

Enhance the open space comprising the East of England Park, Ness Point and the links between the nearby parks. Relevant Policies: WLP2.5 – East of England Park and WLP8.23 – Protection of Open Space.

**3 | Historic High Street and Scores**

Enhance the heritage experience and support the existing shops, cafés and restaurants which support the local population. Links between the Historic High Street, the Scores and the East of England Park will also be enhanced. Relevant Policies: WLP2.9 – Historic High Street and Scores, WLP8.18 – New Town Centre Use Development, WLP8.19 – Vitality and Viability of Town Centres, WLP8.37 – Historic Environment, WLP8.38 – Non-Designated Heritage Assets, and WLP8.39 – Conservation Areas.

**4 | Town Centre Residential Area**

Support further residential development which will help support the shops and services provided by the town centre. Lowestoft hospital will be developed for residential uses whilst securing conservation of heritage assets within the site. Relevant Policies: WLP2.8 – Former Lowestoft Hospital.

**5 | Office and Town Centre Services Area**

Retain and support the office and service function of the area. Relevant Policies: WLP8.18 – New Town Centre Use Development.

**6 | Retail Core and Enhanced Leisure Area**

Expand and enhance the retail and leisure offer including multiplex cinema and restaurants. Relevant Policies: WLP2.7 – Former Battery Green Car Park, WLP8.18 – New Town Centre Use Development, WLP8.19 – Vitality and Viability of Town Centres.

**7 | PowerPark**

Continue to promote the creation of a cluster of businesses in the offshore renewables, engineering and oil and gas sectors. Relevant Policies: WLP2.2 – PowerPark.

**8 | Peto Square Leisure Area**

Promote growth of leisure uses such as public houses and restaurants. Relevant Policies: WLP2.3 – Peto Square, WLP8.18 – New Town Centre Use Development, WLP8.19 – Vitality and Viability of Town Centres.

**10 | South Beach Tourism Focus**

Support proposals which enhance the tourism offer and ensure that the seafront remains an attractive high-quality environment for residents and tourists alike. Relevant Policies: WLP8.15 – New Self Catering Tourist Accommodation, WLP8.16 – New Hotels and Guest Houses, WLP8.17 – Existing Tourist Accommodation.

**11 | Kirkley Village Centre**

Protect and enhance the existing retail area and expand the provision of restaurants and cafés to cater for local people and tourists alike. Enhance the links to the seafront, so the area can greater benefit from tourists. Relevant Policies: WLP2.12 – Kirkley District Shopping Centre.

**12 | Kirkley Rise Employment Area**

Retain employment uses in either the existing buildings or through redevelopment. Relevant Policies: WLP8.12 – Existing Employment Areas.

**13 | Lothing Park Existing Retail Area**

Continue to improve the appearance of this key gateway to the town to encourage greater movement between this area and the town centre. Relevant Policies: WLP8.21 – Sustainable Transport, WLP8.29 – Design.

**14 | Lake Lothing Third Crossing**

Support the plans for the third crossing over Lake Lothing and ensure the crossing is a success bringing significant benefits to the town and District. Relevant Policies: WLP1.3 – Infrastructure.

**15 | Inner Harbour Port Area**

Protect and support the enhancement of port related activities, particularly those which support the growing offshore renewables and engineering sectors. Relevant Policies: WLP2.10 – Inner Harbour Port Area.

**16 | High Quality Connections between the Seafront and the Broads**

Establish a waterfront pedestrian and cycle route which links the seafront to the broads. Relevant Policies: WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood, WLP2.6 – Western End of Lake Lothing, WLP8.21 – Sustainable Transport.

**17 | Kirkley Waterfront and Sustainable Urban Neighbourhood**

It is expected that this area will deliver 1,400 new homes, community facilities, new employment premises including better public access to the waterfront. The site will benefit from a third river crossing and pedestrian/cycle crossing. Relevant Policies: WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood.

**18 | Pedestrian and Cycle Crossing**

Ensure the delivery of this key pedestrian and cycle link between Brooke Peninsula and Normanston Park. Relevant Policies: WLP1.3 - Infrastructure, WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood, WLP8.21 – Sustainable Transport.

**19 | Harbour Road Maritime Employment Area**

Protect existing premises in employment use and support the development of new employment premises connected to maritime industries. Relevant Policies: WLP8.12 – Existing Employment Areas.

**20 | Western End of Lake Lothing**

Create a more mixed-use area, including new employment and tourism uses associated with maritime activities and new residential development. Relevant Policies: WLP2.6 – Western End of Lake Lothing.

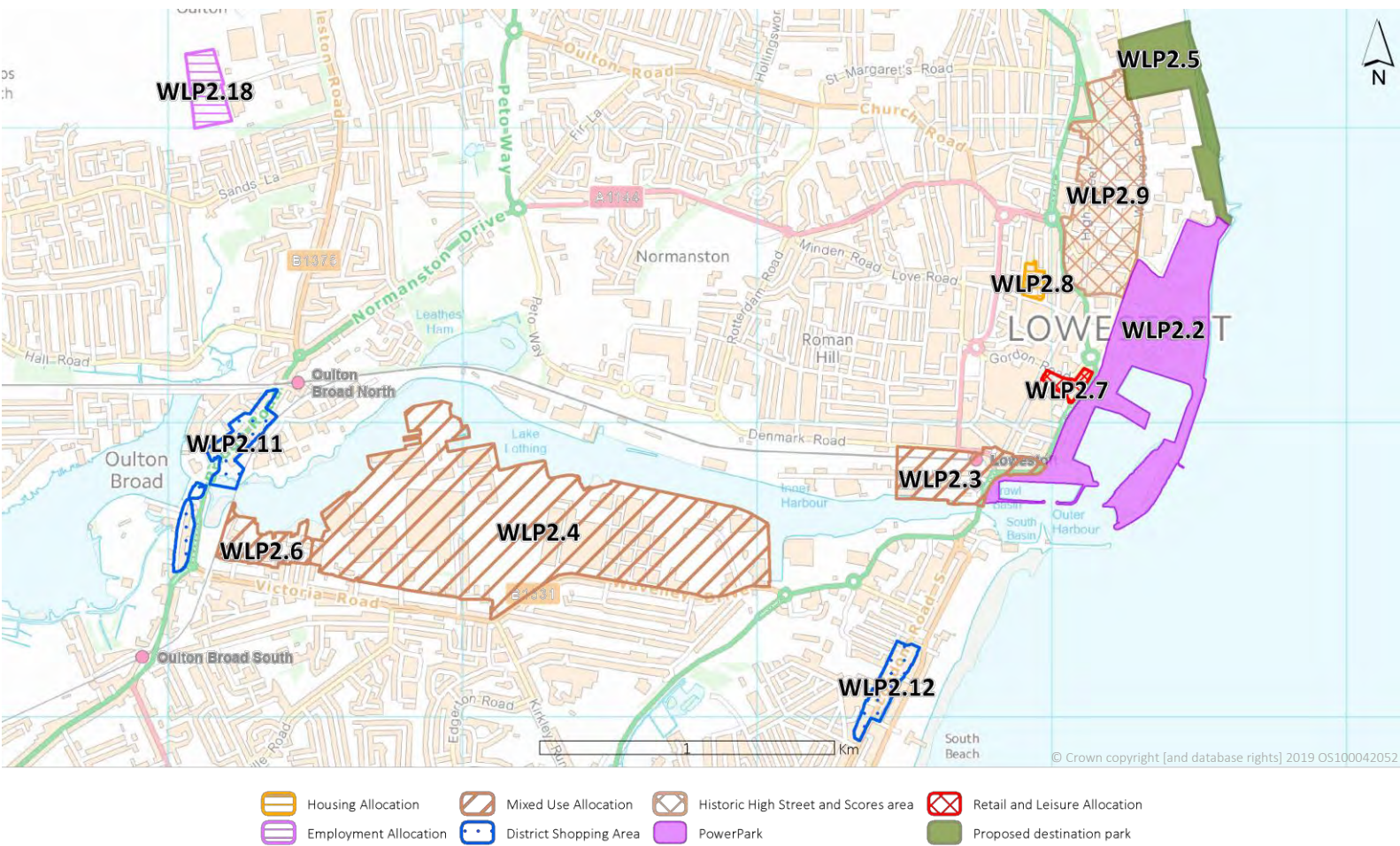
**22 | Denmark Road Corridor**

Promote enhancements to this corridor as one of the main gateways to the town centre. Promote the regeneration of brownfield sites for employment uses. Relevant Policies: WLP1.3 – Infrastructure, WLP8.12 – Existing Employment Areas, WLP8.21 – Sustainable Transport.

**21 | Oulton Broad Shopping and Leisure Area**

Protect and enhance the existing retail and leisure offer in Oulton Broad. Specific proposals include the redevelopment of Oswald's Boatyard for a residential, library and café development. Relevant Policies: WLP2.11 – Oulton Broad District Shopping Centre.

Figure 7 - Central and Coastal Lowestoft allocations and designations



2.16 Large parts of the area around Lake Lothing are at risk from flooding as identified in the Strategic Flood Risk Assessment Level 1 and Level 2 (2018). The National Planning Policy Framework states that Local Plans should use a sequential test to steer new development to areas with lowest probability of flooding. However, the Framework also states that if it is not consistent with wider sustainability objectives to do this, development can be allocated in areas at risk from flooding, providing the exception test is passed which ensures development is safe from flooding for its lifetime. It is considered that the sustainability benefits of regenerating Central Lowestoft outweigh the potential flood risk of this area. The Core Strategy (2009) and the Lake Lothing and Outer Harbour Area Action Plan (2012) applied the sequential test and exceptions test to the regeneration of Lake Lothing and justified the delivery of 1,500 homes, employment, retail and leisure development in this location. It is considered that the roll forward of these regeneration objectives into this Local Plan also meet those requirements. Individual proposals on regeneration sites will need to follow the sequential approach within the site and be subject to a site-specific flood risk assessment and accompanied by a flood evacuation plan which will demonstrate the development will remain safe in the event of a flood.



## Policy WLP2.1 – Central and Coastal Lowestoft Regeneration

The Council will work with partners including Suffolk County Council, Lowestoft Town Council, Oulton Broad Parish Council, Associated British Ports, the Environment Agency, Network Rail, the Marine Management Organisation, the Broads Authority, landowners and local businesses to deliver the objectives for Central and Coastal Lowestoft and the specific objectives identified for the main themed opportunity areas.

Proposals for development within Lowestoft and Oulton Broad should contribute to the objectives for Central and Coastal Lowestoft and the specific objectives identified for the main themed opportunity areas. Proposals for development within main themed opportunity areas should be in conformity with the objectives for that area.

Neighbourhood Plans, Area Action Plans or Supplementary Planning Documents should be prepared to add further detail to the objectives and specific proposals in this Local Plan.



## PowerPark

### Employment development

- 2.17 There is huge potential for growth in Waveney associated with the development of offshore wind farms as evidenced in the Employment Land Needs Assessment (2016) and the Assessment of Land Requirements to Support Offshore Energy and Engineering in Waveney (2018). The East Anglia Array which is located just off the coast of Lowestoft will be one of the largest wind farms in the world with a capacity of up to 7GW. The first phase of this scheme has consent and the Outer Harbour which forms part of the PowerPark has been chosen as the construction management and operations and maintenance base for the phase. The second phase is now being considered for consent and four further phases are being progressed to planning. In total it is estimated that at least 1,500 new direct and indirect jobs will be created in Waveney as a result of these developments.
- 2.18 In addition to offshore wind, there are also opportunities for growth from other offshore related sectors, including oil and gas and other offshore renewables. The Outer Harbour is also home to the Lowestoft fishing industry. The fishing industry also has the potential for growth as noted in the Assessment of Land Requirements to Support Offshore Energy and Engineering in Waveney (2018).
- 2.19 The PowerPark Demand and Need Report (BVG Associates, 2009) identified that the PowerPark is well placed to capitalise on growth in the offshore energy sector. The study advised that a mix of energy sectors including offshore wind, offshore research and development, and marine engineering will deliver the maximum economic and employment benefit from the PowerPark. Responding to this, the Area Action Plan identified the site as the main focus for a cluster of offshore related businesses. This Local Plan continues this approach as the more recent evidence in the Employment Land Needs Assessment (2016) and the Assessment of Land Requirements to Support Offshore Energy and Engineering in Waveney (2018) continue to support this.
- 2.20 The land allocated as the PowerPark by Policy WLP2.2 includes land both within and outside the statutory Port of Lowestoft as shown on the Policies Map.



- 2.21 The allocation borders the East Inshore Marine Plan area. The policy helps support the objectives of the East Marine Plan and is consistent with East Marine Plan policies EC3 and WIND1 and WIND2. These policies and the objectives of the East Marine Plan should be considered in developing proposals in this area.
- 2.22 The PowerPark is already home to a number of offshore related companies including Greater Gabbard Wind Farm, East Anglia Offshore Wind and Sembmarine SLP. The PowerPark is also home to OrbisEnergy which provides office space for businesses focused on the energy sector. The objective for this site is to further enhance this cluster through new development and redevelopment and re-use of existing premises within the site. There is limited vacant land available within the site for new development, so most development will involve the redevelopment or re-use of existing premises. The Council has prepared a relocation strategy and will continue to support and facilitate existing businesses operating in the area that are not in the energy sector to relocate to other areas within the town. Additional employment land has been allocated by Policies WLP2.13 and WLP2.18 in north Lowestoft which could accommodate businesses wishing to relocate.
- 2.23 The site includes part of both the North Lowestoft and South Lowestoft Conservation Areas. Therefore proposals should have regard to the National Planning Policy Framework with respect to conservation areas and the local provisions set out in Policy WLP8.39 of this Local Plan. The site also contains some non-designated heritage assets. Careful consideration should be given to the significance of these heritage assets and any potential harm from development in line with Policy WLP8.37. Where possible these assets should be retained as part of new development. Proposals should have regard to WLP8.38 Non-Designated Heritage Assets.



## Policy WLP2.2 – PowerPark

Land comprising the PowerPark (23.37 hectares) as defined on the Policies Map is allocated for employment development (use classes B1, B2 and B8) and port related development. Associated and ancillary uses necessary to support the offshore energy and engineering sectors will also be permitted.

Proposals involving the redevelopment or change of use of existing premises, to uses not falling within the uses allocated in the paragraph above will not be permitted.

The Council will work with Suffolk County Council, Associated British Ports, the Environment Agency, the Marine Management Organisation and landowners where practicable to:

- Improve the general appearance of the site through improvements to the public realm, landscaping improvements and on-site branding.
- Improve cycle and pedestrian connectivity to and through the site and ensure sufficient car parking is available.
- Provide wayfinding and orientation facilities including signposting to the town centre, the Scores, the historic High Street, the East of England Park and Ness Point.
- Improve the visibility and appearance of the waterfront. This should include improvements to the current fencing treatment and ensure proposed flood walls are attractive and allow for visibility of the waterfront.


New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- Provision should be made for cyclists including covered secure cycle parking and showering facilities for employees.
- Development should avoid and if necessary mitigate any impact on the Outer Harbour Kittiwake Colony and Ness Point County Wildlife Site. A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning applications.
- Proposals should respect the cultural heritage of the area and ensure where possible buildings which are non-designated heritage assets are retained as part of any redevelopment.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning applications.

New development next to, opposite, or in close proximity to the PowerPark should ensure potential conflicts are mitigated through the layout, use and environmental credentials of new buildings. Developers should liaise with businesses and port operators to ensure that potential conflicting uses are addressed prior to any application for planning permission. New development should not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the PowerPark.

## Peto Square

### Mixed use including restaurants, drinking establishments and leisure uses

- 2.24 The area around Station Square to the north of the Bascule Bridge provides a key gateway to the town with a historic townscape which benefits from a conservation area and a number of listed and locally listed buildings including the Grade II listed Customs House (known as ‘Port House’ on the National Heritage List for England), the Tuttles Building and the Railway Station.
- 
- 2.25 The area contains a number of secondary town centre related service, retail and catering businesses but suffers from the effects of through traffic on the A47/A12. It is expected that the effects of traffic in this location will be reduced once the planned third vehicular crossing is in place. The delivery of the third crossing is therefore essential to improving the general amenity and therefore the attractiveness of this area and the town centre as a whole to the market.
- 2.26 The Lake Lothing and Outer Harbour Area Action Plan proposed this area to be the focus of new retail development in the town. However, this involved longer term proposals to move the station. This now looks unlikely to be achieved and the overall need for retail development across the District is now smaller than previously forecasted. However, there is still potential for significant improvements to be made in this location and potential for new development which will support the town centre and complement the existing cluster of leisure uses in the locality. The Retail and Leisure Needs Assessment (2016) states that Peto Square has the potential to accommodate significant new retail, leisure and mixed use development over the medium to long term.
- 2.27 The planned strategic flood defence measures which form part of the Lowestoft Flood Risk Management Project will have the effect of protecting this site from flooding in the current 1 in 200 year event. As such there may be scope over the plan period for development defined by national planning policy as ‘more vulnerable’ such as hotels, drinking establishments and houses to take place in this area.
- 2.28 Policy WLP2.3 continues to allocate the area around Station Square and the Custom House for leisure and retail uses. Providing flood risk issues are overcome the policy recognises the potential for hotel development and residential development in this area. The main objectives of the policy are to support and enhance the town centre, improve the general appearance of the area and protect the areas valuable heritage. There is uncertainty at present as to the amount of development which could be accommodated on this site and when it could be delivered. As such any development delivered on the site will be in addition to the targets set out in Policy WLP1.1.
- 2.29 The site is adjacent to the Inner Harbour Port Area. In line with Policy WLP2.10, development should be designed to minimise conflicts between land uses in the allocation and the port area and ensure development does not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the Inner Harbour Port area.

- 2.30 To guide development in this sensitive location a development brief in the form of a Supplementary Planning Document or as part of a Neighbourhood Plan will be prepared.

### Policy WLP2.3 – Peto Square

Land comprising Peto Square (5.8 hectares) as defined on the Policies Map is allocated for mixed-use development including restaurants (use class A3), drinking establishments (use class A4) leisure uses (use class D2) and retail (use class A1).

Once strategic flood defence measures are in place residential and hotel development will be supported on this site as part of mixed use developments subject to a site specific flood risk assessment demonstrating the development will be safe in accordance with the Exceptions test.

The Council will work with Suffolk County Council, Associated British Ports, Network Rail, the Environment Agency, landowners and local businesses to:

- Reduce the impact of traffic on the site as part of the measures associated with the third vehicular crossing of Lake Lothing.
- Improve the visibility and appearance of the waterfront. This should include improvements to the current fencing and ensure proposed flood walls are attractive and allow for visibility of the waterfront.
- Improve facilities and the appearance of the railway station, including bringing vacant parts of the station back in to use.
- Improve pedestrian and cycle links to the seafront.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- The Custom House and surrounding area should be sympathetically brought back into active use. The space between the Custom House and the waterfront should be developed as a high quality public space.
- Development should preserve and enhance the character of the conservation area.
- New public realm treatments should be consistent with the existing areas of public realm at Royal Plain and Station Square.
- Development should facilitate improved pedestrian connections through the site.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning application.

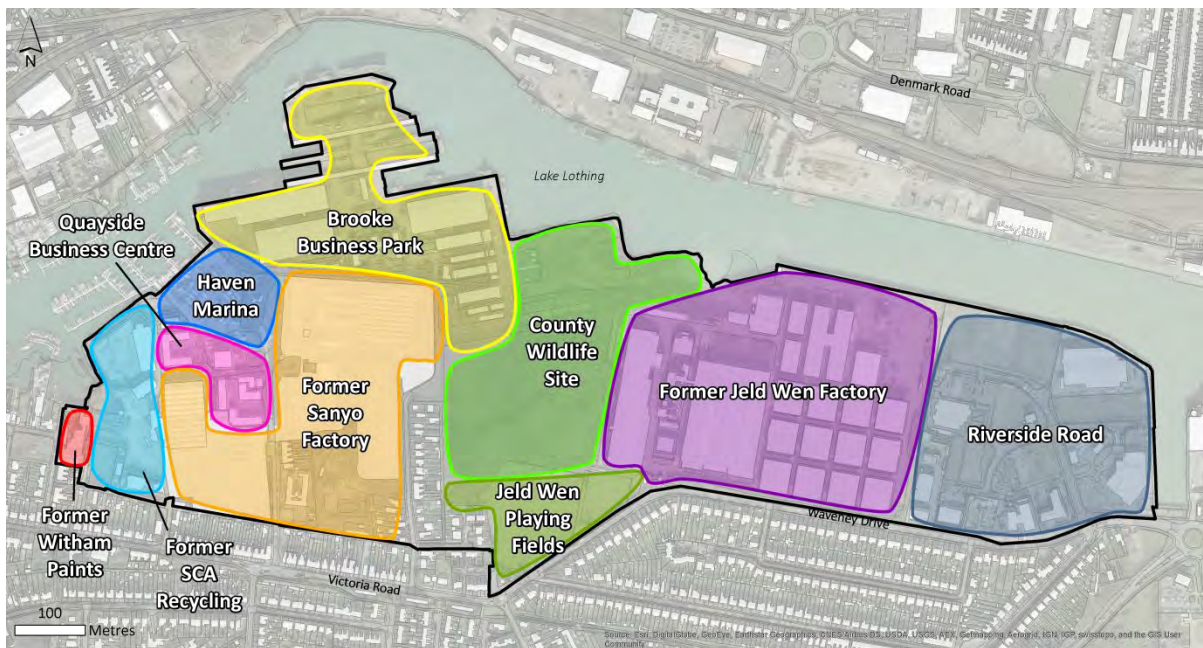
A Neighbourhood Plan or Supplementary Planning Document should be prepared to provide further detail on how the site should be developed.

## Kirkley Waterfront and Sustainable Urban Neighbourhood

Mixed use including residential development, employment development, primary school, playing field and local retail centre

- 2.31 The mixed use redevelopment of the south side of Lake Lothing has the potential to transform Lowestoft and raise the profile of the town. The vision for this site is to transform it into a vibrant, inclusive community that is integrated with adjacent areas and provides access to employment, services and facilities in a high quality environment which maximises the opportunities presented by the waterfront. Kirkley Waterfront and the proposed Sustainable Urban Neighbourhood comprise predominantly underutilised or underused brownfield land on the south bank of Lake Lothing between Riverside Road and Stanley Road. The site was originally allocated in the Lake Lothing and Outer Harbour Area Action Plan for 1,380 new homes and associated community uses and new employment development.
- 2.32 The site covers some 60 hectares. Figure 8 shows the different parts of the site.

Figure 8 - Kirkley Waterfront and Sustainable Urban Neighbourhood site



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- 2.33 Much progress has already been made towards the regeneration of this area. Outline planning permission has been granted for 1,180 new homes, new retail centre, and leisure facilities, a playing field and a 1.5 form entry primary school. In the Riverside Road area, new offices have been constructed for Essex and Suffolk Water and Waveney District Council and Suffolk County Council. However, the Jeld Wen Factory site remains underutilised and a long lease on the site means it may not be available for redevelopment until the early 2020s. As such Policy WLP2.4 continues to allocate this area for mixed use development, with the objective of achieving a comprehensive approach to the delivery of 1,380 new homes and new employment development. Should the existing permission for the primary school lapse, new permissions will require sufficient land for a 2 form entry primary school to reflect changing requirements.

2.34 The planned third vehicular crossing of Lake Lothing will traverse the eastern part of the site providing better north-south connections and further helping to stimulate regeneration in the area. A pedestrian and cycle bridge at Brooke Peninsula connecting to Normanston Park is also proposed which will further help reduce the need to travel by car. This pedestrian and cycle bridge will provide the site with access to a multi-functional open space at Normanston Park



which reduces the amount of open space needed on the site and enhance its deliverability. The pedestrian and cycle bridge will be an opening bridge in order to minimise impact on navigation. The regeneration of the site is also likely to significantly benefit from the planned strategic flood defence measures for Lake Lothing.

2.35 Most of the residential development on the site should be provided in the west of the site including on the former Sanyo site, the Brooke Business Park and Jeld Wen Playing Fields, the former SCA Recycling Site, and the former Witham Paints Factory site. This area generally has less probability of flooding. This part of the site is currently accessed from School Road and Heath Road. These roads are not considered suitable for accommodating the entire amount of residential development on the site. A new access road is required through the site from Waveney Drive to service these developments. The construction of this access road will likely result in the loss of a small area of the Brooke Yachts and Jeld Wen Mosaic County Wildlife Site. Parts of the County Wildlife Site support good populations of common lizard, however, much of the site is of poorer quality and heavily overgrown limiting its habitat value for lizards. The area of County Wildlife Site likely to be lost to accommodate the access road is largely overgrown. To mitigate this impact the remaining County Wildlife Site area should be enhanced to support an increased level of biodiversity and enhanced habitat for common lizards and other priority species.

2.36 Given the recent uses on the site, there is a risk of ground contamination. Therefore, a full site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.

2.37 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings. These will form part of the total housing allocated on the site. The development should be designed utilising dementia friendly design principles (see Policy WLP8.31 on Lifetime Design).

2.38 New employment development on the site should be focused along the waterfront of the former Jeld Wen Factory site. This area has a higher risk of flooding and is therefore less suitable for residential development. The waterfront is also valuable for employment development which could support the offshore wind and engineering sectors and supplement the proposals at the PowerPark. There are a small number of existing businesses operating out of Brooke Business Park. The outline planning permission for



this site promotes residential development over much of the Brooke Business Park. The Council will support existing businesses to help them relocate. The Council will also support and require the continued use of the slipways at Brooke Peninsula by local people and businesses as part of the development.

- 2.39 The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.
- 2.40 The site is opposite to the Inner Harbour Port Area. In line with Policy WLP2.10, development should be designed to minimise conflicts between land uses in the allocation and the port area and ensure development does not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the Inner Harbour Port area.
- 2.41 A Development Brief for the site has been adopted as a Supplementary Planning Document. The brief provides further detail to guide the development of the site and planning applications for development on the site should be in accordance with the guidance and the outline masterplan detailed in the brief. The Development Brief will be kept under review and may be amended in line with Policy WLP2.4 to take into account changing circumstances. This review could take place through a revised Supplementary Planning Document or as part of a Neighbourhood Plan.



## Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood

Land comprising the Kirkley Waterfront and Sustainable Urban Neighbourhood (59.76 hectares) as defined on the Policies Map is allocated for mixed use development including:

- Approximately 1,380 new dwellings;
- Retirement community comprising a care home/nursing home and extra care and/or sheltered dwellings;
- 2 form entry primary school and a pre-school setting (2.2 hectares);
- Playing field;
- Local retail centre comprising a mix of convenience retail, cafés and other local services;
- Marina facilities; and
- Approximately 7.5 hectares of employment development (falling under use classes B1, B2 or B8) and/or port related development fronting Lake Lothing.

Residential development should be predominantly located to the west of the site including on the former Sanyo site, the Brooke Business Park and Jeld Wen Playing Fields, the former SCA Recycling Site and the former Witham Paints Factory site.

The primary school, playing field and local centre should be located centrally within the residential development around the main access road.

New employment development/redevelopment (falling under use classes B1, B2 or B8) should provide sufficient and appropriate space to meet identified needs and demand. Employment development should be focused on the waterfront area of the former Jeld Wen Factory Site and the Riverside Road area. Proposals involving the redevelopment or change of use of existing employment premises on Riverside Road, Lowestoft Enterprise Park and Quayside Business Centre, falling within Use Classes B1, B2 or B8, for uses not falling within Use Classes B1, B2 or B8 will only be permitted where development is part of or ancillary to the Lake Lothing Third Crossing project or where:

- Marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix 4; and
- The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- The site should be configured around a legible street pattern which incorporates key views of the waterfront and provides good walking and cycling environments.
- Residential development should be designed to densities of between 40 and 90 dwellings per hectare.

- A central transport node with sheltered bus waiting facilities should be provided within the site close to the proposed primary school.
- Development should provide active frontages along Waveney Drive.
- Employment development should consider neighbouring residential uses and landscaping and buffers should be employed to avoid amenity issues.
- Development should provide a continuous east-west waterfront pedestrian and cycle route across the site. Signage and wayfinding measures should be provided to help navigation between the seafront and the Broads. The waterfront path should include a multifunctional hard surfaced public space.
- Development should facilitate the provision of a pedestrian and cycle bridge over Lake Lothing at the Brooke Peninsula. The bridge should be an opening bridge and should not cause an unacceptable adverse impact upon navigation and other harbour operations.
- A new access road from the Jeld Wen Playing Fields is required to serve the majority of the residential development.
- A network of children's play areas totalling 1,800sqm should be provided in accessible, well-overlooked locations throughout the residential parts of the site.
- Development should facilitate the enhancement of the Brooke Yachts and Jeld Wen Mosaic County Wildlife Site to mitigate the loss of part of the site which is needed to facilitate the construction of the access road. A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Development should support and enhance ecological networks throughout the site.
- Slipways on the Brooke Peninsula should be retained and made available for use by the public and businesses.
- A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning application.

A Transport Assessment and Travel Plan should be submitted with any planning application.

Development on the site should also be in conformity with the guidance and the outline masterplan detailed in the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief. Revisions may be made to the Development Brief through a revised Supplementary Planning Document or as part of a Neighbourhood Plan.

On-site infrastructure, including the primary school, pre-school provision, playing field and pedestrian/cycle bridge will be secured and funded through Section 106 planning obligations. More details are included in Appendix 1.

## East of England Park

### Destination park

- 2.42 Lowestoft is home to Britain's most easterly point, Ness Point. However, the point has poor connections and is surrounded by impermeable industrial land. There is existing open space to the north of Ness Point which is connected to Ness Point by the promenade and has heritage value with a collection of historic fishing net drying racks which form part of the North Lowestoft Conservation Area. The space also has ecological value. However, this space is underutilised and poorly maintained.
- 2.43 The Area Action Plan recognised the potential to create a major new contemporary park adjacent to the seafront walkway to celebrate the eastern most point of Britain and to provide a new cultural/events space for Lowestoft and connect to the existing public areas around the Ravine to the historic High Street by way of the Scores. Policy WLP2.5 seeks to continue the approach of the Area Action Plan in revitalising this area and making it a destination park and tourist destination.
- 2.44 Since the preparation of the Area Action Plan, engagement has taken place with the local community to further help shape proposals for the area. In April 2017 it was announced that £1 million funding had been secured to help deliver the park through the Coastal Communities Fund.

### Policy WLP2.5 – East of England Park

Land comprising the East of England Park (7.87 hectares) as defined on the Policies Map is allocated as a destination park together with supporting uses, including:

- A pavilion/café/orientation facilities at Ness Point;
- Landmark structure/sculpture to celebrate the most easterly point; and
- Play facilities.

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

- Protect and incorporate the historic net drying racks into improvements to the open space.
- Provide landscaping and public art to soften the visual impact of the Birds Eye Factory.
- New steps and ramps should be provided from the open space on to the promenade.
- High quality lighting, sculptures and banners should animate the seafront.
- Provide signage and wayfinding measures to integrate the park with the wider town.
- Integrate landscaping with the North Denes Caravan Park.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Proposals should be accompanied by a Heritage Impact Assessment which appraises the impact on the conservation area including, the Scores and the High Street.

## Western End of Lake Lothing

### Residential development, marine-focused employment development and tourism

- 2.45 The Western End of Lake Lothing refers to the area to the south west of Lake Lothing between Stanley Road and South Elmham Terrace. The area is currently characterised by small scale industrial uses and under-utilised land. There is limited public access to the area and the waterfront in this location. The site relates well to the neighbouring WLP2.4 site, however, it has a different character made up of smaller parcels of land with a distinctive maritime character. The vision for the site is to complement and integrate with the proposals on the neighbouring site and provide a mix of housing and maritime related uses and open up the waterfront.
- 2.46 Much of the site is already developed, so most new development will involve redevelopment of existing buildings. Access to the site is currently a constraint, and further intensification of development off South Elmham Terrace is unlikely to be suitable unless improvements to visibility splays are improved. There is an opportunity through redevelopment to provide better access from Crompton Road and Stanley Road.
- 2.47 The Lake Lothing and Outer Harbour Area Action Plan allocated this site for mixed use development including waterfront tourism, small scale residential development of 57 homes and employment development. Since the adoption of the Area Action Plan planning permission has been given for 44 homes off South Elmham Terrace. However, the development of these homes is conditional on improvements to South Elmham Terrace. Policy WLP2.6 continues to allocate this area of land for 57 homes, together with improved waterfront employment premises and waterfront tourist uses.
- 2.48 Given the recent uses on the site, there is a risk of ground contamination. Therefore, a full site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.
- 2.49 A Concept Statement for the site has been adopted as a Supplementary Planning Document. The document provides further detail to guide development of the site and planning applications should be in accordance with the guidance and the outline masterplan. The Concept Statement will be kept under review and may be amended in line with Policy WLP2.6 to take into account changing circumstances. This review could take place through a revised Supplementary Planning Document or as part of a Neighbourhood Plan.



## Policy WLP2.6 – Western End of Lake Lothing

Land comprising the Western End of Lake Lothing (3.83 hectares) as defined on the Policies Map is allocated for mixed-use development including:

- Approximately 57 dwellings;
- Marine-focused employment; and
- Tourism uses.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- Development should maximise the potential of the waterfront position.
- Development should allow for public views of and access to the waterfront.
- Development should provide a central area of open space comprising a local equipped area for play which is well overlooked.
- Development should be planned in accordance with the sequential approach to flood risk within the site, with more vulnerable development focused on the parts of the site with the least flood risk.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning application.



## Former Battery Green Car Park

### Retail and leisure development

2.50 The Former Battery Green Car Park occupies a prominent site facing on to the A12 at Battery Green Road. The former car park has recently closed due to serious structural deterioration and low demand from visitors and is currently being demolished.

2.51 The site, which sits within the town centre, offers a prime site for redevelopment for town centre uses. The 0.87 hectare site could accommodate a number of the development needs identified in the Retail and Leisure Needs Assessment (2016) including new comparison and convenience retail, leisure uses such as a cinema and a town centre hotel. Development of this type on this site will have a significant positive impact on the vitality and viability of Lowestoft Town Centre. At this stage the exact mix and level of development has not been established. Policy WLP2.7 therefore allocates the site for a mix of potential town centre uses. There may also be potential for residential development (falling within either use classes C2 or C3) as part of a mixed use scheme. However, this use should be ancillary and any planning application for the site which includes residential uses must be supported by information which demonstrates there will be no significant impacts on residential amenity from industrial and port related activities taking place on the adjacent PowerPark site.



2.51 Development of this type on this site will have a significant positive impact on the vitality and viability of Lowestoft Town Centre. At this stage the exact mix and level of development has not been established. Policy WLP2.7 therefore allocates the site for a mix of potential town centre uses. There may also be potential for residential development (falling within either use classes C2 or C3) as part of a mixed use scheme. However, this use should be ancillary and any planning application for the site which includes residential uses must be supported by information which demonstrates there will be no significant impacts on residential amenity from industrial and port related activities taking place on the adjacent PowerPark site.

2.52 Given the prominent location of the site, redevelopment will need to be carefully planned and designed. It will be particularly important to establish visible links and connections to the main pedestrianised London Road North and the Marina street. This will ensure the wider town centre will benefit from the development from linked trips. An active frontage should be provided along Gordon Road to ensure the street provides a welcoming link between the town centre, the development and employment uses on the PowerPark. Large blank walls should be avoided adjacent to public thoroughfares to ensure the development is attractive from main public viewpoints.

2.53 The site is opposite the PowerPark. In line with Policy WLP2.2, development should be designed to minimise conflicts between land uses in the allocation and the port area and ensure development does not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the PowerPark area.

2.54 The site is opposite the Grade II listed St Margaret's House. The redevelopment of this site provides an opportunity to enhance the setting of this building.

## Policy WLP2.7 – Former Battery Green Car Park

The Former Battery Green Car Park (0.87 hectares) as identified on the Policies Map is allocated for a comprehensive redevelopment of town centre uses including retail and leisure development falling within Use Classes A1, A2, A3, A4, C1 and D2.

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

- New development should be designed to the highest possible architectural standard and create a landmark building for the town.
- Visual links and connections should be provided to London Road North and the Marina street.
- Blank walls should be avoided adjacent to public viewpoints.
- An active frontage should be provided along Gordon Road.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.





## Former Lowestoft Hospital

### Residential development

- 2.55 The area to the north west of the town centre currently provides housing which has good links to the town centre and helps support the shops and services the town centre provides. Within this area is the former Lowestoft Hospital which lies between Alexandra Road, Milton Road East and Tennyson Road.
- 2.56 The former hospital site is proposed for redevelopment for residential uses. The site is a brownfield site with excellent accessibility to the shops and services provided by the town centre. The development of the site therefore has the potential to help support these shops and services as well as ensuring residents do not need to travel far to access day-to-day needs. Given the history of the site, residential accommodation with an element of care such as sheltered housing or extra-care housing (use class C2) will be strongly supported.
- 2.57 It is considered that the site could accommodate approximately 45 homes. These could take the form of apartments or terraces in converted buildings and new build terraces and apartments. Following detailed appraisal and design there is scope for flexibility in terms of exact number of units.
- 2.58 Some of the buildings on the site date back to the late Victorian period and early 20<sup>th</sup> Century and constitute a non-designated heritage asset. The most sensitive part of the site is the south elevation of the original hospital building (which fronts Milton Road East) constructed in 1882 which features an attractive colonnaded facade. The 1927 wing frontage on to Alexandra Road which includes a war memorial is also sensitive. The other frontages onto Tennyson Road and the 1930s frontage onto Alexandra Road to the north of the site are less sensitive but do provide an attractive frontage onto the street.
- 2.59 Considering the above, any redevelopment should aim to retain and re-use the original 1882 hospital building, the 1927 wing building on Alexandra Road, and the other early 20<sup>th</sup> Century frontages on Alexandra Road and Tennyson Road where it is viable and feasible to do so. Some degree of openness to the south of the site should be retained so that the principal elevation of the original 1882 hospital building can be appreciated from Milton Road East.

### Policy WLP2.8 – Former Lowestoft Hospital

The Former Lowestoft Hospital (0.72 hectares) as defined on the Policies Map is allocated for a comprehensive residential redevelopment of approximately 45 homes. Residential accommodation with an element of care will be strongly supported.

The site should be developed to a high quality design in accordance with the following site specific criteria:

- The 1882 original hospital building, the 1927 wing which fronts on to Alexandra Road and the other early 20<sup>th</sup> Century frontages on Alexandra Road and Tennyson Road should be retained and re-used as part of any scheme. If it is not viable or feasible to do this, the facades of these buildings should be retained as part of the redevelopment.
- Part of the site between Milton Road East and the 1882 original hospital building should be retained as public open space so that the south elevation of the hospital building can be appreciated from the highway.

## Historic High Street and Scores

- 2.60 The historic High Street and Scores form some of the oldest parts of Lowestoft. The area is part of the North Lowestoft Conservation Area and exhibits numerous historic buildings, many of which are listed. However, the quality of the historic environment is under threat from insensitive development, poorly maintained buildings and a lack of investment.
- 2.61 The area sits within one of the most deprived in Lowestoft and is within the 10% most deprived in the country. The area suffers from numerous social problems including anti-social behaviour, shorter life expectancy and low levels of employment and education.
- 2.62 The area currently has a number of purposes. The southern end of the High Street around the Triangle Market is part of Lowestoft Town Centre and provides a secondary shopping area and a leisure focus with a number of cafés, restaurants and pubs. The area of the High Street to the north of Rant Score has more of a local shopping centre character, providing day-to-day provision to the surrounding residential properties. However, there are a number of unique shops and a couple of pubs and a restaurant which serve a wider population and visitors to the area.
- 2.63 The Scores have a more mixed residential and employment purpose.
- 2.64 As detailed above, the objectives for this area are for heritage led-regeneration which enhances the heritage experience of this area and supports the existing shops, cafés and restaurants. The Council aims for the area to have a strong heritage narrative with improved connectivity between the town centre, the High Street and the East of England Parks including Ness Point.
- 2.65 The area falls within the recently designated North Lowestoft Heritage Action Zone. The key aims of the five year scheme are to restore the old High Street's historic character for the people who live there and to boost tourism. Work will include providing quality spaces for the community, re-connecting the old town to modern Lowestoft, and bringing under-used and vacant land and property back into use for housing and retail.
- 2.66 To achieve a better mix of tenures in the area and to encourage investment which will help improve the appearance of the area, the Council will proactively support new open market residential development within the Historic High Street and Scores area.
- 2.67 Proposals for development within the area should be in accordance with Policy WLP8.39 on Conservation Areas and have regard to the North Lowestoft Conservation Area Appraisal. Historic shop fronts are a key part of the character of the conservation area and these should be retained and enhanced as part of development. Guidance on shop front design is found in the Built Heritage and Design Supplementary Planning Document. Proposals for development affecting designated heritage assets such as the numerous listed buildings in the area will be determined in accordance with policy set out in the National Planning Policy Framework. Part of the High Street (up to Rant Score) is within Lowestoft Town Centre as defined by Policy WLP8.18. The High Street frontage up to Crown Street East on the west side and Mariners Score on the east side is defined as a secondary retail frontage under Policy WLP8.19. Relevant development proposals and changes of use should be in accordance with these policies. The Scores area to the south of

Rant Score is identified as an Existing Employment Area under Policy WLP8.12. Proposals in this area should be in accordance with that policy.

## Policy WLP2.9 – Historic High Street and Scores Area

The Historic High Street and Scores Area is defined on the Policies Map.

The Historic High Street and Scores should be conserved and enhanced through heritage-based regeneration to complement the town centre, provide local shopping services and facilities and support local tourism and links between the town centre and the East of England Park.

Proposals to enhance and expand the Triangle Market will be supported.

New development should enhance connections and legibility between the High Street and the East of England Park and provide environmental improvements.

Changes to shop fronts should respect the historic character of the area and have regard to the guidance within the Built Heritage and Design Supplementary Planning Document.

New open market housing of exceptional design will be supported in the historic High Street and Scores area where it does not individually or cumulatively, have a significant adverse impact on the historic character, appearance, retail function, viability and vitality of the area. Conversion of ground floor premises in A class uses to open market housing will only be permitted where the original shop front is retained and enhanced.

A design guide will be prepared either as part of a Neighbourhood Plan or a Supplementary Planning Document to ensure new development within the area is of exceptional urban design and enhances the historic environment of the area.



## Inner Harbour Port Area

2.68 The Port of Lowestoft, currently owned by Associated British Ports, is an important regional and local asset. The Port services traffic to and from Northern Europe, Scandinavia and the Baltic States. The Port has experienced a significant increase in traffic in recent years and offers a wide range of facilities for container, bulk and general cargo handling. Increasingly it is also servicing the emerging offshore renewables sector as well as the established oil and gas sector.



2.69 The Inner Harbour Port Area as defined on the Policies Map covers the part of the Port of Lowestoft on the banks of Lake Lothing. It also contains South Quay which is just to the west of the Bascule Bridge on Lake Lothing. South Quay is a heavy lifting quay in separate private ownership and is valuable in supporting offshore renewables, engineering, oil and gas sectors and Sizewell.

2.70 Policy WLP2.10 protects and supports the enhancement of these areas for uses associated with the Port. The Inner Harbour Port Area is located in close proximity to other uses such as residential, retail and leisure uses. It is therefore important to minimise the conflict between these uses.

### Policy WLP2.10 – Inner Harbour Port Area

The Inner Harbour Port Area is defined on the Policies Map.

Within the Inner Harbour Port Area land and buildings will be retained in port and other associated uses, with the exception of redevelopment or other land use changes required to accommodate the delivery and construction of the Lake Lothing Third Crossing in the form approved by a development consent order made under the Planning Act 2008. Proposals involving the redevelopment or change of use of existing premises, to uses not related to the port or the Lake Lothing Third Crossing as so approved will not be permitted.

New development within the Inner Harbour Port Area should ensure that technology, equipment, and business practices are utilised in order to minimise noise and other amenity issues.

New development on South Quay should include landscaping and public realm treatments which improve the appearance of this key gateway to the town centre.

New development next to, opposite, or in close proximity to the Inner Harbour Port Area should ensure potential conflicts are mitigated through the layout, use and environmental credentials of new buildings. Developers should liaise with businesses and port operators to ensure that potential conflicting uses are addressed prior to any application for planning permission. New development should not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the Inner Port Harbour Area.

## Oulton Broad District Shopping Centre

- 2.71 Oulton Broad District Shopping Centre is located around Bridge Road in Oulton Broad. The area is shared between the Broads Authority and Waveney District Council's Local Planning Authority areas. There are around 50 retail units currently in operation (2016 monitoring data).
- 2.72 The Retail and Leisure Needs Assessment (2016) and annual monitoring suggests Oulton Broad should continue to be identified as a 'District Centre' where shops and services will be protected and prevented from changing to other uses. Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth' (now deleted), defines District Centres as a 'group of shops, separate from the town centre, usually containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library'. There is currently no definition for District Centres in the National Planning Policy Guidance or the Framework.
- 2.73 The Retail and Leisure Needs Assessment (2016) says that the area has a relatively good mix of independent stores for its size but an under provision of banks and building societies. It was principally identified as a 'top-up' food shopping destination in the household survey. The assessment suggests that there is potential to increase the convenience food offer as well as increase the number of cafés and restaurants to cater for the needs of the local population and the wider tourist market. The assessment also identifies the potential to increase the linkages between the centre and the Broads.
- 2.74 The increase in the number of takeaways has been a cause for concern in Oulton Broad, with late opening times often being associated with anti-social behaviour that harms the amenity of local residents and the environmental quality of the area. Concern has been raised that a continuation of this trend could reduce the centre's retail provision making it less attractive for local residents and thereby potentially affecting the viability of the remaining shops.
- 2.75 Policy WLP2.11 is included within both the Waveney District Council Local Plan and the Broads Local Plan to reflect the centre's location across both planning authority areas. The policy intends to protect the existing shopping and service offer in the centre and promote new restaurants and cafés where they would not undermine the viability of the centre. The policy resists changes of use to A4 (drinking establishments) and A5 (hot food takeaways) in order to address amenity concerns.
- 2.76 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in a conservation area or not). The inability 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.

## Policy WLP2.11 – Oulton Broad District Shopping Centre

Oulton Broad District Shopping Centre is identified on the Policies Map.

New Town Centre Use Development (falling within use classes A1, A2, A3, A4, A5, C1, D2 and B1a) will be permitted within the Oulton Broad District Centre where the scale and function of the development is consistent with the role of the District Centre and would not impact on the vitality and viability of Lowestoft Town Centre.

Within the Oulton Broad District Shopping Centre proposals for changes of use of ground floor premises from use classes A1 (retail) and A2 (financial and professional services) to A4 (drinking establishments), A5 (hot food takeaways) and other non-A Class uses will not be permitted.

The following changes of use of ground floor premises will only be permitted where either cumulatively or individually they have no significant adverse impact on the character, retail function and vitality and viability of the centre, residential amenity including noise, fumes, smell and litter, highway safety, parking and community safety:

- From use classes A1 (retail) and A2 (financial and professional services) to A3 (restaurants and cafés).
- From any use other than use classes A1 (retail) or A2 (financial and professional services) in the Oulton Broad District Shopping Centre to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways).



## Kirkley District Shopping Centre

- 2.77 Kirkley District Shopping Centre, known locally as Kirkley Village Centre, is located along London Road South between Parade Road South and Lorne Park Road. There are currently nearly 80 units within the area in retail or leisure uses. The centre currently has a good range of independent stores and cafés. The smaller convenience stores in the centre predominantly cater for day-to-day and top-up shopping.
- 2.78 The Retail and Leisure Needs Assessment (2016) and annual monitoring suggests Kirkley should continue to be identified as a 'District Centre' where shops and services will be protected and prevented from changing to other uses. The assessment suggests that there is potential to increase the convenience food offer as well as increase the number of cafés and restaurants to cater for the needs of the local population and the wider tourist market.
- 2.79 A key objective for this area is to increase the use of the centre by tourists visiting the nearby seafront. A greater range of restaurants and cafés and signage from the seafront will help support this.
- 2.80 Policy WLP2.12 intends to protect the existing shopping and service offer in Kirkley and promote new restaurants and cafés where they would not undermine the viability of the centre.
- 2.81 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in a conservation area or not). The inability 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.

### Policy WLP2.12 – Kirkley District Shopping Centre

Kirkley District Shopping Centre is identified on the Policies Map.

New Town Centre Use Development (falling within use classes A1, A2, A3, A4, A5, C1, D2 and B1a) will be permitted within the Kirkley District Centre where the scale and function of the development is consistent with the role of the District Centre and would not impact on the vitality and viability of Lowestoft Town Centre.

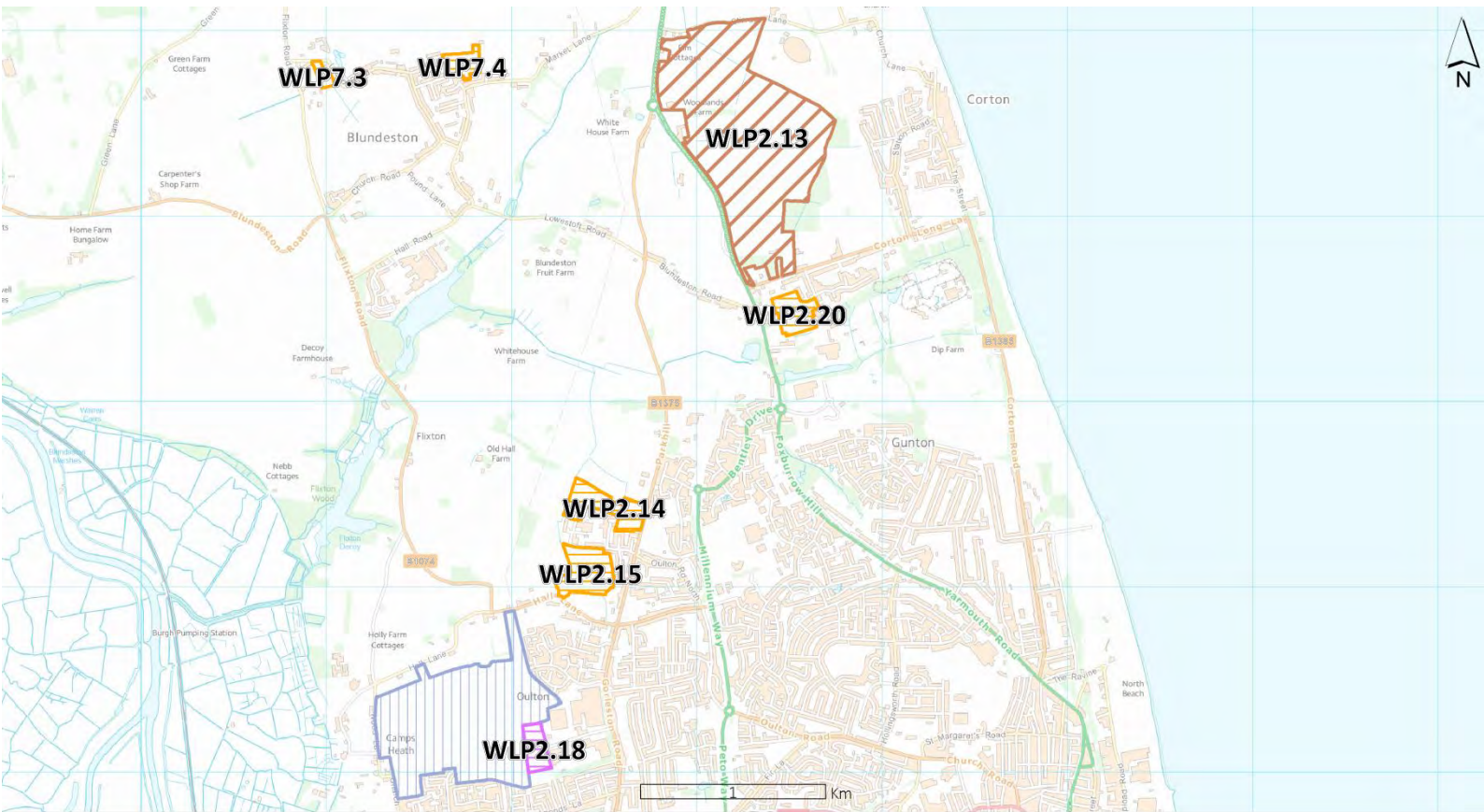
Within the Kirkley District Shopping Centre proposals for changes of use of ground floor premises from use classes A1 (retail) and A2 (financial and professional services) to A4 (drinking establishments), A5 (hot food takeaways) and other non-A class uses will not be permitted.

The following changes of use of ground floor premises will only be permitted where either cumulatively or individually they have no significant adverse impact on the character, retail function and vitality and viability of the centre, residential amenity including noise, fumes, smell and litter, highway safety, parking and community safety:

- From use classes A1 (retail) and A2 (financial and professional services) to A3 (restaurants and cafés).
- From any use other than use classes A1 (retail) or A2 (financial and professional services) in the Kirkley District Shopping Centre to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways).

## Other Strategic Site Allocations

Figure 9 - Strategic site allocations in north Lowestoft



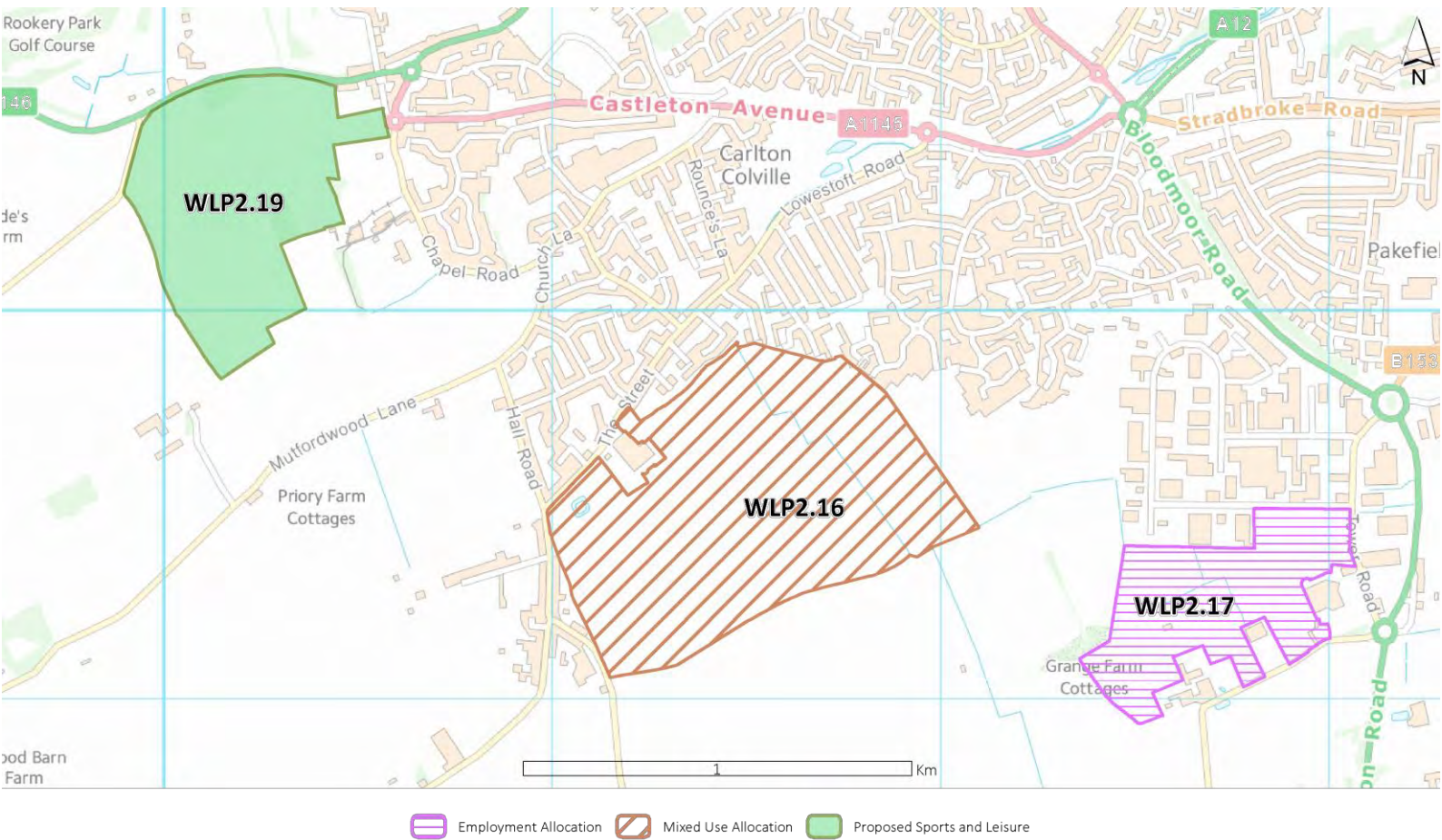
- Housing Allocation
- Employment Allocation
- Mixed Use Allocation
- Planning Permission for Housing and Country Park

Policy	Location	Allocation
WLP2.13	North of Lowestoft Garden Village	Residential development, employment development, primary school and local shops
WLP2.14	Land North of Union Lane, Oulton	Residential development
WLP2.15	Land between Hall Lane and Union Lane, Oulton	Residential development
WLP2.18	Land at Mobbs Way, Oulton	Employment development
WLP2.20	Gunton Park, off Old Lane, Corton	Residential development

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Figure 10 - Strategic site allocations in south Lowestoft



Policy	Location	Allocation
WLP2.16	Land South of The Street, Carlton Colville/Gisleham	Mixed use including residential development, primary school, country park, allotments, local shops and community centre
WLP2.17	Land at South Lowestoft Industrial Estate	Employment development
WLP2.19	Oakes Farm, Beccles Road, Carlton Colville	Sports and leisure

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## North of Lowestoft Garden Village

### Residential development, employment development, primary school and local shops

- 2.82 This broad area of land comprising approximately 71 hectares sits to the east of the A47 (formerly A12) to the north of Lowestoft within the parish of Corton. The development of this area is a longer term ambition of the Local Plan and development is not expected to start until after 2026. The site is allocated for approximately 1,300 new homes and 8 hectares of employment land together with community facilities, including a 2 form entry primary school, open space and a local shopping centre. During the life of this Local Plan (2014-2036) it is expected that approximately 740 homes will be delivered with the remainder being constructed between 2036 and 2044.
- 2.83 Out of all the areas north of Lowestoft with the potential for future major development, this area of land will likely have the most limited impact on the landscape. The site is mostly flat with the A47 to the west and the water treatment works to the north which undermines the existing quality of landscape in this location. The site has access to the strategic road network which provides regular bus services between Lowestoft and Great Yarmouth. The development is of a scale that can provide most services to cater for day-to-day needs. It is also of a scale which can deliver a significant amount of land for new businesses which can provide employment for future residents on the site and further afield in Lowestoft and Great Yarmouth.
- 2.84 It may be possible to access initial phases of development from Corton Long Lane. However, longer term there will be a need for a new or improved access from the A47 trunk road. The addition of an extra junction on to the A47 may cause increased safety issues along the trunk road. Therefore, mitigation would be required to increase safety elsewhere along the stretch of road.
- 2.85 Community facilities including the primary school and local shopping centre should be provided within a central location on the site.
- 2.86 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings. These will form part of the total housing allocated on the site. The development should be designed utilising dementia friendly design principles (see Policy WLP8.31 on Lifetime Design).
- 2.87 Delivery of new employment development can often be challenging due to the financial viability of development. Housing development on the site should help facilitate the delivery of employment development.

- 2.88 The site should be designed using garden city principles<sup>5</sup> with significant amounts of landscaping, tree planting and green infrastructure. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site. The site should be designed to ensure the identity of the existing village of Corton is maintained. This should involve leaving an area of the site to the south near Corton Long Lane, including Doles Wood, undeveloped.
- 2.89 A detailed masterplan will need to be prepared to guide the development of this site. The masterplan will need to set out how the scheme will meet garden city principles and exhibit excellent urban design. The masterplan will need to set out detailed proposals for access, phasing, the distribution of land-uses across the site and the approach to infrastructure delivery. This should be prepared either as part of a Neighbourhood Plan or as a Supplementary Planning Document. No development will be permitted on the site until the masterplan has been prepared.
- 2.90 The site has a high potential for archaeology and any planning applications must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. The site may be the home of the former medieval village of Thorpe. It is suggested that this may have been located to the north of Doles Wood to the south of the site. As such some archaeological work should be undertaken to inform the masterplan. This could involve, field walking and metal detecting, geophysical survey and possibly trenching.
- 2.91 The site should help facilitate an off-road pedestrian and cycle link between the built up area of Lowestoft and Hopton to the north. There is extensive movement of commuters between Great Yarmouth and Lowestoft and the provision of a continuous off-road cycle link will help encourage modal shift.



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<sup>5</sup> Information on garden city principles can be found in the glossary and at <http://www.tcpa.org.uk/pages/garden-cities.html>

## Policy WLP2.13 – North of Lowestoft Garden Village

Land comprising the North of Lowestoft Garden Village (approximately 71 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- Approximately 1,300 new dwellings;
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings;
- 2 form entry primary school and a pre-school setting (2.2 hectares);
- A local shopping centre comprising a convenience store, cafés, a pre-school setting, community centre and other local services;
- Playing field, play areas and green infrastructure; and
- 8 hectares of employment development (falling under use classes B1, B2 and B8)

A masterplan should be prepared and adopted as either a Supplementary Planning Document or as part of a Neighbourhood Plan. No development will be permitted on this site until the masterplan has been prepared.

The masterplan should:

- Set out detailed arrangements for access on to the site.
- Set out the distribution of land-uses across the site. The primary school, local shopping centre and retirement community should be located centrally on the site.
- Ensure the identity of the existing village of Corton is maintained.
- Ensure there is no adverse effect on the operation of the water treatment works.
- Set out the approach to phasing of development across the site.
- Set out detailed urban design guidance and demonstrate how the principles of garden city developments can be met on the site.
- Include an assessment of ecology and identify key ecological networks and habitats to be preserved and enhanced through the development.
- Be informed by evidence of archaeology.
- Set out the approach to infrastructure delivery on the site.

Housing development on the site should help facilitate the delivery of the employment land.

On-site infrastructure and specific site related infrastructure, including the primary school, pre-school provision, community centre and open space will be secured and funded through Section 106 planning obligations. More details are in Appendix 1.

## Land North of Union Lane, Oulton

### Residential development

- 2.92 The site (5.70 hectares) consists of undeveloped land on Parkhill and part of the site of the former Lothingland Hospital to the rear. The part of the site of the former Lothingland Hospital is being used informally for storage of building materials and equipment at present.
- 2.93 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town centre. Development of the site is expected to have a limited impact on the landscape and the site is not used for agriculture.
- 2.94 Vehicular access is possible from Parkhill. Union Lane is a narrow road of a rural character and is not appropriate to provide vehicular access to this site. Pedestrian and cycle access should be provided to Union Lane. The pavement on Parkhill stops short of the potential access point to the site by some 200 metres. The pavement should be extended to the access point of the site.
- 2.95 The site should be developed at an average density of 30 dwellings per hectare. The area around Union Lane has a more rural character therefore development on the northern and western parts of the site should be of a lower density with greater spacing between detached buildings and more generous back gardens.
- 2.96 The site is not within the catchment of any equipped children's play space. Therefore, the development should include the provision of a local equipped area for play, approximately 0.4 hectares in size.
- 2.97 The level of new development within Oulton is likely to generate a need for a new pre-school setting. The preference for this would be in an existing primary school or in a location close to other services and facilities provided in the area. However, if there is no suitable, available site at the time of a planning application, and there is still a need for a setting, it may be necessary for a new setting to be included on this site. A new setting will require 0.09 hectares of land and therefore should not impact upon the amount of development achievable on the site.
- 2.98 Due to the overgrown nature of parts of the site, an ecological assessment will be required to support any planning application on the site. Suffolk Wildlife Trust have completed an initial survey on the site and found some parts of the site provide suitable habitats for a number of species. The survey recommended further assessments including breeding birds, barn owls, reptiles and bats.
- 2.99 Given the recent uses on the former Lothingland Hospital site, there is a risk of ground contamination. Therefore, a full site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.
- 2.100 The north western part of the site is a historic burial ground associated with the former Oulton Workhouse. Development will need to avoid this part of the site and should enhance the site of the burial ground. This could include providing a commemoration on the site and interpretation boards detailing the history of the burial ground and the Oulton Workhouse.

## Policy WLP2.14 – Land North of Union Lane, Oulton

Land north of Union Lane, Oulton (5.70 hectares) as identified on the Policies Map is allocated for a residential development of approximately 150 dwellings.

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

- The site will be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be off Parkhill. An additional pedestrian and cycle access should be provided on to Union Lane. The pavement on Parkhill should be extended to the site entrance.
- A play space equivalent to a local equipped area for play of approximately 0.4 hectares in size should be provided.
- If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting.
- A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.
- Development should avoid impacts on and enhance the historic burial ground.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

If required, land for the pre-school setting will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).



## Land Between Hall Lane and Union Lane, Oulton

### Residential development

- 2.101 This site (6.37 hectares) sits between Hall Lane and Union Lane in the parish of Oulton on the outskirts of the built up area of Lowestoft. The southern part of the site fronting on to Hall Lane is currently used as a small paddock. The northern part of the site is currently arable fields.
- 2.102 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town centre. Development of the site is expected to have a limited impact on the landscape and is on Grade 3 agricultural land.
- 2.103 Vehicular access is possible from Hall Lane. Union Lane, being narrower and less suitable for through traffic, could provide a secondary vehicular access subject to demonstration that safe and suitable access could be provided for all users, including those accessing the Public Rights of Way network to the north and west. Pedestrian and cycle access should be provided to Union Lane and Hall Lane.
- 2.104 The level of new development within Oulton is likely to generate a need for a new pre-school setting. The preference for this would be in an existing primary school or in a location close to other services and facilities provided in the area. However, if there is no suitable, available site at the time of a planning application, and there is still a need for a setting, it may be necessary for a new setting to be included on this site. A new setting will require 0.09 hectares of land and therefore should not impact upon the amount of development achievable on the site.
- 2.105 The site is close to and partly falls within the setting of the Grade II\* listed Manor House. As such a heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application. An important aspect in protecting the setting will be preserving the rural character of the area and specifically an undeveloped link between the Manor House and the wider countryside to the north-west. In doing this care will be needed when providing access from Hall Lane to ensure associated infrastructure does not urbanise the rural setting. This will include retaining a rural connection each side of the site entrance, keeping lighting to a minimum and having much lower density development in the vicinity of the access. Extensions to the footpath on Hall Lane should be preferably kept to the south side of the road with careful consideration given to the siting of pedestrian crossings. The scale, massing, density and layout of the development will need to be designed sensitively to reflect the setting, drawing on the findings of a detailed heritage impact assessment. Existing field boundary treatment should be retained and enhanced to the south of the site.
- 2.106 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 2.107 There are a number of trees on the site and hedgerows between the fields which make up the site and along the Hall Lane and Union Lane frontages. Trees and hedgerows on the site should be retained and incorporated into the layout of the development except where they need to be removed to allow for access.

- 2.108 Hall Lane and Union Lane currently provide an attractive transition from the suburban character of Oulton to the more rural character to the west heading towards Camps Heath. Development on this site should maintain this transition.
- 2.109 The site is not within the catchment of any open space provision for toddlers. As such a Local Area for Play should be provided on the site. This open space should be 0.04 hectares in size.

### Policy WLP2.15 – Land Between Hall Lane and Union Lane, Oulton

Land between Hall Lane and Union Lane, Oulton (6.37 hectares) as identified on the Policies Map is allocated for a residential development of approximately 190 dwellings.

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

- The site will be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be primarily off Hall Lane. A secondary vehicular access could be provided off Union Lane subject to demonstration that the access is safe and suitable. A pedestrian and cycle access should be provided on to Union Lane. The pavement on Hall Lane should be extended to the site entrance.
- A play space equivalent to a local area for play of approximately 0.04 hectares in size should be provided.
- If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.
- The development should be designed to avoid harm to the setting of the Grade II\* listed Manor House. The design should ensure a link remains between the Manor House and the fields to the north west.
- The design of the development should complement the transition from suburban to rural character along Hall Lane and Union Lane.
- Natural features on the site such as the pond, trees and hedgerows should be retained and incorporated into the layout of the development.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

If required, land for the pre-school setting will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).



## **Land South of The Street, Carlton Colville/Gisleham**

### **Mixed use including residential development, primary school, country park, allotments and local shops**

- 2.110 The site (54.88 hectares) comprises a number of arable fields south of The Street in Carlton Colville and Gisleham.
- 2.111 The site is a logical extension to the existing built up area. The overall sensitivity of the landscape is low and development could improve the existing exposed edge of the settlement around the Ullswater development. The site has good access to employment opportunities in South Lowestoft Industrial Estate and the nearby retail facilities.
- 2.112 A development of 900 homes on this site provides the opportunity to deliver a new primary school in a more central location serving pupils in the south Lowestoft and Carlton Colville area. This will help reduce the need to travel to the existing Carlton Colville Primary School in the future. Additionally, the site provides an opportunity to deliver parking and drop-off space for parents at the existing Carlton Colville Primary School to relieve pressure on the existing streets around the school. Parking could be shared with the proposed country park. The site also provides an opportunity to provide safe pedestrian and cycle access to the existing school.
- 2.113 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings. These will form part of the total housing allocated on the site. The development should be designed utilising dementia friendly design principles (see Policy WLP8.31 on Lifetime Design).
- 2.114 The Environment Agency has indicated that the development of land in this location could provide an opportunity to deliver flood risk mitigation measures for the Kirkley Stream. Land on the northern part of the site is within flood zone 3 associated with the Kirkley Stream. Therefore the northern part of the site is required to incorporate flood mitigation as set out in the Lowestoft Flood Risk Management Project. This section of the site should incorporate the needs of flood mitigation, form part of the surface water drainage strategy for the site and should also include the provision of local equipped area for play and allotments. The flood risk mitigation will have the benefit of reducing flood risk to a number of existing properties along The Street. At the earliest practical opportunity developers should discuss the means of integrating the flood mitigation requirements into the development layout and design with Waveney District Council, Suffolk County Council and the Environment Agency.
- 2.115 A country park should also be provided on the western part of the site. A Scheduled Monument exists on the north western corner of the site. A Heritage Impact Assessment has been prepared which indicates that the open countryside in this location is important to the setting of this heritage asset. The open countryside in this area is also important to the setting of the Grade I listed Church of Holy Trinity, Gisleham. A country park in this location therefore helps retain the setting of these two assets and

significantly reduces the level of harm potentially caused by the development on the setting of the assets. A country park will also help reduce pressure from dog walking and recreation on nearby protected habitats such as Kessingland beach. The country park should include a fenced neighbourhood equipped area for play, together with a landscaped area for dog walking and other recreation. It should retain an open character which is important to the setting of the Scheduled Monument and retain views from the monument to the Grade I listed church in Gisleham.

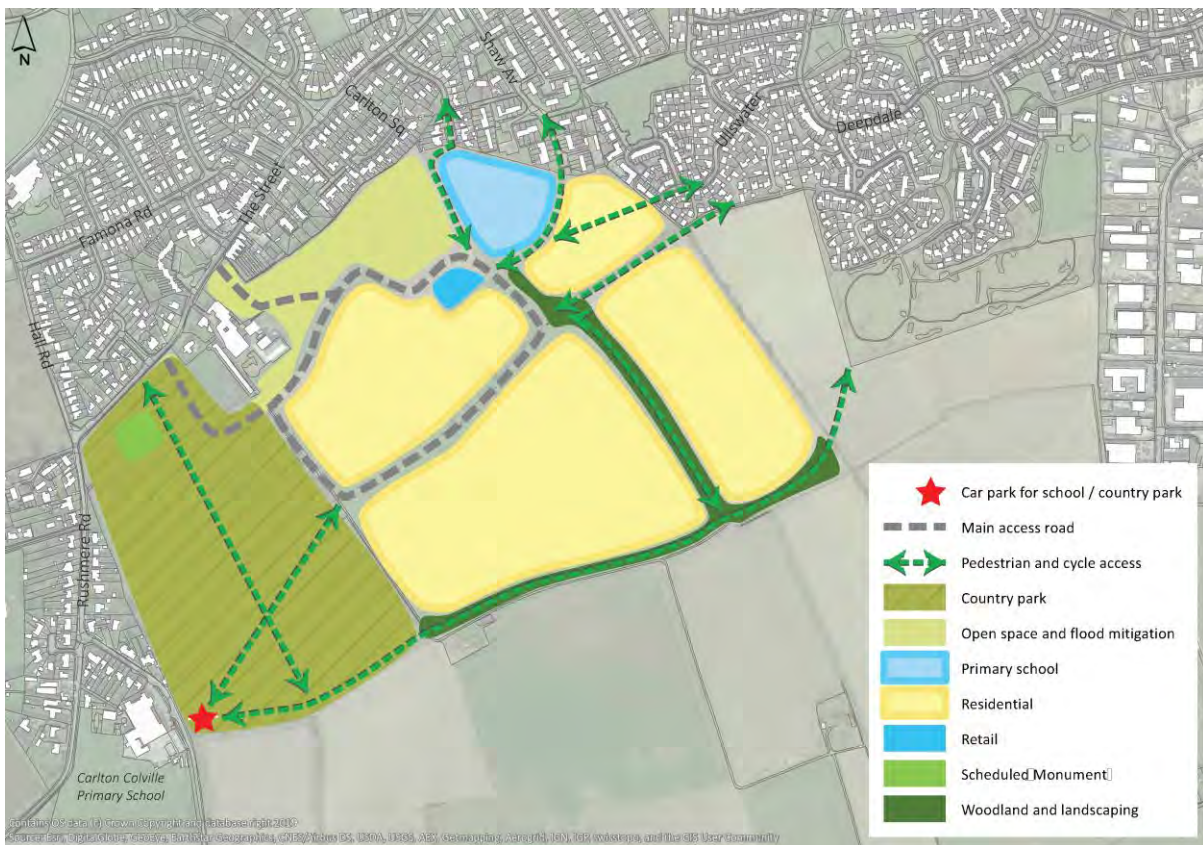
- 2.116 The southern boundary of the site is very exposed to landscape and it will be important not to create a hard exposed edge, as the current Ullswater development does. Therefore land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development.
- 2.117 The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site. A slightly higher density of 35 dwellings per hectare is proposed on this site to ensure the viability of infrastructure and affordable housing provision. This also allows for the more effective use of high grade agricultural land. This is a similar net density to the modern residential areas to the north of the site. The north part of the site around the primary school could have a more urban character with higher densities comprising terraced town houses and low-level apartments. The southern and western parts of the site should exhibit a more rural character with lower densities and a greater proportion of 1 and 1.5 storey buildings.
- 2.118 Vehicular access to the site should be provided from The Street. Concerns have been raised about existing parking on The Street and potential conflict with the increased traffic associated with the development. Therefore the Transport Assessment should investigate this further and consider measures to reduce the level of parking on The Street. This could include providing a parking court on the site for properties on The Street which do not have off-road parking available.
- 2.119 Two rights of way run through the site, one from Low Farm Drive and one from The Street. The layout of the site should be designed so that these public rights of way can be accommodated in the development and link to the rights of way to the south of the site. Pedestrian access to the site and the proposed new primary school should also be made available from Ullswater and Shaw Avenue.
- 2.120 The site has a very high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 2.121 The site is within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application. According to the British Geological Survey data there is potential for this to be an exploitable resource. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources including the depth of seam, thickness of overburden, and a full grading analysis. Planning applications should also be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence

submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.

2.122 The site is currently home to a successful livery/horse riding business. The development should facilitate the relocation of this business to elsewhere on the landowners holding.

2.123 An illustrative masterplan has been prepared as shown in Figure 11 to show how the requirements of the site allocation policy can be met. Development proposals should have regard to this masterplan. However, it may be necessary to depart from the illustrative masterplan dependent on the results of the archaeological survey if any remains need to be preserved in situ. A more detailed masterplan will be required to be submitted with any outline planning application for the site. The detailed masterplan should be informed by consultation with the community.

Figure 11 - Land south of The Street, Carlton Colville/Gisleham illustrative masterplan



## Policy WLP2.16 – Land South of The Street, Carlton Colville/Gisleham

Land South of the Street, Carlton Colville/Gisleham (54.88 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- Approximately 900 new dwellings;
- Retirement community comprising a care home / nursing home and/or extra care and/or sheltered dwellings;
- 2 form entry primary school and a pre-school setting (2.2 hectares);
- Country park (at least 15 hectares);
- Allotments, flood mitigation and play space; and
- Local shops comprising a convenience store.

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

- The site will be developed at a density of approximately 35 dwellings per hectare. Housing density should be higher to the north of the site close to the primary school and lower towards the west and south of the site.
- Vehicular access should be off The Street. Pedestrian and cycle accesses should be provided from Ullswater, Shaw Avenue, Low Farm Drive and Gisleham Road.
- The northern part of the site should not be developed and instead used for flood mitigation in line with the Lowestoft Flood Risk Management Project, surface water drainage and open space including the provision of a local equipped area for play and allotments.
- The primary school should be provided to the north of the site in an accessible location to the existing community of Carlton Colville as well as the new community.
- The country park should be located to the west of the site and provide protection to the setting of the Scheduled Monument and Grade I listed Holy Trinity Church. It should include a fenced neighbourhood equipped area for play and an open landscaped area for dog walking and other recreation.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development.
- Existing public rights of way should be accommodated within the development and link to public rights of way to the south of the site.
- Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site and the suitability of the site for prior extraction. If prior extraction is considered appropriate, development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.
- The development should facilitate the relocation of the existing horse riding business at

Bell Farm to elsewhere on the landowners holding.

- A detailed masterplan, informed by ongoing engagement with the community, should be prepared and submitted with any full or outline planning application.
- Existing natural features such as hedgerows, dykes and trees should be retained where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

On-site and specific site related infrastructure, including the primary school, pre-school provision, improvements to Bloodmoor Roundabout, flood risk mitigation and country park will be secured and funded through Section 106 planning obligations. More details are in Appendix 1.



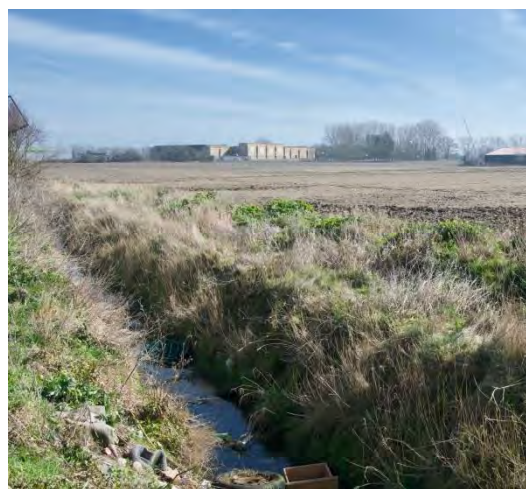
## Land at South Lowestoft Industrial Estate

### Employment development

2.124 The site (20 hectares) sits between Hadenham Road and Church Road to the south of South Lowestoft Industrial Estate. The site is currently used for agriculture.

2.125 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and was originally allocated in the Site Specific Allocation Development Plan Document in 2011. Prior to that part of the site had planning permission for industrial uses which expired.

2.126 Suffolk County Council is currently developing part of the site off Hadenham Road for a number of small start-up units.



2.127 The site is flat with screening to the west. It is unlikely that development on the site would impact on the landscape given the already detracting features of the existing industrial estate and existing buildings already present on the Church Road frontage. The site has good access on to Hadenham Road and is close to the strategic road network. Future employees will have good access to existing and future retail and leisure facilities located close to the site.

2.128 The Employment Land Needs Assessment (2016) identified that demand for employment land was higher in north Lowestoft. However, there is still likely to be demand in south Lowestoft, particularly given its good links to Sizewell to the south and the existing cluster of businesses present in the area. The existing industrial estate has low levels of vacancies and a good proportion of units remain in employment use (B1, B2, and B8 uses). However, this site allocation is very large and considering the overall need for employment land it is unlikely that all of this site will be developed within the plan period to 2036. However, given the nature of the site and to give flexibility to what parts of the site could come forward, it is considered appropriate to continue to allocate the entire Enterprise Zone area. Furthermore, the land has limited potential for any other uses except for its existing agricultural use.

2.129 Church Road is considered unsuitable to be used for vehicular access. Therefore, access to the site should come from Hadenham Road only. However, pedestrian and cycle access should be provided on to Church Road.

2.130 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

## Policy WLP2.17 – Land at South Lowestoft Industrial Estate

Land at South Lowestoft Industrial Estate (20 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

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

- Vehicular access should be from Hadenham Road and/or Tower Road only.
- Cycle and pedestrian access should be provided from Church Road.
- Landscaping should be provided to the west and south of the site.
- Landscaping should be provided within the site to provide outdoor areas for use by employees.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.



## Land at Mobbs Way, Oulton

### Employment development

- 2.131 The site (2.80 hectares) is situated at the end of Mobbs Way which is an Existing Employment Area. To the west of the site is the Woods Meadow housing development which is currently under construction.
- 2.132 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and parts of the site benefit from partially implemented historic planning permissions. A small part of the site has already been developed.
- 2.133 The site is relatively flat and is well screened from the residential development to the north, south and the development under construction to the west. The site is easily accessible from surrounding residential areas and benefits from the existing employment development to the east.
- 2.134 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.
- 2.135 Although the site is already screened, further landscaping should be provided along the western and northern boundaries to minimise any noise and disturbance to nearby residential properties.

### Policy WLP2.18 – Land at Mobbs Way, Oulton

Land at Mobbs Way, Oulton (2.80 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

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

- Landscaping should be provided to the west and north of the site.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.





## Oakes Farm, Beccles Road, Carlton Colville

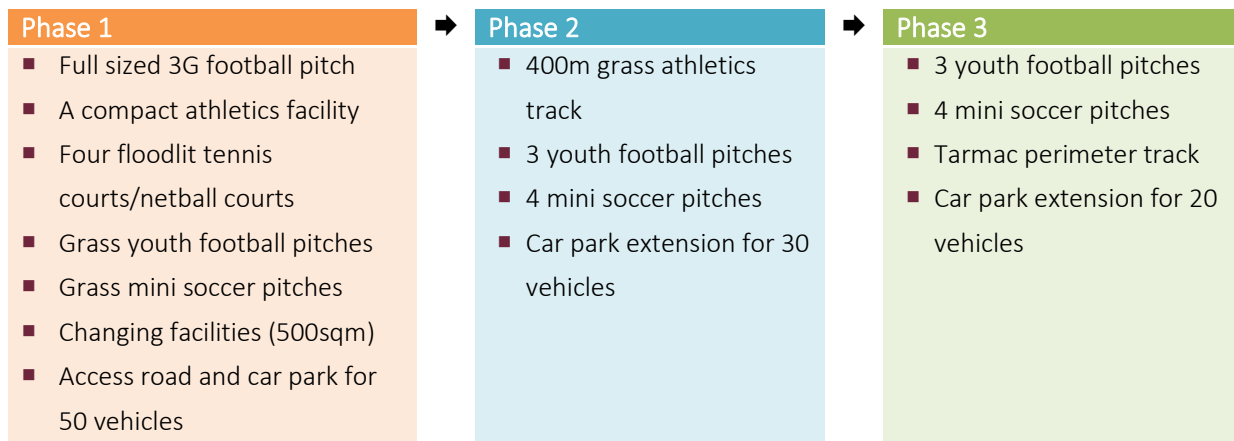
### Sports and leisure

2.136 Oakes Farm (30.23 hectares) is a large area of arable farmland stretching from the western boundary of Carlton Colville along the southern edge of the A146.

2.137 The site was originally allocated for sports and leisure development in the Site Specific Allocations Development Plan Document (2011). The site provides an excellent opportunity to provide a comprehensive sports development to meet needs of the existing population and the growing population as identified in the Playing Pitch Assessment (2014).



2.138 Progress has been made on bringing the site forward and a masterplan is being prepared. The development is expected to provide the following facilities together with other commercial sports and leisure activities:



2.139 The sports element of the site will be accommodated on approximately 20.75 hectares on the southern part of the site. An area of land needs to be reserved for any future road scheme to bypass the Barnby bends.

2.140 To enable the delivery of the sports facilities referred to above, approximately 8 hectares of the site is made available for enabling development. This development will release approximately 20.75 hectares for the sports development and provide a financial contribution towards the delivery of the sports facilities. Enabling development should relate well to the sports development to the south and could comprise leisure and commercial uses, tourist uses or a limited amount of residential development necessary to deliver the sports development. Development on this part of the site will not be commenced until the land for sports and leisure use has been made available for use.

2.141 There is a small area of Ancient Woodland on the site (Carlton Grove) which is a County Wildlife Site. This area should be maintained and enhanced and any planning applications for development will require ecological surveys.

- 2.142 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

### **Policy WLP2.19 – Oakes Farm, Beccles Road, Carlton Colville**

Land at Oakes Farm, Beccles Road, Carlton Colville (30.23 hectares) as identified on the Policies Map is allocated for sports and leisure uses.

The site should deliver at least 20.75 hectares of sports pitches, non-pitch sports and other sports and leisure facilities to relevant standards together with changing facilities and car parking.

Up to approximately 8 hectares of the site, to the north of the site, is to be developed for complementary commercial development to enable the delivery of the sports development. As part of any mixed-use scheme a limited amount of residential development may also be permitted on this land in order to deliver the sports development. Development on this part of the site should not be commenced until the 20.75 hectares of land has been made available for sports and leisure use.

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

- Existing rights of way should be retained.
- A cycle route should be provided from Wood Lane to Chapel Road.
- The route of any future A146 Barnby Bypass should be protected.
- The County Wildlife Site, hedgerows, ditches and trees should be conserved and enhanced through development.
- The impact of any floodlighting on wildlife and residential amenity should be mitigated.
- Pitches and other sports facilities should be located in order to minimise amenity impact on neighbouring properties.
- A landscaping scheme should be prepared to integrate the site within the landscape.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- The route of the existing clean water pipe serving the wider Lowestoft area should be protected.

## **Gunton Park, off Old Lane, Corton**

### **Residential development and open space**

- 2.143 Gunton Park (3.85 hectares) is the current home of the Lowestoft and Yarmouth Rugby Club. There is a car park and single-storey clubhouse to the east of the site, while the rest of the area consists of flat, grassed playing pitches.
- 2.144 The site was originally allocated for housing and open space in the Site Specific Allocations Development Plan Document (2011) to help facilitate the relocation of the Lowestoft and Yarmouth Rugby Club to a location where they can improve and expand their facilities. An outline planning application has been submitted, but progress on this application has stalled due to difficulties in securing an alternative site. The Local Plan therefore reallocates the site for the same purpose.
- 2.145 This site is only being reallocated for housing on the strict condition that an open space, of a greater size and quality is provided in the form of playing pitches for Rugby in another, at least equally accessible, and suitable location for the club. In terms of assessing the quality of replacement provision, regard will be had to the number of pitches provided and the range of facilities provided. Profits from the sale of the land for housing should contribute towards funding this improved facility, but housing development should not take place on the site until an alternative location for playing pitches has been agreed and delivered.
- 2.146 Some open space has already been lost to development in this area, as the former tennis courts to the northeast of the site have recently been developed for housing. In addition, the open nature of this site contributes to the semi-rural low density character of the area and the gap between the built up area of Lowestoft and the built up area of Corton. Open space also benefits existing residents on Corton Long Lane and Old Lane. This points to a need to protect some open space in this location, and it is therefore not considered appropriate to develop the entire site for housing. An area of publicly accessible open space should be retained on the site.
- 2.147 The surrounding character of development on the edge of Corton and Lowestoft has a distinctly low density. Therefore a slightly reduced density of 25 dwellings per hectare is considered appropriate in this location.
- 2.148 The site is located close to the edge of the Lowestoft, and has good access to services and facilities. The Tesco supermarket is within walking distance, and the site is well linked to pedestrian and cycle routes and the public transport network. The footpath that runs along the southern boundary of the site should be maintained to at least its existing width. Vehicular access should preferably be off Old Lane, and improvements to the current access would be required.

## Policy WLP2.20 – Gunton Park, off Old Lane, Corton

Land at Gunton Park, off Old Lane, Corton (3.85 hectares) as identified on the Policies Map is allocated for a residential development of approximately 65 dwellings and open space.

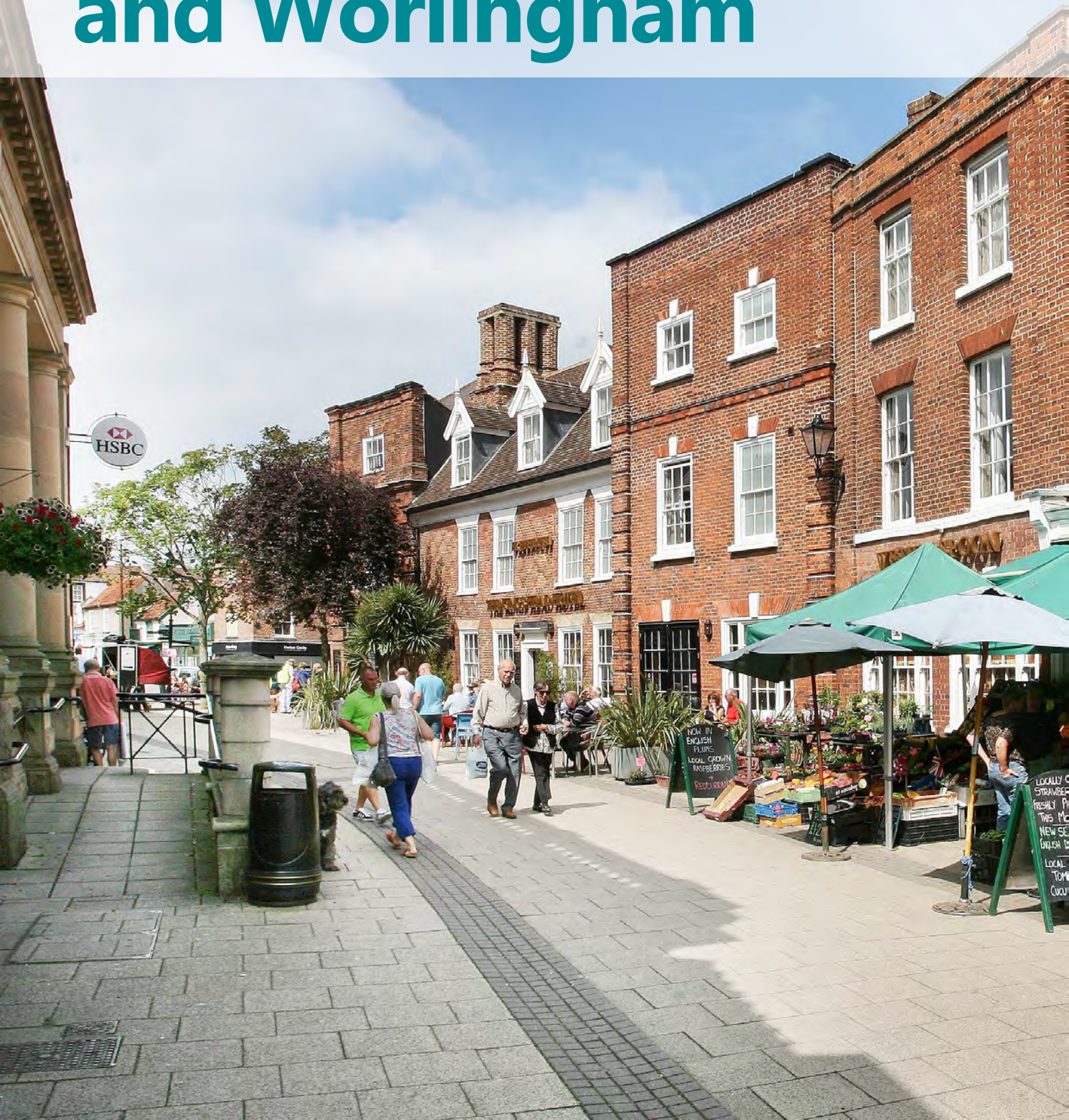
The site should be developed in accordance with the following site specific criteria:

- Development of this site should not take place until a replacement site, of a larger size and higher quality, for the provision of rugby playing pitches and cricket pitches has been agreed and delivered.
- Vehicular access should be off Old Lane, and improvements to the current access will be required.
- An area of publicly accessible open space of not less than 1.4 hectares should be provided.
- The residential part of the site should be developed at a density of 25 dwellings per hectare.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Statement should be submitted with any planning application.



# Section 3

# Strategy for Beccles and Worlingham



# 3 Strategy for Beccles and Worlingham

3.1 The strategy for Beccles and Worlingham is to continue to fulfil their role as the second largest built up area in the District. In doing this the Council will seek to retain the individual identities of the two settlements. The growth proposed in this Local Plan over the next 20 years is similar to that experienced by Beccles and Worlingham over the last 20 years. However, this Local Plan seeks to plan for the development in a more strategic way to ensure a greater range of infrastructure and services are provided to support the growth.

New homes in Beccles and Worlingham	Total
Homes Built 2014-2017	36
Existing Housing Commitments <sup>6</sup>	87
Homes allocated in Local Plan expected to be delivered in plan period	1,335
<b>Total Growth 2014-2036</b>	<b>1,458</b>

3.2 In total land has been allocated in this Local Plan for 1,530 new homes in Beccles and Worlingham of which 1,335 are expected to be completed over the plan period to 2036. Beccles and Worlingham (and Ellough) are expected to take the second largest share of new jobs created over the next 20 years. The Local Plan allocates nearly 20 hectares of new employment land in the area. Although not all of this land is expected to be developed in the plan period, new employment land development will help make Beccles and Worlingham more self-sufficient.

3.3 The Southern Relief Road opens up new opportunities for growth in the town. Not only does it mitigate the traffic impacts of new employment development at Ellough, including the Enterprise Zone, it will also support new residential development to the south of the town.

3.4 The strategy for Beccles and Worlingham takes advantage of the benefits the Southern Relief Road brings by allocating a strategic development between the existing built up area and the road. This development provides a logical extension to the town that can be well planned with significant amounts of green space and supporting infrastructure and should be developed using garden city principles (see section on North Lowestoft Garden Village, Policy WLP2.13). The landscape to the south of the town is of low landscape quality and lower agricultural land grade making it a sensible location in the town to focus growth. The existing southern part of the built up area of Beccles and Worlingham suffers from a lack of services and facilities. The infrastructure provided on the new development will provide significant benefits for those already living in south Beccles and Worlingham.

3.5 For employment growth, this Local Plan maintains the focus on the Ellough industrial area and the Enterprise Zone. It also promotes an additional area of employment land which could be delivered in the shorter term as part of housing development on land allocated by Policy WLP3.1.

<sup>6</sup> Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

- 3.6 Due to its proximity to the European protected sites, the growth in Beccles will require mitigation and planning applications will require project level Habitat Regulations Assessment. More details are found in Policy WLP8.34.

## Infrastructure

- 3.7 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

### Transport

- Beccles Southern Relief Road (currently under construction)
- Access improvements and servicing to the Enterprise Zone at Ellough
- Cycle link to the Ellough industrial estates over land allocated as the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- Improvements to the cycle network as identified in the Waveney Cycle Strategy

### Education

- New 2 form entry primary school including a pre-school on the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- New pre-school settings on the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1) and elsewhere in the town

### Health Care

- Extension/improvements to Beccles Medical Centre

### Community Facilities

- Improvements to library provision
- New community centre on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)

### Green Infrastructure

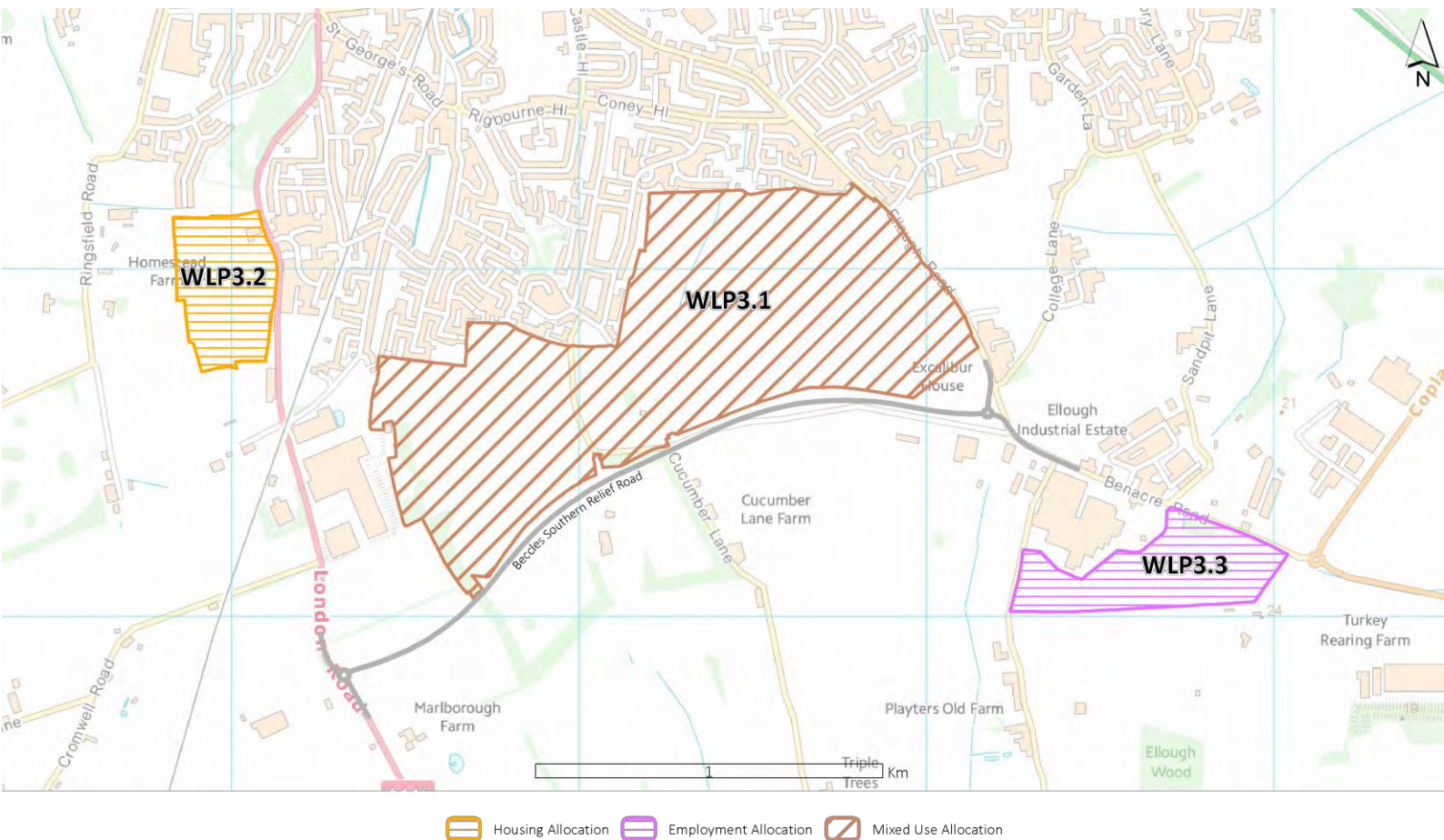
- Improvements to Beccles Quay (in Broads Authority area)
- New country park on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- Improvements to tennis courts and bowling greens
- New sports facilities on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- New allotments on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- New parks and play spaces on all development allocations

### Utilities

- Localised improvements to the sewerage network
- Improvements to Beccles Water Recycling Centre to accommodate development post 2030
- Upgrades to the electricity network to the east of the town to serve new employment

# Strategic Site Allocations

Figure 12 – Strategic site allocations in Beccles and Worlingham



Policy	Location	Allocation
<b>WLP3.1</b>	Beccles and Worlingham Garden Neighbourhood	Mixed use including residential development, employment development, primary school, country park, sports fields, allotments, play areas, retail and community centre
<b>WLP3.2</b>	Land west of London Road, Beccles	Residential development
<b>WLP3.3</b>	Land south of Benacre Road at Ellough Airfield, Ellough	Employment development

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## Beccles and Worlingham Garden Neighbourhood

**Mixed use including residential development, primary school, country park, indoor/outdoor sports facilities, allotments, local shops, community centre and employment development**

3.8 This site (89.80 hectares) is bordered by Ellough Road to the east, the Beccles Southern Relief Road to the south, M&H Plastics to the west and the built up edge of Beccles and Worlingham to the north. Industrial sites are nearby to the east and southeast. There is a former scrapyards near the centre of the site and woodland on part of the western edge but the majority of the site is in agricultural use. The land is Grade 3 or urban classification agricultural land.



3.9 The large open field making up the eastern part of the site has undergone significant changes over time and lacks any landscape features. The industrial buildings to the east and southeast and the housing to the north break up long views of the site resulting in a low quality landscape. There is potential through the layout of development to create long views across to Beccles Church from the high point on this site. The fields to the west of Oak Lane retain some landscape features such as field boundaries, hedgerows and woodland. The neighbouring M&H Plastics industrial buildings detract from the quality of the landscape in this area. The construction of the Beccles Southern Relief Road will alter the character of the landscape, introducing a harder edge and enclosing the edge of the garden neighbourhood.



3.10 The site presents an opportunity to develop a comprehensive mixed use development including housing, employment land and community facilities such as a primary school, shops, allotments and indoor/outdoor sports facilities. Comprehensive planning of the site will promote contact with nature, healthy lifestyles and wellbeing for all through the delivery of substantial green infrastructure including public open space, a country park and integrated landscaping schemes. The site is allocated for 1,250 homes. It is expected that 1,055 homes will be delivered during this plan period.

3.11 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings. These will form part of the total housing allocated on the site. The development should be designed utilising dementia friendly design principles (see Policy WLP8.31 on Lifetime Design).

3.12 Built development on the site should make efficient use of land in order to maximise the land available for open space, community facilities, allotments, playing fields etc. This will contribute to the character of the garden neighbourhood. Housing should therefore be developed at a density of 30 dwellings per hectare.

- 3.13 The development should utilise garden city principles<sup>5</sup>. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.
- 3.14 A development of this scale provides the opportunity to deliver a new primary school to serve the new development and existing homes in the area. Community facilities should be provided alongside the primary school including indoor/outdoor sports facilities, a community centre and retail provision to create a community hub. These uses should be co-located in a central position where they are accessible for new and existing residents by sustainable modes of transport.
- 3.15 Open space, including a country park, should be provided on site. This should include equipped play areas, allotments and amenity green space. Green buffers should be provided around the proposed employment land in the southeast corner and along the western edge of the site near to M&H Plastics. A landscaped strip should be provided along the entire southern edge of the site in order to soften the appearance of the development in the landscape and also to provide a screen between the development and the Southern Relief Road. The layout of green infrastructure on the site should reference existing and historic field boundaries and help create distinct character areas within the development. The site traverses both Beccles and Worlingham parishes. The layout of open space on the site should be used to help protect the separate identities of the existing built up areas. This should involve the provision of an extensive multi-functional country park. The provision of an extensive country park will help mitigate recreational impact on nearby protected habitats.
- 3.16 A permeable and legible network of roads and pedestrian and cycle paths should be created throughout the site providing pedestrian and cycle links through to the existing built up area. Roads and access points should be designed to encourage people to travel into Beccles westward along the Southern Relief Road and up London Road. This will help reduce traffic on Ellough Road and on to Ingate where there is potential for air quality issues.
- 3.17 Employment land is needed in the area and 5 hectares of employment land should be provided in the southeast corner of the site, near to the existing employment uses. B1(a) office uses only should take place near the allocated housing land. A landscaped buffer should separate the employment land from housing.
- 3.18 An outline masterplan has been prepared as shown in Figure 13. Development proposals should be in accordance with a detailed masterplan based on the outline masterplan. Proposals for the development should also be informed by the Beccles and Worlingham Garden Neighbourhood Masterplan Report (2018). A comprehensive approach to development is essential to the success of this allocation. Preferably the site will come forward through a single, comprehensive outline planning application for the entire site. However, this may not be practical for the landowners concerned. In these circumstances it will be essential that individual planning applications do not threaten a comprehensive approach.
- 3.19 Planning applications must support the delivery of the community facilities, access and utilities across the entire garden neighbourhood informed by the Beccles and Worlingham Garden Neighbourhood Masterplan Report. The key areas below are in need of particular consideration:

- **Community facilities.** These will include a primary school, employment land, local centre, formal sports and play provision and wider landscape framework. These must be placed in locations and on land that are most advantageous for their requirements and be accessible to both the new community of the Garden Neighbourhood and the existing communities in Beccles and Worlingham.
- **Access.** This will include public transport, pedestrians, cyclists, car drivers and other vehicles. Landowners will be expected to enter into a legal agreement with the Local Planning Authority to make provision for connections across boundaries during the implementation process. Planning conditions will require access across development land to adjoining boundaries to achieve integrated and comprehensive development of the new community.
- **Utilities and services.** These will include gas, water, foul and surface water drainage, broadband and electricity. Landowners will be expected to enter into an agreement with the Local Planning Authority to make provision for connections across boundaries. Planning conditions will require utility routes and connections across development land to adjoining boundaries.

Figure 13 - Beccles and Worlingham Garden Neighbourhood outline masterplan



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- 3.20 In delivering a comprehensive approach to development based on the outline masterplan it may be necessary for landowners to sign up to land value equalisation agreements. The Council can help facilitate discussions and if necessary secure equalisation through bespoke section 106 planning obligations. The Council will not support any planning application for development which could undermine a comprehensive approach to delivery or frustrates the delivery of any other part of the site.
- 3.21 A detailed masterplan will be required to be submitted with any planning application for the site. The detailed masterplan should be informed by ongoing engagement with the community.
- 3.22 Neighbourhood Plans for Beccles, Worlingham and Weston can play a role in shaping the detailed design of development in this area, promoting local distinctiveness.

### Policy WLP3.1 – Beccles and Worlingham Garden Neighbourhood

Land south of the built up areas of Beccles and Worlingham, between Ellough Road and M&H Plastics (89.80 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development including:

- Approximately 1,250 new dwellings;
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings;
- 2 form entry primary school and a pre-school setting (2.2 hectares);
- Country park, indoor/outdoor sports facilities, allotments, play areas and public open space (at least 25 hectares);
- Community Hub comprising a convenience store, local shops, community centre and pre-school setting;
- Employment development (falling under use classes B1, B2 and B8) (5 hectares).

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

- The site will be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be from two points along the Beccles Southern Relief Road.
- Vehicular access to the employment development should be from Ellough Road.
- A permeable and legible layout should be prepared. Road layout and access should encourage traffic to travel into Beccles westwards along the Southern Relief Road.
- Pedestrian and cycle links should be provided to Bluebell Way, Cucumber Lane, Darby Road, Nicholson Drive, Oak Lane, Field View Gardens/Foxglove Close and Cedar Drive.
- Development proposals must support the delivery of the community facilities, access and utilities across the entire garden neighbourhood informed by the Beccles and Worlingham Garden Neighbourhood Masterplan Report. Development which would undermine comprehensive development of the site will not be permitted.

- The primary school and community hub should be located in a central location within the site which has good accessibility from the new community as well as the existing community of south Beccles and Worlingham.
- Any C2 uses and retirement housing should be provided in a central location on the site, close to the new services and facilities.
- A cycle path should be provided along the boundary of the site with Ellough Road.
- A strategic landscaping scheme should preserve existing and historic field boundaries and aid in the creation of distinct character areas within the development.
- Public rights of way on the site should be preserved and enhanced.
- Natural features on the site such as ponds, trees and hedgerows should be retained and incorporated into the layout of the development. Views towards Beccles Church should be created through the layout of open space.
- A landscaped buffer should separate the employment land from housing.
- A landscaped strip a minimum of 10 metres wide should be provided along the southern edge of the site.
- The woodland by the western edge of the site should be retained and enhanced.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

On-site infrastructure, including the primary school and pre-school provision, community centre, cycle link along Ellough Road, sports fields and open space will be secured and funded through Section 106 planning obligations. More detail is in Appendix 1.

A detailed masterplan for the whole site, based on the outline masterplan in Figure 13, and informed by the Beccles and Worlingham Garden Neighbourhood Masterplan Report and by ongoing engagement with the community should be prepared and submitted as part of any planning application.



## Land West of London Road, Beccles

### Residential development

- 3.23 This site (10.99 hectares) lies to the southwest of Beccles. A petrol station occupies part of the site in the northeast corner. The remainder is in agricultural use. London Road (A145) forms much of the eastern boundary and provides vehicular and pedestrian access. A cycle path, the cemetery and houses adjoin the site to the north. Part of the cemetery is in the Beccles Conservation Area. The built up area of Beccles lies opposite the site to the east. To the west lies open countryside with scattered housing. Open countryside and the railway line lie to the south.
- 3.24 The site has good access to existing services, facilities, schools and employment opportunities in Beccles and the surrounding area via footpath, public transport, cycle and road links. The site offers moderate landscape value but is considered to be reasonably well contained in the landscape. Landscaping around the edges of the site would help to integrate development into its surroundings. Redevelopment of the petrol station site can offer enhancements to the street scene and the setting of the conservation area and development should aim to maximise these benefits.
- 3.25 The site is not within the catchment of any local equipped children's play space. Therefore, the development should include the provision of a local equipped area for play, approximately 0.4 hectares in size.
- 3.26 There are existing hedgerows and trees on the site which should be retained and incorporated into the layout of the development except where they need to be removed to allow for access.
- 3.27 The site has a medium to high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 3.28 The petrol station use will require remediation work to make the site safe for residential use. A site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.
- 3.29 The level of new development within Beccles and Worlingham is likely to generate a need for 3 new pre-school settings. The Beccles and Worlingham Garden Neighbourhood site (Policy WLP31.) will provide 2 of these settings. The preference for the third is at Beccles Primary Academy or alternatively in a location close to other services and facilities. However, if there is no suitable, available site at the time of a planning application, and there is still a need for a setting, it may be necessary for a new setting to be included on this site. A new setting will require 0.09 hectares of land and therefore should not impact upon the amount of development achievable on the site.

## Policy WLP3.2 – Land West of London Road, Beccles

Land at London Road, Beccles (10.99 hectares) as identified on the Policies Map is allocated for a residential development of approximately 280 dwellings.

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

- The site should be developed at a density of approximately 30 dwellings per hectare.
- A play space equivalent to a local equipped area for play of approximately 0.4 hectares in size should be provided.
- Vehicular access should be off London Road.
- Pedestrian and cycle connections should be provided to the foot and cycle path to the north of the site.
- A landscaped buffer of a minimum of 10 metres in width should be provided on the south and west boundaries.
- Natural features on the site such as the pond, trees and hedgerows should be retained and incorporated into the layout of the development.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- A site investigation report assessing the risk of ground contamination should be submitted with any planning application.
- If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting. The pre-school setting will be secured by and funded through a Section 106 planning obligation.



## Land South of Benacre Road at Ellough Airfield, Ellough

### Employment development

- 3.30 The site (13.40 hectares) sits south of Benacre Road on part of the former Ellough Airfield. It is surrounded by existing employment uses. The site is currently used for agriculture.
- 3.31 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and was originally allocated in the Site Specific Allocations Development Plan Document (2011). The area is flat and has a very low landscape quality with few natural features and many landscape detractors in the vicinity. Further employment development on this site would relate well to the existing employment uses on the surrounding industrial estates. Development of the site will benefit from the Beccles Southern Relief Road which is currently under construction.
- 3.32 This site allocation is very large and considering the overall need for employment land it is unlikely that much of this site will be developed within the plan period to 2036. Furthermore, there are constraints to electricity supply which limit the potential for development in the Ellough area. This means it is unlikely that development will be viable or feasible on this site in the early parts of the plan period. However, given the nature of the site and to give flexibility to what parts of the site could come forward, it is considered appropriate to continue to allocate the entire Enterprise Zone area to provide a longer term option for employment development to support Beccles and Worlingham. Furthermore, the land has limited potential for any other uses except for its existing agricultural use.
- 3.33 Although the site has a low landscape quality, there will still be a need for landscaping on the site to help enhance the landscape of the area and screen the development to avoid an exposed edge.
- 3.34 There is a small overgrown area with some mature trees to the north of the site. This should be retained as part of any development and made a feature of as an open space for local employees to enjoy.
- 3.35 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.
- 3.36 As a former air field there is potential for contamination. Planning applications should be accompanied by a contamination assessment to address this risk.
- 3.37 There are public rights of way which follow the eastern and southern perimeter of the site. These should be retained and the development should provide links into them.





### Policy WLP3.3 – Land South of Benacre Road at Ellough Airfield, Ellough

Land south of Benacre Road, Ellough (13.40 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

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

- Landscaping should be provided to the west and south of the site.
- The small overgrown area to the north of the site should be retained as part of any development and made a feature of as an open space for local employees to enjoy.
- The surrounding public rights of way should be protected with linkages enhanced as appropriate.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.
- Any planning application on the site should be accompanied by a contamination assessment.



# Section 4

# Strategy for Halesworth and Holton



# 4 Strategy for Halesworth and Holton

- 4.1 The strategy for Halesworth and Holton is to increase the level of housing within the town which will help deliver enhanced health and sports facilities and new employment opportunities. This will help attract younger, working age, people to the town and provide more balance to the demographics of the population. The increased levels of development will help support the town centre and enhance its role as a service centre for Holton and other nearby villages.
- 4.2 The Local Plan also aims to protect the individual identities of Halesworth and Holton through the selection of sites for development and through the indicative masterplans for development between the two settlements.
- 4.3 The Local Plan allocates land for 480 new homes in addition to the 282 which already have permission or completed since the beginning of the plan period. 2.5 hectares of land has also been allocated for employment development.
- 4.4 The main site for development is the Halesworth/Holton Healthy Neighbourhood, which seeks to deliver 215 new homes, a new retirement community and associated healthcare facilities, new sports facilities on the proposed Halesworth Campus and improvements to the existing Dairy Hill playing fields. The delivery of this site will be an important part of delivering the overall strategy for the town.
- 4.5 For Holton, a small site is allocated to provide a small amount of additional local housing. However, the village will benefit from the enhanced facilities provided in Halesworth.
- 4.6 Due to its proximity to the European protected sites, the growth in Halesworth will require mitigation and planning applications will require project level Habitat Regulations Assessment. More details are found in Policy WLP8.34.

New homes in Halesworth and Holton	Total
Homes Built 2014-2017	38
Existing Housing Commitments <sup>7</sup>	244
Homes allocated in Local Plan expected to be delivered in plan period	480
<b>Total Growth 2014-2036</b>	<b>762</b>



<sup>7</sup> Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

## Infrastructure

- 4.7 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

### Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to public rights of way network (in line with the Green Infrastructure Strategy) particularly to the east of Halesworth
- Access improvements and servicing to Broadway Farm (Policy WLP4.6)

### Education

- Expansion of Edgar Sewter Primary School and/or Holton St Peter Primary School to accommodate an additional 106 pupils
- Extension and improvements to North Suffolk Skills Centre
- New pre-school setting on Dairy Farm (Policy WLP4.5)

### Health Care

- Extension/improvements to Cutlers Hill Surgery
- New health facility within Halesworth/Holton Healthy Neighbourhood (Policy WLP4.1)

### Community Facilities

- Improvements to library provision
- New community centre on Dairy Farm (Policy WLP4.5)

### Green Infrastructure

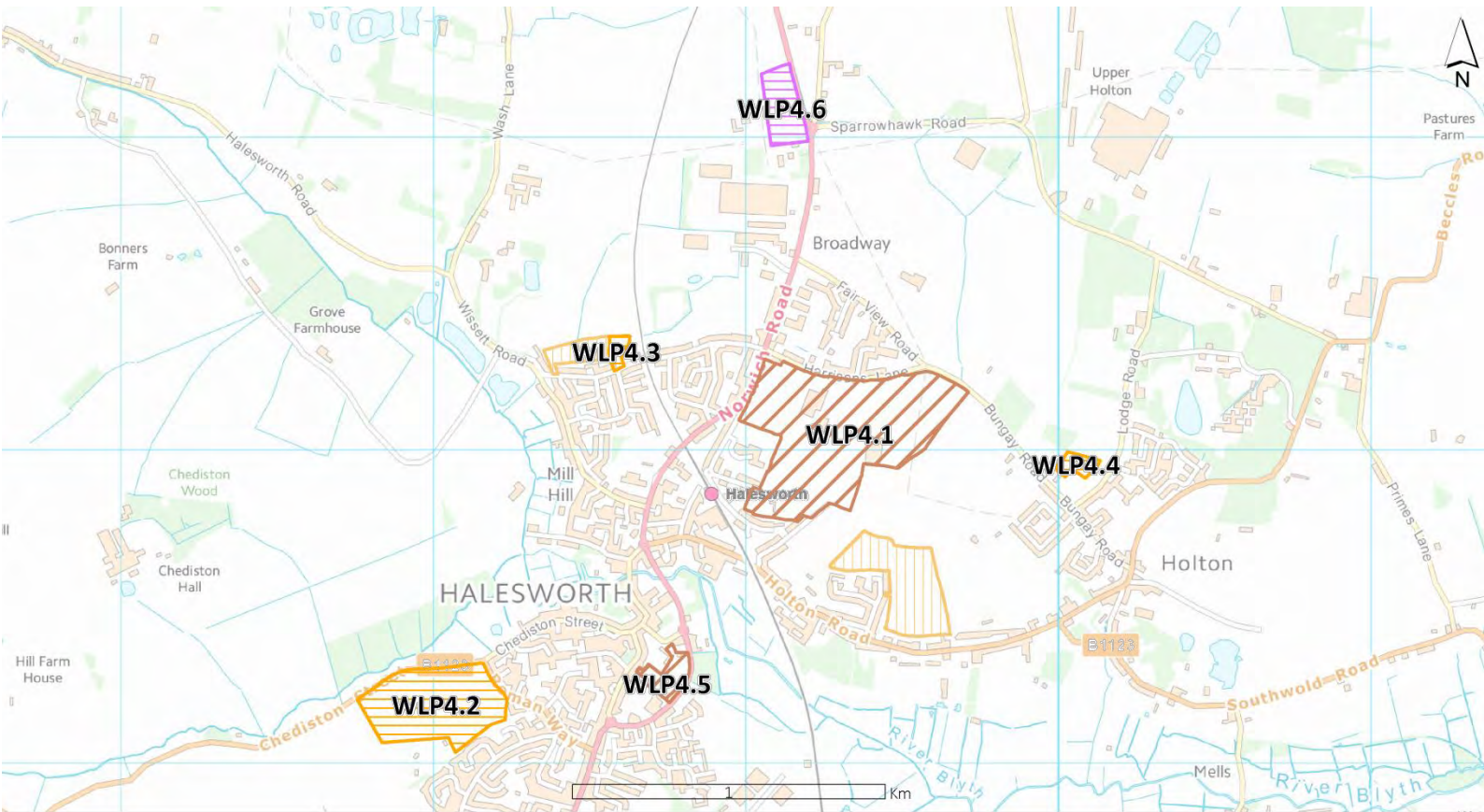
- Improvements to facilities at Dairy Hill Playing Fields (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including new junior pitches, drainage works, new pavilion and additional parking
- Provision of new sports facilities on the Halesworth Campus (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including a sports hall, gym, new tennis/netball courts and 3G pitch and additional grass pitches
- Natural play area on Millennium Green
- New parks and play spaces on all development allocations

### Utilities

- Localised improvements to the sewerage network

# Strategic Site Allocations

Figure 14 - Strategic site allocations in Halesworth and Holton



Policy	Location	Allocation
WLP4.1	Halesworth/Holton Healthy Neighbourhood	Mixed use including residential development, health care facility and retirement community, sports pitches and education / training facility
WLP4.2	Land adjacent to Chediston Street, Halesworth	Residential development
WLP4.3	Land north of Old Station Road, Halesworth	Residential development
WLP4.4	Land west of Lodge Road, Holton	Residential development
WLP4.5	Land at Dairy Farm, Saxons Way, Halesworth	Residential development, community centre and pre-school setting
WLP4.6	Broadway Farm, west of Norwich Road, Halesworth	Employment development

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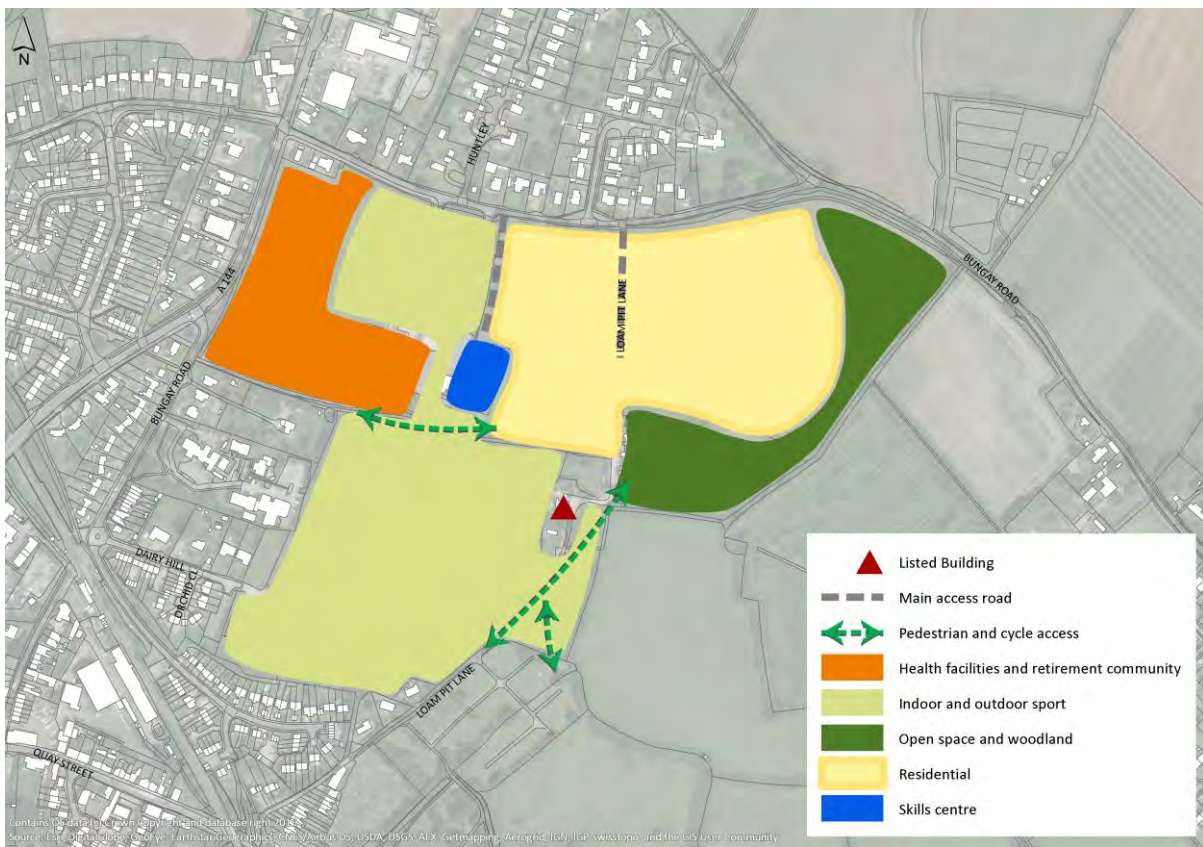
## **Halesworth/Holton Healthy Neighbourhood**

### **Mixed use including residential development, health care facility and retirement community, sports facilities and education / training facility**

- 4.8 The site (22.05 hectares) comprises the former Halesworth Middle School site, North Suffolk Skills Centre, Dairy Hill playing fields and agricultural land to the east. The site is bordered by Norwich Road to the west and Harrisons Lane and Bungay Road to the north. Land on the former middle school site and Dairy Hill site is flat but the agricultural land to the east slopes down towards the village of Holton. Agricultural fields on this site are surrounded by mature trees and hedges.
- 4.9 The development of this site will help deliver the vision of the Halesworth Campus and Halesworth Health to provide additional sporting and health facilities in the town. The plans of these organisations will help promote healthier lifestyles for new residents and existing residents alike. The development of the site will include new and improved sports fields, a 3G pitch, a sports hall, community and training facilities, health care facilities, a retirement community and 215 new homes. The housing provided on the site will have excellent access to these new facilities. The site also has good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment premises. Although the site sits within the gap between Halesworth and Holton and is within tributary valley farmland landscape character area, the fields comprising the eastern part of the site are well screened with mature vegetation which will limit the impact on the landscape and the potential for coalescence between Halesworth and Holton. The Halesworth Playing Fields Association will also implement its own plans to improve the existing sports facilities at Dairy Hill, which will contribute towards the Halesworth Healthy Neighbourhood.
- 4.10 The northwest portion of the site on part of the former middle school site will be developed to provide high quality care and accommodation for elderly residents as well as health facilities for the community. New sport facilities will be located in the centre part of the site, with new housing to the east of the site. Sports facilities on Dairy Hill will be retained in their current location. New housing and the retirement community on the site should help enable the delivery of the sports and community facilities. Access to the residential element of the development should be from Harrisons Lane. Loam Pit Lane should not be used for vehicular access but should facilitate cycle access.
- 4.11 The landscape in this location is sensitive to development. There is mature planting around the edges of the site which will need to be retained and enhanced to ensure there is only limited impact on the landscape.
- 4.12 Town Farm, a Grade II listed building sits within the site. The development should be laid out in such a way to limit the impact on the setting of this listed building.
- 4.13 Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

- 4.14 There are a number of public rights of way running through the site and on the boundary of the site. These should be retained and enhanced as part of the development and provide links to the development recently approved off Hill Farm Road.
- 4.15 The Apollo Youth Club is located on the site of the former middle school and provides a valuable facility for children and teenagers from Halesworth and the surrounding area. A replacement for the Apollo Youth Club will be provided as part of the Halesworth Healthy Neighbourhood.
- 4.16 An indicative masterplan is provided in Figure 15 showing how the site could be developed. Development proposals should have regard to this indicative masterplan.

Figure 15 – Halesworth/Holton Healthy Neighbourhood indicative masterplan



## Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood

The Halesworth/Holton Healthy Neighbourhood (22.05 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development comprising:

- Approximately 215 dwellings;
- Health Care Facility and Retirement Community (approximately 2.3 hectares);
- Sports Facilities including, playing pitch, 3G pitch, and indoor sport facilities (approximately 8.6 hectares); and
- Education/Training Facility.

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

- Residential development will be located on the northern and eastern parts of the site, which has an area of 7 hectares. The site will be developed at a density of approximately 30 dwellings per hectare.
- The health care facility and retirement community will be located on the north western parts of the site.
- The sports facilities will be located on the central parts of the site. Sports facilities on the site should include a 3G artificial pitch for all weather sports provision. This should be enabled by residential development on the site and appropriate delivery mechanisms and triggers will need to be agreed with the Council, in consultation with Sport England, to ensure the comprehensive development of the whole site in a coordinated and timely way.
- Redevelopment of the site will include replacement of the Apollo Youth Club.
- The North Suffolk Skills Centre will be retained on the site to be used for educational, voluntary and community purposes. This includes providing accommodation for local community organisations.
- Existing facilities at Dairy Hill, including the sports pitches, martial arts school, tennis courts, bowling green and children's play space, will be retained.
- Access to the residential development should be from Harrisons Lane.
- Existing trees and hedges on the site will be retained. There should be tree planting along the eastern edge of the site totalling 2.5 hectares to minimise landscape impact of the site.
- Development should be designed to encourage walking and cycling. Existing public rights of way on the site will be retained and new pedestrian access provided to include connectivity both within the site and with neighbouring parts of Halesworth. Loam Pit Lane should provide pedestrian and cycle access to the site.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.



## Land Adjacent to Chediston Street, Halesworth

### Residential development

- 4.17 The site (9.17 hectares) is located south of Chediston Street on sloping land on the west side of the town. The site is currently used for arable agriculture.
- 4.18 The site is just 600 metres from the town centre and therefore has excellent access to services and facilities. The site has good access to employment premises in the town, the railway station and the primary school. With development to the south of the site and to the east, the site constitutes a logical extension to the town.
- 4.19 The site sits within tributary valley farmland landscape character, which is sensitive to development. The site slopes upwards from Chediston Street to the south with high banks on parts of the northern and eastern boundary of the site. The site will therefore need to be carefully designed and landscaped to limit the potential impact on the landscape. It may be necessary to restrict building heights to 1 or 1.5 storeys on the crest of the hill.
- 4.20 The area to the west of Halesworth suffers from a lack of open space and children’s play areas. The location of the site means that residential development would be outside of the catchment for local play spaces. It is therefore important that residential development includes provision of a new play space equivalent to a neighbourhood equipped area for play. The open space should not be positioned in a peripheral location, which will limit its value to the community.
- 4.21 The site is within a Minerals Consultation Area and Minerals Safeguarding Area as defined by Suffolk County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off the site.



## Policy WLP4.2 – Land Adjacent to Chediston Street, Halesworth

Land adjacent to Chediston Street, Halesworth (9.17 hectares) as identified on the Policies Map is allocated for a residential development of approximately 200 dwellings.

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

- This site should be developed at a density of approximately 30 dwellings per hectare.
- Development should include provision of an open space of not less than 0.8 hectares in size, including a neighbourhood equipped area play space. The open space should be designed to have a street frontage on three sides or have a street corner position.
- A landscaping scheme should be prepared to integrate the site within the landscape.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.



## Land North of Old Station Road, Halesworth

### Residential development

4.22 The site (0.51 hectares) is located on land to the north of Old Station Road. The site is bordered by development to the south and east and to the west has planning permission for a self build development.

4.23 The site is well contained within the landscape and development on the site would not intrude further into the countryside than development already permitted. The site is within walking distance of nearby employment premises on Norwich Road. The site also has good access to the primary school and the proposed facilities within the Halesworth/Holton Healthy Neighbourhood as described in Policy WLP4.1. The site therefore presents a sustainable opportunity for a small scale development.



4.24 Housing to the south of the site is low density of approximately 15 dwellings per hectare. There is planning permission for further housing development on land to the west of the site. The surrounding landscape only has limited capacity to accommodate new development. Low density development of 20 dwellings per hectare will be in keeping with surrounding residential development and will reduce the impact of new housing upon the surrounding landscape. Retention of trees and hedges on the site and the use of appropriate landscaping will also help to reduce the impact of development on the landscape.

4.25 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

### Policy WLP4.3 – Land North of Old Station Road, Halesworth

Land to the north of Old Station Road, Halesworth (0.51 hectares) as identified on the Policies Map is allocated for a residential development of approximately 10 dwellings.

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

- This site should be developed at a density of approximately 20 dwellings per hectare.
- Development should include the retention of existing trees and hedgerows.
- A planning condition relating to archaeological investigation will be attached to any planning permission.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

## Land West of Lodge Road, Holton

### Residential development

- 4.26 The site (0.70 hectares) is situated behind a recent development of affordable and market housing on Lodge Road, Holton.
- 4.27 The existing development to the south and west of the site and the mature screening surrounding the rest of the site means development will only have a limited effect on the landscape. The site has good access to services and facilities in the village of Holton, including the primary school. Lodge Road is currently part of the National Cycle Network Route 1.
- 4.28 The Gavelcroft, a Grade II listed building, is located to the north west of the site. Development on the site is unlikely to impact on the setting of Gavelcroft. Retention of existing vegetation around the edge of the allocated site will help avoid impact on the listed building.
- 4.29 New residential development on this site should complement existing dwellings on this site and residential areas to the east, which are of a low density. New housing should reflect its rural edge of centre location and so development should be at a lower density of 20 dwellings per hectare. New dwellings should be of an appropriate height and massing which reflects the recently completed dwellings to the south and west of the site, which means that they should be of no more than two storeys in height and be of similar proportions.
- 4.30 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

### Policy WLP4.4 – Land West of Lodge Road, Holton

Land west of Lodge Road, Holton (0.70 hectares) as identified on the Policies Map is allocated for a residential development of approximately 15 dwellings.

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

- The site should be developed at a density of approximately 20 dwellings per hectare.
- Development should retain trees and hedges that surround the site.
- Dwellings should be no more than two storeys in height.
- A planning condition relating to archaeological investigation will be attached to any planning permission.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

## Land at Dairy Farm, Saxons Way, Halesworth

### Residential development and community centre / pre-school setting

- 4.31 The site (1.44 hectares) is located to the west of Saxons Way on the south east side of the town. The site is currently not in use and is overgrown.
- 4.32 The site was originally allocated for housing and a community centre/customer access centre in the Site Specific Allocations Development Plan Document (2011). The site has not come forward to date as it has only very recently been marketed for development and sold to a developer. The site is of considerable importance because it is one of the last remaining development opportunities in close proximity to the town centre.
- 4.33 Existing community buildings in the town such as the London Road office and the Rifle Hall struggle to deliver modern fit for purpose facilities to meet the needs of the existing community and the growing community of Halesworth and Holton. To accommodate the level of growth planned for Halesworth and Holton a new pre-school setting is required. This site, with its close proximity to the town centre makes it the most suitable site to provide these facilities. The proximity to the town centre means that there is potential for linked trips which will help enhance the vitality and viability of the town centre and reduce the need to travel. The developer will be expected to provide serviced land to accommodate the provision of the community centre and pre-school. Any such land will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).
- 4.34 Given the above, in order to ensure there is a positive planning framework for this site to deliver essential community facilities, this Local Plan reallocates the site.
- 4.35 The community centre should provide meeting facilities for local groups as well as office and business facilities for the Town Council and other local organisations. The pre-school can be combined into the same complex. The community buildings and the pre-school should be accommodated on approximately 0.44 hectares of the site.
- 4.36 To help facilitate the delivery of the community facilities and the pre-school, housing is also allocated on the site. A comprehensive approach to the development of the site, for both housing and community uses, will be required. Housing should be located on the southern part of the site (approx. 1ha). Based on the proximity to the town centre and surrounding densities, the site should be developed for approximately 40 dwellings at a density of 40 dwellings per hectare.
- 4.37 Part of the site is located within the Halesworth Conservation Area. The site is also adjacent to and in close proximity to a number of designated and non-designated heritage assets including the Grade II\* listed Gothic House, and the Grade II\* listed St. Marys Church. Development of the site has the potential to impact on the integrity of the conservation area and on the settings of designated and non-designated heritage assets. Development will need to be designed in order to conserve and enhance the setting of assets and the integrity of the conservation area. As such planning applications should be supported by a heritage impact assessment undertaken by a suitably qualified person.

- 4.38 Three species of reptile have been historically recorded on this site, as well as UK BAP Priority Species of birds. Any future development must take account of wildlife and seek to avoid impacts and include suitable mitigation measures where necessary.
- 4.39 Good footpath and cycle provision should be provided through the site, linking development with the town centre and the wider rights of way network.

### Policy WLP4.5 – Land at Dairy Farm, Saxons Way, Halesworth

Land at Dairy Farm, Saxons Way, Halesworth (1.44 hectares) as identified on the Policies Map is allocated for a residential development of approximately 40 dwellings and a community centre and pre-school setting.

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

- The south of the site (1 hectare) should be developed for 40 dwellings at a density of 40 dwellings per hectare.
- Housing development on this site should help to facilitate the community centre and pre-school on the northern part of the site (0.44 hectares).
- Good footpath and cycle provision should be provided through the site, linking development with the town centre, residential areas and wider rights of way network.
- Development should conserve and enhance the conservation area and the setting of adjacent and nearby heritage assets.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.

An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. No vegetation clearance should take place until the results of the assessment are completed and any necessary mitigation measures are in place. Clearance of scrub should be undertaken outside of the bird breeding season and any loss of BAP species habitat should be compensated for.

Land for the community centre and pre-school setting will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).



## **Broadway Farm, West of Norwich Road, Halesworth (within Spexhall Parish)**

### **Employment development**

- 4.40 The site (2.64 hectares) lies just to the north of the Norwich Road Industrial Estate. The site is currently in agricultural use.
- 4.41 The site provides a logical extension to the existing industrial areas to the north of Halesworth. The site is relatively well contained within the landscape which is of reduced quality in this location due to the pylons which run to the west of the site. Development on the site would provide valuable extra jobs to support the local economy and the growing population of Halesworth and Holton.
- 4.42 The pavement on Norwich Road stops short of the site boundary. This should be extended to provide pedestrian access to the site.
- 4.43 Although the site is well contained within the landscape, a significant amount of planting will be required to screen the development from the farmhouse which lies to the west of the site to protect its amenity. Access to the farmhouse must be retained through the development.
- 4.44 A Suffolk Wildlife Trust survey has revealed that there are great crested newts contained within the compound of the substation to the south of this site. A survey will be needed to determine whether they are using the southern meadow as a habitat. The Trust recommend that part of this site be set aside for species that prefer thick hedge and bramble scrub, this could be combined with the landscaping referred to above. Ecological surveys, including for bats, breeding birds, newts and reptiles should also be undertaken.
- 4.45 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.



## Policy WLP4.6 – Broadway Farm, West of Norwich Road, Halesworth

Land at Broadway Farm, west of Norwich Road, Halesworth (2.64 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

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

- Provision should be made for pedestrian and cycle access to the site.
- A landscaping scheme should be provided including buffer planting to protect the amenity of the farmhouse to the west of the site.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.





# Section 5

# Strategy for Bungay



# 5 Strategy for Bungay

5.1 The strategy for Bungay allows for a modest level of growth which protects the sensitive landscape around the town which is well related to the Broads. New employment land has already been permitted to the south of the town as part of a mixed use development which will help improve the self-containment of the town.

5.2 The Local Plan allocates land for 485 new homes (of which 150 already have planning permission) in addition to the 72 on unallocated sites which already have permission or completed since the beginning of the plan period. New housing will help contribute funding towards the delivery of a new fit for purpose community centre for the town as well as support the shops and services of the town centre.

New homes in Bungay	Total
Homes Built 2014-2017	30
Existing Housing Commitments <sup>8</sup>	42
Homes allocated in Local Plan expected to be delivered in plan period	485
<b>Total Growth 2014-2036</b>	<b>557</b>



<sup>8</sup> Sites with planning permission which are expected to complete before 2036. Excludes land with planning permission for 150 homes within site WLP5.2

## Infrastructure

- 5.3 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

### Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy

### Education

- Extension to Bungay High School Playing Fields and new bus/coach parking area
- New pre-school setting on Land west of St Johns Road (Policy WLP5.2)
- Explore options for the additional capacity needs of Bungay Primary School, such as the potential relocation to the former middle school site

### Health Care

- Extension/improvements to Bungay Medical Centre

### Community Facilities

- Improvements to library provision
- New community centre on Old Grammar Lane

### Green Infrastructure

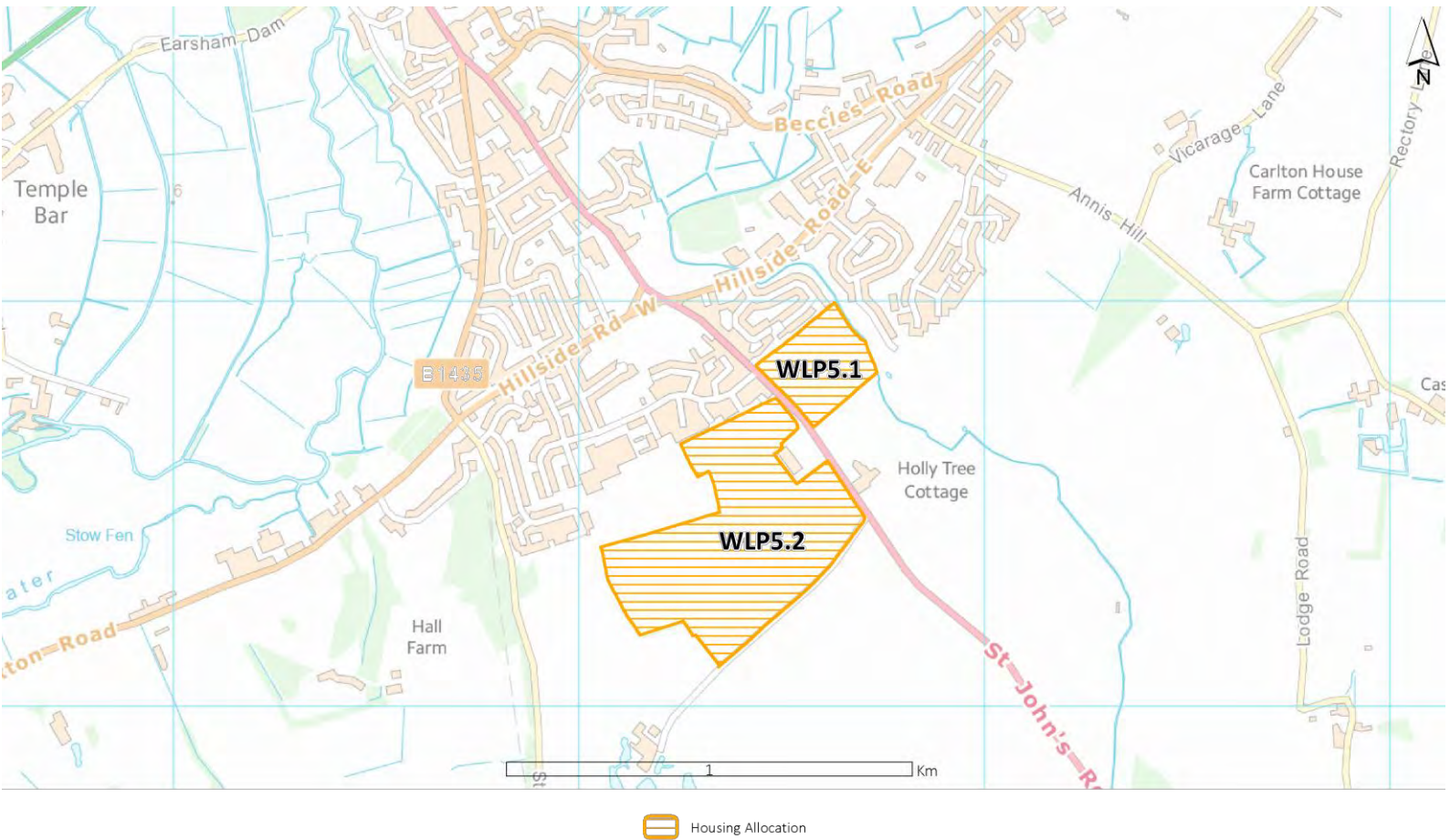
- New allotments on Land west of St Johns Road (Policy WLP5.2)
- Provision of small 3G pitch at the Bungay and District Sports Association
- New parks and play spaces on all development allocations

### Utilities

- Localised improvements to the sewerage network

# Strategic Site Allocations

Figure 16 - Strategic site allocations in Bungay



Policy	Location	Allocation
WLP5.1	Land east of St Johns Road, Bungay	Residential development
WLP5.2	Land west of St Johns Road, Bungay	Residential development and employment development

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## Land East of St Johns Road, Bungay

### Residential development

- 5.4 The site (4.65 hectares) lies to the south of the built up area of Bungay and adjoins built development on the northwest and northeast edges. St Johns Road (A144) bounds the site on the southwest edge and fields adjoin the site to the south. The site is currently in agricultural use.
- 5.5 The site represents a natural extension to the south of the town with good access to the road network and public transport. The high school is within walking distance and a primary school is within 1 km. Local services and facilities are within walking distance. Vehicular access should be off St Johns Road.
- 5.6 A watercourse known as the Tin River bounds the site on the north eastern boundary and the eastern part of the site is at risk from flooding. As part of planning permission for a major mixed use development on the opposite side of St Johns Road a drainage attenuation pond has been approved on the eastern part of the site. The Tin River and the adjacent hedgerow also has some value as biodiversity habitat. These areas are not suitable for development and should be retained as land for drainage attenuation and public open space which is compatible with flood water. Adjoining houses should have their primary frontage facing on to this open area to create a strong and positive relationship including overlooking of the open space and an attractive urban edge.
- 5.7 To the south of the site lie open fields, along with the Grade II listed Dukes Farm and Barn, around 130 metres to the south. A substantial landscaping scheme will be required on the southern boundary to soften the development in views across the countryside and to help preserve the setting of the listed buildings. The landscaping should support biodiversity connectivity to and from the Tin River. Furthermore, built development and landscaping should be laid out on the site to maintain views of the listed buildings when leaving the town and travelling south on the A144.
- 5.8 The northwest edge of the site is used as an informal pedestrian/cycle way. Provision of a pedestrian and cycle route through the site would connect St Johns Hill and Kings Road with existing development to the east and north of the site, improving connections with the swimming pool and high school.
- 5.9 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 5.10 The site is in an area of high landscape sensitivity and moderate landscape value. To mitigate the impact in the landscape, buildings on the southeast edge of the site should not be greater than 1.5 storeys. The neighbouring properties on Fairfield Road and Kerrison Road to the northwest are either single or 1.5 storeys. Therefore buildings on the northwest edge of the site should not be greater than 1.5 storeys.
- 5.11 An indicative masterplan has been prepared as shown in Figure 17. Development proposals should have regard to this masterplan.

Figure 17 Land east of St Johns Road, Bungay indicative masterplan



## Policy WLP5.1 – Land East of St Johns Road, Bungay

Land east of St Johns Road, Bungay (4.65 hectares) as identified on the Policies Map is allocated for approximately 85 dwellings.

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

- The site should be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be from St Johns Road.
- A landscaped strip a minimum of five metres wide should be planted along the southeast boundary of the site. This planting should support biodiversity connectivity to and from the watercourse known as Tin River.
- Houses and landscaping adjacent to St Johns Road should be laid out and developed in a manner that does not obscure views of the listed Dukes Farm and Barn from St Johns Road.
- Land adjacent to the Tin River should be retained as land for drainage attenuation and public open space, as shown on the masterplan in Figure 17. Houses adjacent to this area should have their primary frontage facing the Tin River.
- The hedgerow on the north eastern boundary of the site by the Tin River should be retained.
- A pedestrian and cycle route should be provided through the site, linking St Johns Road to Kerrison Road and Meadow Road. The links should be constructed up to the edge of the site and support onward connections.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A flood risk assessment demonstrating the development is safe and does not increase flooding outside of the developed part of the site will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

## Land West of St Johns Road, Bungay

### Residential and employment development

- 5.12 The site (21 hectares) lies to the south of the built up area of Bungay. Bungay High School adjoins the site at the northwest corner and immediately to the east lies the swimming pool. The site is currently in agricultural use. Open countryside lies to the east, south and west. The eastern part of the site was originally allocated under Policy BUN1 in the Site Specific Allocations Development Plan Document (2011). This land now has outline planning permission for a mixed use development including up to 150 dwellings, open space, 3 hectares of employment land and associated infrastructure. It has been included as part of this allocation to ensure it is delivered in a comprehensive way with land to the west allocated under this policy which does not currently have the benefit of planning permission.
- 5.13 The site forms an extension to the built up area of Bungay. The site lacks distinctive landscape features and its landscape sensitivity and value is not high. There is good access to local services, facilities and employment land. The allocation includes a parking and turning area for school buses which will alleviate school traffic in the roads to the north of the high school. As the development of the site will effectively 'land-lock' the Bungay High School, land should be reserved on the site for a possible extension to the school playing field in order to future-proof the growth of the school.
- 5.14 Vehicular access to the site should be via the A144. The site provides an opportunity to provide a more suitable access for school buses to the high school. Therefore a turning area and drop-off for buses should be provided on the site.
- 5.15 Existing boundary hedges provide biodiversity value and should be retained. There is a Grade II listed building around 300 metres to the south of the site. Cycle connectivity should be provided across the site to serve the development and allow for future cycle links to be developed to the west. Pedestrian and cycle links should also be included between the existing residential development, the swimming pool and new industrial units.
- 5.16 Residential development will facilitate the delivery of employment land, for instance by providing necessary services and infrastructure to serve the employment land. To minimise traffic impact on the town centre, the majority of the units should be B1 and B2 uses. B8 (storage and distribution) uses will only be acceptable subject to traffic generation considerations, including the potential impact on the town centre. The employment land should be located near the southern edge of the site, to reduce conflict with residential uses. The employment uses should be delivered prior to or at the same time as the residential development.
- 5.17 A new pre-school setting is required within Bungay to serve the population growth. The provision of employment premises on this site, together with the sites close relationship to the Bungay High School means it is a suitable location for a new setting.
- 5.18 The Green Infrastructure Strategy identifies there is a shortfall of allotments and space for informal ball games in Bungay. 1.2 hectares of open space should be provided on the allocation, including a Neighbourhood Equipped Area for Play (NEAP). Applying the recommended standard for allotments in the Waveney Open Space Needs Assessment (2015), this allocation would require 0.25 hectares of allotment space to meet its needs.



- 5.19 The site slopes toward St Johns Road and drainage of the site will require careful management. The outline planning permission on the site includes drainage attenuation measures on the opposite side of St Johns Road. Policy WLP5.1 has been designed to accommodate this drainage attenuation. Any planning application on this site should be accompanied by a surface water drainage strategy.
- 5.20 The site has potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 5.21 The sloping nature of the site means that the development must be carefully designed and landscaped in order to avoid an intrusive appearance in the landscape and help integrate development into its surroundings. A landscape strategy should be provided which takes account of the topography of the site and planting. This could involve low-rise buildings on parts of the site. A landscaped buffer should be provided on the southern edge of the site to soften the appearance of the development and help preserve the setting of the Grade II Listed Manor Farm.
- 5.22 The site is within a Minerals Consultation Area and Minerals Safeguarding Area as defined by Suffolk County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off the site.

### Policy WLP5.2 – Land West of St Johns Road, Bungay

Land west of St Johns Road, Bungay (21 hectares) as identified on the Policies Map is allocated for a comprehensive development of approximately 400 dwellings, 3 hectares of employment land, a pre-school setting and open space.

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

- The site will be developed at a density of approximately 30 dwellings per hectare. Lower density development will be appropriate where it is adjacent to the southern edge of the site.
- The employment land should provide a mix of small and medium sized B1 (business and light industrial) and B2 (general industrial) units. B8 uses will only be acceptable where it is demonstrated that the traffic impact (in particular heavy goods vehicles will not have an adverse impact on the town centre).
- The employment land shall be facilitated at the same time, or in advance of, the residential development.
- The employment land should be located to the south of the site. A suitable buffer should be provided between the employment land and the residences to safeguard residential amenity.
- Vehicular access should be from St Johns Road.

- A parking and turning area for buses should be provided adjacent to the High School.
- 2.75 hectares of land bordering the Bungay High School should be reserved to allow the school to expand.
- 0.09 hectares of land on the site should be made available for a new pre-school setting. The pre-school setting should be secured and funded through a Section 106 planning obligation.
- 1.2 hectares of open space should be provided on site, including a neighbourhood equipped area for play and a levelled area for informal ball games.
- 0.25 hectares of allotment land should be provided on site.
- Natural features on the site such as trees and hedgerows should be retained and incorporated into the layout of the development.
- A 10 metre wide landscape belt should be provided along the southern edge of the site.
- Any planning application should be supported by a landscape strategy which demonstrates how the development is integrated in to the landscape through the design of the buildings and use of landscaping.
- Pedestrian and cycle routes should be provided up to the edge of the site which connect to the swimming pool; the employment land; existing residential development to the north; public rights of way immediately to the south and west of the site; and allow for onward connections to the west of the site.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application is to be accompanied by a drainage strategy incorporating sustainable drainage principles.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.
- The landscape strategy must demonstrate how it will preserve the setting of the Grade II listed Manor Farm.
- Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.
- A detailed masterplan, informed by ongoing engagement with the community and any existing planning consents for the site, should be prepared and submitted as part of any full or outline planning application.

# Section 6

# Strategy for Southwold and Reydon



# 6 Strategy for Southwold and Reydon

6.1 The main strategy for Southwold and Reydon is to allocate more housing to increase the range of affordable homes in the area whilst protecting the sensitive built, historic and natural environment. Currently more people work in the area than live in the area and there is a significant amount of in commuting in to Southwold from outside of the Southwold and Reydon area. More homes in the Southwold and Reydon area, particularly affordable homes, will allow people who work in the area to live in the area.

New homes in Southwold and Reydon	Total
Homes Built 2014-2017	25
Existing Housing Commitments <sup>9</sup>	142
Homes allocated in Local Plan expected to be delivered in plan period	220
<b>Total Growth 2014-2036</b>	<b>387</b>

6.2 There is limited scope within Southwold itself to accommodate new housing. Therefore, the focus for housing is in Reydon. Like Southwold, Reydon has limited scope to expand as it is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. However, the site allocated by Policy WLP6.1 does not extend development further into the countryside to the west than existing development to the north and south and therefore represents an opportunity to deliver a significant number of homes to support Southwold and Reydon with a more limited impact on the landscape than other potential options for growth.

6.3 Easton Bavents, which is within the parish of Reydon, is under threat from coastal change. Since 2011 three properties have already been lost to erosion and a further three are at risk within the next 20 years. A further property could also be at risk within that timeframe. The three properties already lost were not able to relocate under the provisions of Policy DM22 of the Development Management Policies Development Plan Document (2011). The Council issued these properties with a letter of legitimate expectation which states that if they were to apply for planning permission for a relocated property they would be treated in the same way as if their property still existed. Policy WLP8.26 of this Local Plan continues the approach of Policy DM22. However, relocation has proved difficult, with residents, with the support of the Council struggling to find suitable, affordable land to relocate the properties to. Allocating additional land for development in the Southwold and Reydon area offers the opportunity to secure plots for relocation. Policy WLP6.1 allocates land for 220 homes of which 7 plots should be reserved for relocation.

<sup>9</sup> Sites with planning permission which are expected to complete before 2036. This figure includes a proposal to develop 69 homes at St Georges Field on the St. Felix School site. This proposal has a resolution to grant planning permission subject to a section 106 agreement.

- 6.4 Southwold Harbour is a unique conservation area which needs careful management. The Local Plan for Waveney has for many years contained a specific policy for the management of the Harbour, and this Local Plan rolls that approach forward.
- 6.5 Due to its proximity to the European protected sites, the growth in Southwold and Reydon will require mitigation and planning applications will require project level Habitat Regulations Assessment. More details are found in Policy WLP8.34.

## Infrastructure

- 6.6 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

### Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to The Crescents and Wangford Road – details to be defined through a Transport Assessment

### Community Facilities

- Improvements to library provision

### Health Care

- Extension/improvements to Sole Bay Health Centre

### Green Infrastructure

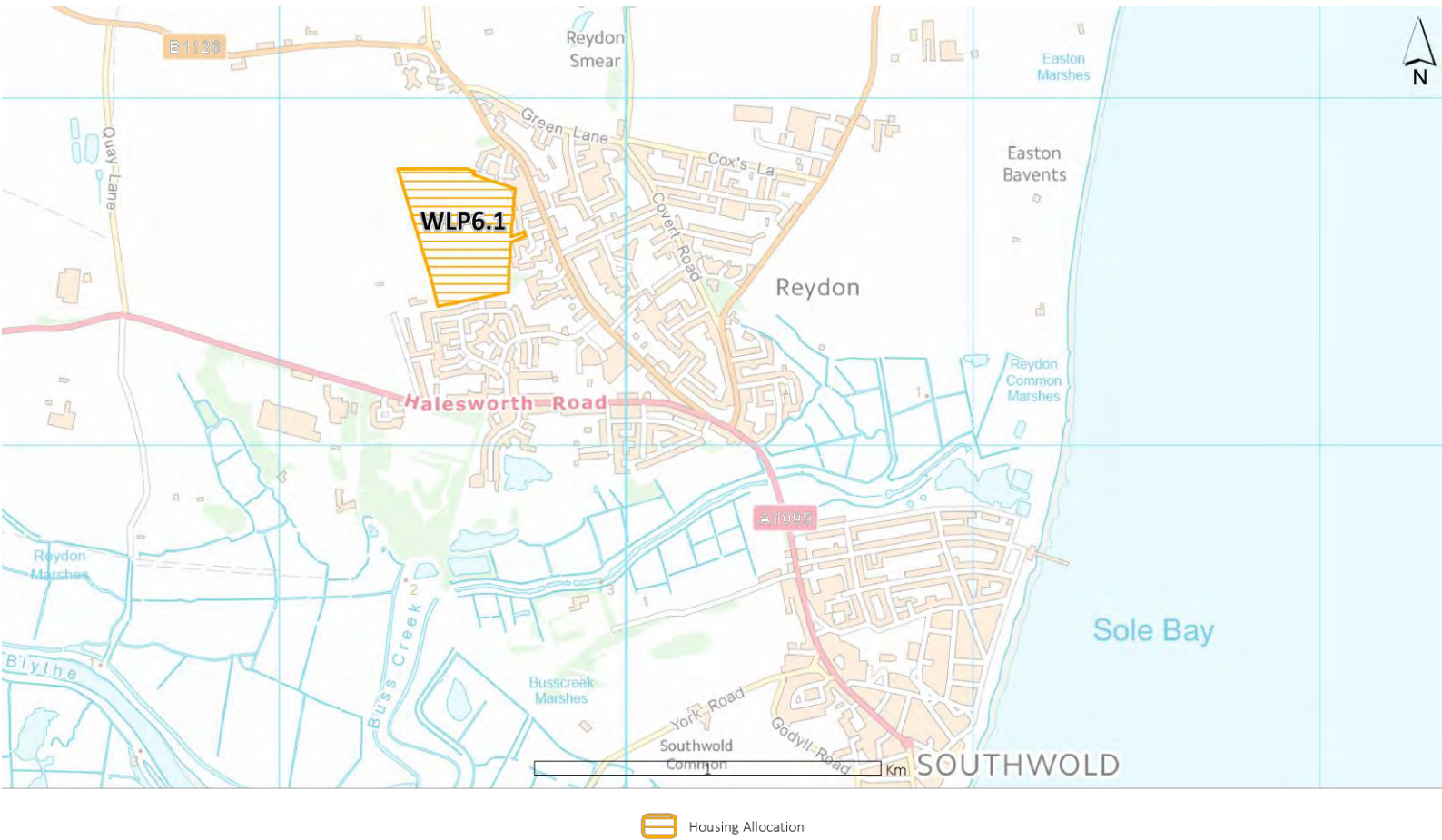
- New play areas on Land west of Copperwheat Avenue, Reydon (Policy WLP6.1)
- Improvements to Old Reydon High School Playing Fields
- 2 additional wickets on Southwold Common

### Utilities

- Localised improvements to the sewerage network

# Strategic Site Allocations

Figure 18 - Strategic site allocations in Southwold and Reydon



Policy	Location	Allocation
WLP6.1	Land west of Copperwheat Avenue, Reydon	Residential development

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## Land West of Copperwheat Avenue, Reydon

### Residential development

- 6.7 The site (9.8 hectares) is located on the western edge of Reydon, between Keens Lane to the south and Copperwheat Avenue to the north east.
- 6.8 Reydon is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, therefore, all of the landscape surrounding the settlement is of value and is of some sensitivity to development. This site, however, will not encroach further in to the countryside to the west than what is already established by development to the north and south. Therefore, out of all of the potential options for development in the Southwold and Reydon area, this site is likely to have the least impact on the landscape and the natural beauty and special qualities of the Area of Outstanding Natural Beauty. The site is also located within convenient cycling and walking distance of services, shops and facilities in both Reydon and Southwold. To assist in integrating the development of this site into the Area of Outstanding Natural Beauty, regard should be had towards the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan at the time a planning application is submitted.
- 6.9 There is a high number second homes within Southwold and Reydon. One of the key objectives behind this allocation is to increase the provision of housing and in particular affordable housing to allow more people who work in the area to live in the area. Therefore, the housing mix on this site should have particular regard to the requirements of Policy WLP8.1 on Housing Mix and ensure the mix is tailored to meet local needs. In doing this regard should be had to the Strategic Housing Market Assessment together with any relevant local evidence available at the time of the application.
- 6.10 This large allocation provides a unique opportunity to secure land for the relocation of properties at risk (or already lost) from coastal erosion to a sustainable location. 7 plots (equal to those which have been lost since 2011) should be set aside for relocation. Owners of properties at risk from erosion are not obliged to take on these plots, they can use the benefits offered by Policy WLP8.26 to relocate elsewhere. If plots are not taken up after a period of five years following the completion of the development the plots can be made available for the provision of affordable housing.
- 6.11 The impact on the landscape will need to be carefully considered in drawing up plans for the site. Given the sensitivity of the landscape, sufficient landscaping will be required in and around the site to help it integrate with the landscape and create an acceptable settlement edge. Therefore a lower density development of 25 dwellings per hectare which allows for landscaping and more spacing between detached buildings is considered appropriate. The objectives and considerations of the Waveney District Landscape Character Assessment (2008) and the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) should be considered with any planning application. A Landscape and Visual Impact Assessment which should inform a landscaping scheme must also be provided with any planning application.
- 6.12 The site is surrounded by mature trees and hedgerows, particularly along its southern edge, many of which are protected. Development proposals should retain existing trees and hedgerows both within and

bordering the site, particularly along its southern and eastern boundaries. Where possible, development should enhance and strengthen local networks of trees and hedges, which will protect the landscape and local wildlife habitats.

- 6.13 The site is accessed from Copperwheat Avenue and The Crescents. Suffolk County Council as the Highway Authority have identified a need for improvements to The Crescents as well as a pedestrian crossing of Wangford Road.
- 6.14 To the south west of the site is Gorse Lodge which is a Grade II listed building. The design of the development will need to respect the setting of this listed building as much as is practical.
- 6.15 The south west of Reydon suffers from a lack of open space and children's play areas. The site's location means that residential development would be outside of the catchment for local play spaces and open space. It is therefore important that residential development includes provision of an open space, which includes a neighbourhood equipped area for play. The space should be approximately 0.8 hectares in size and designed and located so as to be overlooked by surrounding properties to provide natural surveillance and be well landscaped to create an attractive space. The space should form an extension to the Barn Close play space which is currently not very well overlooked. A further smaller space of approximately 400sqm equivalent to a local area for play should be provided to the south of the site.
- 6.16 Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 6.17 The site is within a Minerals Consultation Area and Minerals Safeguarding Area as defined by Suffolk County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off the site. In judging the appropriateness of use of resources on site, the potential additional impact on the Area of Outstanding Natural Beauty should be considered.





## Policy WLP6.1 – Land West of Copperwheat Avenue, Reydon

Land to the west of Copperwheat Avenue, Reydon (9.8 hectares) as identified on the Policies Map is allocated for a residential development of approximately 220 dwellings.

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

- The site should be developed at a density of approximately 25 dwellings per hectare.
- Development should provide a mix of new housing in line with Policy WLP8.1 which is tailored to meet local needs.
- Development should respect the character of the surrounding Area of Outstanding Natural Beauty and have regard to the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan. This includes planting trees and hedges to the west of the site and limiting the height of new dwellings to no more than two storeys.
- A landscaping scheme, informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and a completed Landscape and Visual Impact Assessment, should be prepared to integrate the site within the landscape.
- Development should retain existing trees and hedgerows that line the edge of the site.
- Development should limit the impact upon the setting of Gorse Lodge, which is a Grade II listed building.
- Development should include the provision of an open space of 0.8 hectares which includes a neighbourhood equipped area for play. The site should be located to act as an extension to the play space located off Barn Close. A smaller play space of 400sqm should be located to the south of the site.
- Development should retain existing public rights of way that border the site to the south and west.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Development will include improvements to The Crescents as well as a pedestrian crossing of Wangford Road to be defined through a Transport Assessment.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.

- 7 plots should be made available on the site for the relocation of properties under threat from coastal erosion. Development on these plots will only be permitted if:
  - The development replaces a permanent residential building which is affected by erosion within 20 years of the date of the planning application; and
  - The existing site is either cleared and made safe or put to a temporary use beneficial to the local community; or
  - The development is for affordable housing if the plot has not been used for the replacement of a dwelling at risk from erosion within a period of 5 years from the completion of the rest of the development.



## Southwold Harbour

- 6.18 Southwold Harbour lies at the mouth of the River Blyth with Walberswick on its southern side. The informal character of the harbour area contrasts with the ordered neatness of Southwold itself, but both epitomise this part of the Suffolk Heritage Coast and justify their location within the Area of Outstanding Natural Beauty and the Harbour Conservation Area.
- 6.19 Blackshore Road, currently classified as a Restricted Byway, provides access to the northern shore of the River Blyth. The road is constantly being damaged by flooding and the increasing level of commercial and visitor traffic. The state of the roadway acts as a constraint to development and contributes to the character of the area.
- 6.20 The traditional fixed landing stages are part of the heritage of Southwold Harbour and make a significant contribution to its character. Since the area is now full, and due to the size of the harbour and the sensitivity of the landscape, further moorings will only be permitted in exceptional circumstances. This could be where existing moorings become permanently inaccessible due to flooding or as a result of alterations or repairs to the sea walls.
- 6.21 The fisherman's stages are of particular note. In the interests of preserving and enhancing the traditional character of the Harbour Conservation Area, as far as possible fishermen's stages should be maintained and repaired to a standard that will preserve and prolong the life of these important structures. When the need for replacement occurs, fixed landing stages should be used. Carefully designed pontoons reflecting the traditional materials and design of the fishermen's landing stages would also be acceptable. The replacement of landing stages and extensions to them require planning permission as well as a Marine Licence from the Marine Management Organisation. Work in, under, over or within 8 metres of any fluvial main river, flood defence structure or culvert and within 16m of any tidal main river, flood defence structure or culvert may require an environmental permit for flood risk activities under the Environmental Permitting Regulations (England and Wales) 2016. A permit for works on the floodplain beyond these distances may also be needed if the work is likely to divert or obstruct floodwaters, damage any river control works or affect drainage.
- 6.22 Most of the buildings along the road between Blackshore and Ferry Road are needed by the people who work in the area for storage of equipment and boat repairs. The quality of buildings in the area is not high, but being mostly of timber construction they are part of the character of the area. The quality of the surrounding landscape has to be balanced against the needs of a working harbour and flooding implications. Any further buildings in the harbour area are likely to detract from its character and consequently be detrimental to the landscape and setting. Replacement huts should be similar to the existing huts, to prevent any adverse impact on the landscape and to retain the character of the harbour.
- 6.23 The entire harbour area is within Flood Zone 3b, the functional flood plain. The National Planning Policy Framework and Guidance restricts development in these locations to only water compatible development and essential infrastructure. Examples of water compatible uses include docks, marinas and wharves, ship

building and repairing and dockside fish processing. Therefore national planning policy would not permit changes of use of the fishing huts to uses that are non-water compatible.

## Policy WLP6.2 – Southwold Harbour

Southwold Harbour is identified on the Policies Map.

Proposals for replacement and/or extensions to existing landing stages or pontoons will be permitted, provided that there is no detrimental visual impact on the harbour, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the Southwold Harbour Conservation Area and no impact for navigation within the harbour waters. Additional moorings will only be permitted in exceptional circumstances.

Proposals for replacement huts and other buildings on either side of Southwold Harbour will only be permitted where the existing structure is beyond repair and the appearance of the replacement is closely related to the size, shape, design and materials used on the existing hut. Proposals for additional buildings at Southwold Harbour will not be permitted.

In some circumstances extensions to water compatible and essential infrastructure land uses in the harbour will be permitted where it can be demonstrated that it:

- Will not increase the risk of flooding elsewhere;
- That it will not affect the structural integrity of a flood defence; and
- That it is needed for the applicant's employment at the harbour and such development cannot be accommodated elsewhere.



# Section 7

# **Strategy for Rural Areas**



# 7 Strategy for Rural Areas

7.1 The strategy for the rural areas is to deliver approximately 10% of the District’s housing growth, supported by infrastructure, tourism, small scale employment, and retail and leisure development. Rural communities are dynamic in the sense they reflect historical patterns of development, are often well linked through social networks and as the population and technology change over time so do the needs and aspirations of these settlements. In recent years there has been limited development in the rural parts of the District.

New homes in rural areas	Total
Homes Built 2014-2017	51
Existing Housing Commitments <sup>10</sup>	415
Homes allocated in Local Plan expected to be delivered in plan period	399
<b>Total Growth 2014-2036</b>	<b>865</b>

7.2 New housing development in rural settlements will primarily be delivered through housing allocations (399 dwellings). These will be supplemented with sites that come forward that have not been allocated but may comply with other policies in the Local Plan. These are referred to as ‘windfall sites’. The Rural Settlement Hierarchy sets out the framework for the distribution of new residential development while the District-Wide Strategic Planning Policies set out in Section 8 will guide the decision making process for these types of proposals. The District-Wide Strategic Planning Policies will support and facilitate non-residential development such as proposals for employment, retail and leisure in rural areas.



<sup>10</sup> Sites with planning permission are expected to complete before 2036.

## Rural Areas Settlement Hierarchy and Housing Growth

- 7.3 The National Planning Policy Framework encourages an approach to housing delivery in rural areas where it will enhance or maintain the vitality of rural settlements. New development can support new and existing services and facilities and provide a wider choice of quality new homes where they are needed. The Framework encourages development in locations where people can access services and facilities and where there is a choice of transport modes including walking, cycling and public transport. Growth is also supported where development in one settlement can support people living in communities nearby.
- 7.4 The overall objective of the rural strategy is to deliver development that reflects the character of a rural settlement and contributes towards sustainable development that will support their needs and enable them to grow and prosper in the long term. Most new housing development is identified through site allocations both in this Local Plan and in Neighbourhood Plans, however, District-Wide Strategic Planning Policies will support planning decisions related to residential proposals on sites not allocated in the Local Plan.

Table 2 – Appropriate types of residential development in different parts of the Rural Area

Settlement Hierarchy	Type of development
Corton (in the Lowestoft Area), Larger Villages and Smaller Villages (in the Rural Areas)	<ul style="list-style-type: none"> <li>■ Allocated sites in the Local Plan.</li> <li>■ Development within settlement boundaries.</li> <li>■ Affordable housing adjacent to settlement boundaries in accordance with Policy WLP8.6.</li> <li>■ Barn conversions in accordance with Policy WLP8.11.</li> <li>■ Allocations set out in Neighbourhood Plans.</li> </ul>
The Countryside including other rural settlements	<ul style="list-style-type: none"> <li>■ Small scale development in accordance with Policy WLP8.7.</li> <li>■ Affordable housing adjacent to built up areas in accordance with Policy WLP8.6.</li> <li>■ Barn conversions in accordance with Policy WLP8.11.</li> <li>■ Dwellings for rural workers in accordance with Policy WLP8.8.</li> <li>■ Allocations set out in Neighbourhood Plans.</li> </ul>

- 7.5 A hierarchy of settlements covering the rural areas has been devised to focus housing growth in the larger villages where there is relatively better provision of day-to-day services. These larger villages are generally able to accommodate larger amounts of development without unduly impacting upon the character of the village. The hierarchy identified in Policy WLP7.1 allows for appropriate levels of development in smaller villages to help protect and support the existing services and in some cases improve them. The policy supports limited amounts of development elsewhere in other rural settlements in the Countryside that is not within or adjacent to the settlement boundaries of classified villages. In these locations growth is

expected to be facilitated by Neighbourhood Plans and by Policies WLP8.6, WLP8.7, WLP8.8 and WLP8.11 of this Local Plan.

- 7.6 This section of the Local Plan identifies the strategy for each larger and smaller village and identifies where there are new allocations for development in the rural areas.

## Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Approximately 10% of the District’s housing growth will take place in the rural areas.

Approximately 70% of new housing development in the rural areas will be in the larger villages, 20% in the smaller villages and 10% elsewhere in other rural settlements in the Countryside. The development requirements in the larger and smaller villages in the rural area will be delivered through site allocations in this Local Plan.

Settlements classified as larger villages in the rural area are:

- Barnby and North Cove
- Blundeston
- Kessingland
- Somerleyton
- Wangford
- Wrentham

Settlements classified as smaller villages in the rural area are:

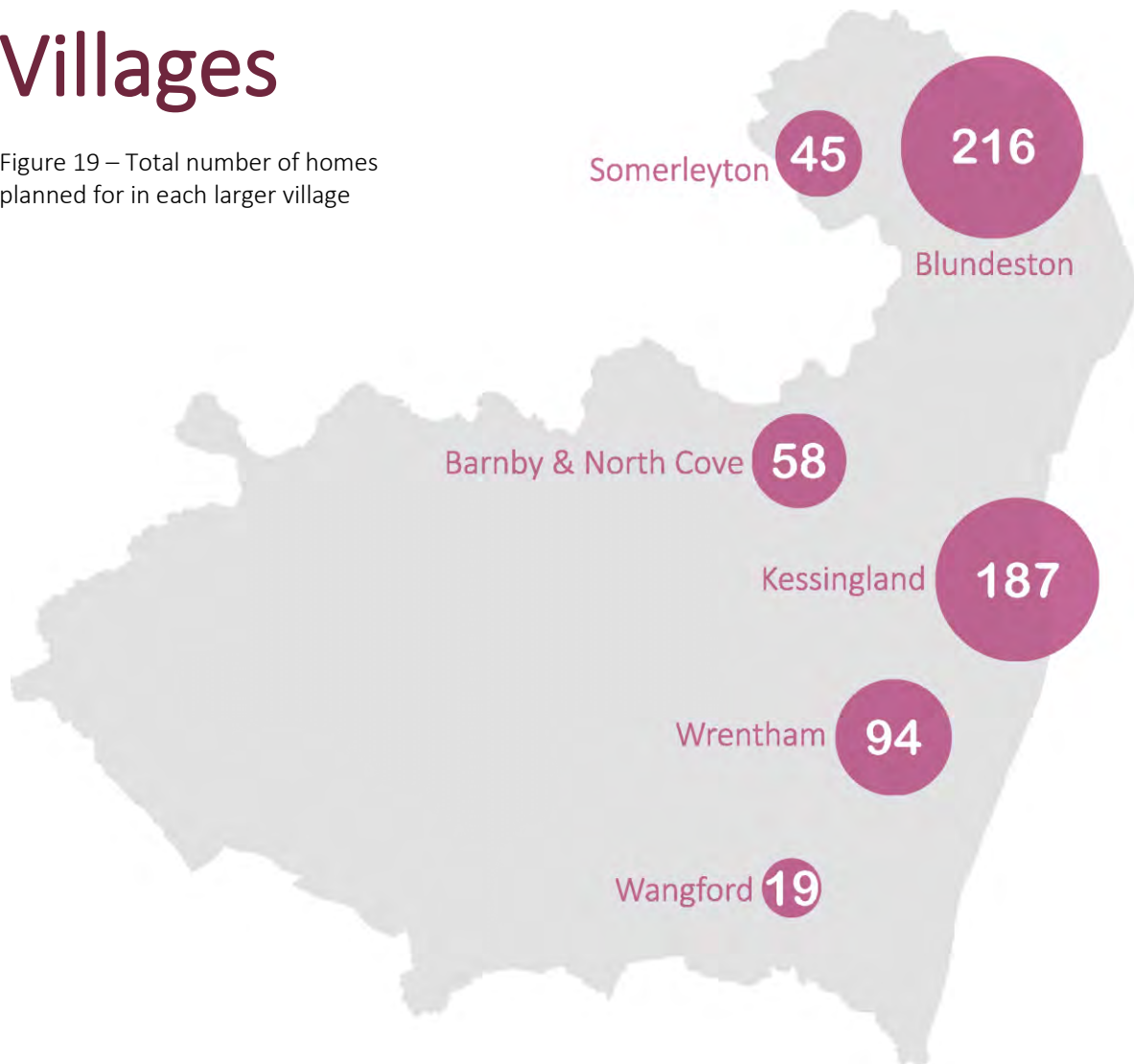
- Brampton
- Homersfield
- Ilketshall St Lawrence
- Lound
- Mutford
- Ringsfield
- Rumburgh
- Willingham (Shadingfield and Willingham St Mary)
- Westhall
- Wissett

The development requirements elsewhere in other rural settlements in the Countryside will come forward through Neighbourhood Plans and windfall sites in accordance with Policies WLP8.6, WLP8.7, WLP8.8 and WLP8.11 of this Local Plan.



# Larger Villages

Figure 19 – Total number of homes planned for in each larger village



Larger Village	Housing completions and planning permissions 2014-2017	Number of homes allocated in the Local Plan
Barnby & North Cove	8	50
Blundeston	155	61
Kessingland	187*	0
Somerleyton	0	45
Wangford	3	16
Wrentham	34	60

\*includes 105 homes allocated in the Kessingland Neighbourhood Plan  
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# Barnby and North Cove Strategy and Site Allocations



**Population**  
**928**  
*Census 2011*



**Dwellings**  
**423**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



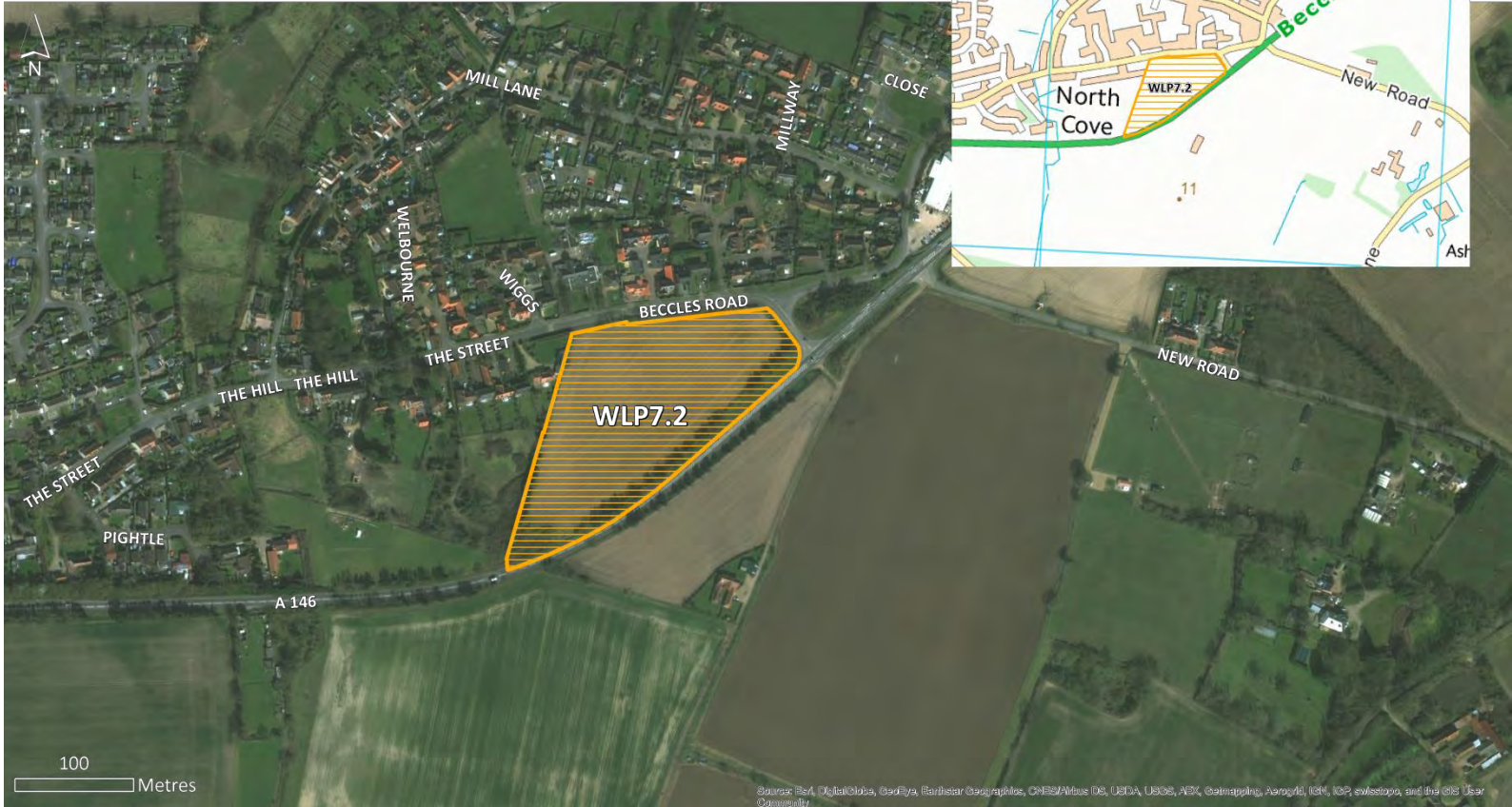
Meeting place

*As at September 2016*



Figure 20 - Strategic site allocations in Barnby and North Cove

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Source: BSA, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroV, IGN, IGP, swisstopo, and the GIS User Community

- 7.7 The parishes of Barnby and North Cove are located between Lowestoft and Beccles north of the A146. Most residents in the parishes live in the villages of Barnby and North Cove, which when viewed from The Street appear as one built up area. The villages are set within two landscapes of different character with the north being defined by the Broads and the south being flat, open countryside contained by the A146 along the south extent of the built up area. The location on the A146 enables good access to services, facilities and employment areas in Beccles and Lowestoft by both private vehicle and public transport.
- 7.8 The strategy for Barnby and North Cove is to retain the rural character of the settlements, in particular the influence of the Broads landscape whilst allowing for a reasonable level of growth to help support existing services and facilities and to provide a greater choice of accommodation in the villages. Therefore development is allocated south of the existing settlement boundary by Policy WLP7.2 where it can be contained within the landscape and be designed to reflect the existing character of the village.
- 7.9 To accommodate the new planned development, Barnby and North Cove Community Primary School will need to expand by at least 15 places. Barnby and North Cove are currently served by Worlingham Water Recycling Centre. This Water Recycling Centre is already over capacity. Therefore new sewage flows should be diverted to Beccles Water Recycling Centre. Localised improvements to the foul sewerage network will also be required.

## **Land Between The Street and A146, Barnby**

### **Residential development**

- 7.10 The site (2.80 hectares) is located on the south fringe of Barnby. The land is currently used for agricultural purposes and can be accessed from The Street.
- 7.11 The site is well related to the existing built up area of the village and is well contained in the landscape by existing properties to the north and the A146 to the south. Development of the site will have a limited impact on the wider landscape and will not have a significant adverse impact on the setting of the Broads.
- 7.12 The adjacent residential area has a housing density of approximately 16 dwellings per hectare. A majority of new dwellings in this area are disproportionately large and reflect the recent patterns of residential development. Since 2009, fourteen of a total of sixteen dwellings delivered in the villages have been three bedrooms or larger. This has contributed towards a shortfall of small dwellings in the area. Therefore the delivery of smaller dwellings on the site will be supported.
- 7.13 The A146 is located along the south boundary of the site. Noise generated by traffic is to be considered as part of any proposal. The existing trees along this route should be protected and reinforced to reduce the impact of noise and provide screening.
- 7.14 Footways within the development should provide direct connections to the existing pedestrian network. This could usefully be supported with improvements to the unsigned cycle route along The Street that connects the site to other destinations in the village including the primary school and the recreation area at Pinewood Gardens.

- 7.15 The nearest equipped play space is located at Pinewood Gardens in North Cove which is the only significant open space for outdoor recreation activities in the village. This site lies some distance from the play area. Therefore an equipped play space equivalent to a local equipped area for play should be provided on the site. This open space should be not less than 0.2 hectares in size and be located and designed to have good natural surveillance and complement the character of The Street.
- 7.16 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

### **Policy WLP7.2 – Land Between The Street and A146, Barnby**

Land between The Street and the A146, Barnby (2.80 hectares) as identified on the Policies Map is allocated for a residential development of approximately 50 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority will be for smaller two and three bedroom dwellings which reflect the scale of properties located in the area of Mill Lane.
- On the frontage onto The Street, dwellings should consist of varied designs and be set back from the road with off-street parking.
- The existing footway along The Street should be extended along the frontage of the site.
- Landscaping should be provided along the frontage of The Street to complement and enhance the streetscape.
- Trees located along the south boundary should be protected and reinforced with additional planting.
- A play space equivalent to a local equipped area for play together with ancillary open space and landscaping should be provided. This open space will be of an area not less than 0.2 hectares. The site should be positioned to have a street corner location with one frontage facing onto The Street.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

# Blundeston Strategy and Site Allocations



Population  
**1,637**  
Census 2011



Dwellings  
**509**  
Census 2011



Primary school



GP surgery



Public house



Food shop



Post office

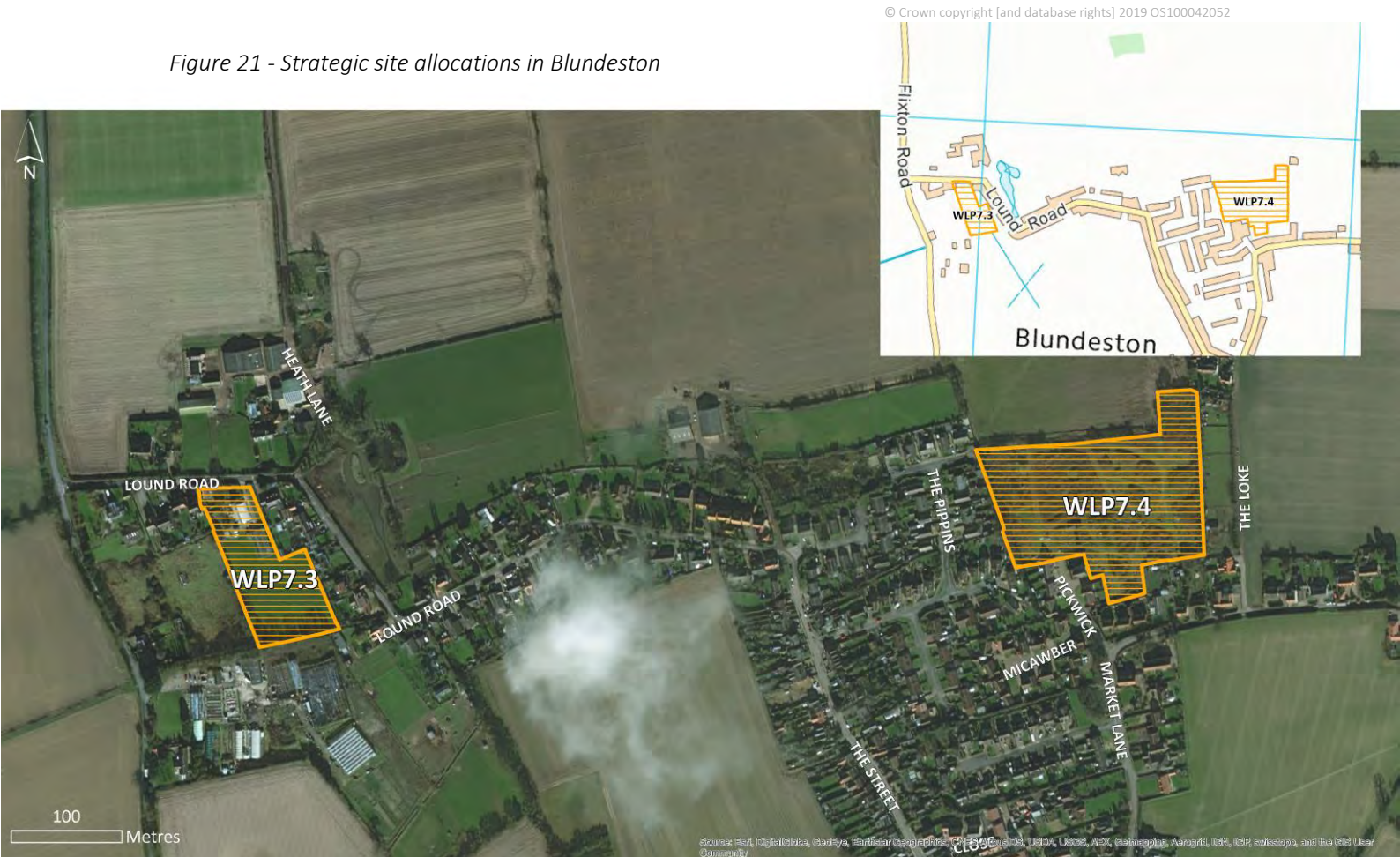


Meeting place

As at September 2016



Figure 21 - Strategic site allocations in Blundeston



7.17 Blundeston is located approximately three miles north west of Lowestoft. The village is well connected to the strategic road network including the A47 linking Lowestoft and Great Yarmouth and the B1074 towards Norwich. Employment is available in Lowestoft and Great Yarmouth and new development proposed in the Local Plan could improve the attractiveness of the village as a place to live and support the community.



7.18 The village has literary links to Charles Dickens and there are several distinctive buildings of heritage value that contribute towards the character of the village including Plough Inn and St Mary the Virgin Church. Recreational activities are focused around the village hall where there is equipped play provision and sports pitch facilities.

7.19 During the first half of the plan period the redevelopment of the former Blundeston Prison site will deliver a significant amount of new housing in the village to meet local needs as well as a pre-school, retail and employment units. The strategy for Blundeston is therefore to allocate a small amount of additional development with the majority delivered once the Blundeston Prison development is complete in order to enable the community to accommodate this growth and reduce the potential impact on the character of the village.

7.20 This additional development will help support the existing services and facilities within the village. To support the new development in Blundeston and surrounding parishes, Blundeston Primary School will need to expand to accommodate at least 23 new places. Localised improvements to the foul sewerage network will also be required.



## Land South of Lound Road, Blundeston

### Residential development

- 7.21 The site (0.88 hectares) is located in Blundeston on Lound Road in the north west area of the village. The north part of the site has been used for horticulture in the past and the south part of the site is greenfield and used for grazing.
- 7.22 The site is set within the built up area and is contained within the wider landscape by existing development and trees along Flixton Road. Compared to other potential sites for development around the village the site is considered to have a minimal impact on the landscape setting and character of Blundeston. This small site provides an opportunity to provide housing that will contribute towards meeting local need without adversely affect the setting or character of the village.
- 7.23 The site is most closely related to the adjacent built up area to the east which is characterised by well established two storey semi-detached dwellings. The housing density in the surrounding residential area is approximately 18 dwellings per hectare and is characterised by dwellings with a small footprint relative to the size of the plot. Existing properties near the site are set back from the road and have off-street car parking which should be reflected in any development proposal.
- 7.24 Along the south boundary is an unpaved public right of way lined by established trees. Lound Road does not have footways and an opportunity exists for the development to utilise this public right of way to improve connectivity to facilities in the village.
- 7.25 There is a bend in Lound Road and access to the development should be located away from the bend to the east.
- 7.26 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

### Policy WLP7.3 – Land South of Lound Road, Blundeston

Land at Lound Road, Blundeston (0.88 hectares) as identified on the Policies Map is allocated for a residential development of approximately 16 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- The size of the building footprint in relation to the size of the plot will reflect the character of properties located to the east along Lound Road.
- Direct access to the public right of way located along the south boundary of the site should be provided.
- Trees along the south boundary of the site should be protected.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

## Land North of Pickwick Drive, Blundeston

### Residential development

- 7.27 The site (2.29 hectares) is located on the north extremity of Blundeston. This site is potentially accessed from Pickwick Drive (via Market Lane) and The Pippins. The site is fallow and has been used for horticultural purposes in the past.
- 7.28 The site is an extension of the existing built up area but is contained within the wider landscape and relates well to recent development in this part of the village.
- 7.29 The adjacent residential area has a housing density of approximately 20 dwellings per hectare. The area to the west of the site is characterised by single storey dwellings with frontages set back from the road and the dwellings to the south in the vicinity of Pickwick Drive are characterised by recent development consisting of two storey dwellings. A mix of dwelling types on the site would complement both of these areas.
- 7.30 The site has access to the existing road network, however, the access point from Pickwick Drive is narrow and designed to support shared use. This access may need to be upgraded. There is further opportunity for access into the west of the site via The Pippins.
- 7.31 The site is contained within the wider landscape by the undulating terrain and trees in the area. Adjacent grazing plots along the east boundary help integrate the site into the surrounding landscape. New development has the potential to create a prominent settlement edge to the north and east. A scheme designed to have a street frontage facing out to the countryside coupled with landscaping would act to soften the potential impact on the landscape. Existing hedgerows along the east flank of the site link into the hedgerow network that extends northwards from The Loke. The hedgerows should be protected and opportunities to enhance the hedgerow for biodiversity are encouraged.
- 7.32 The site contains several different habitats that could support biodiversity. To identify the biodiversity value of the site and any necessary mitigation measures, an ecological assessment will be required as part of any planning application.
- 7.33 The site is some distance from the play facilities located near the village hall. There are no footways or cycle routes to provide safe access for children to these community facilities in the centre of the village. Therefore, an equipped play area with ancillary open space should be provided on site. It is important this is designed to be well overlooked and related to the surrounding development.
- 7.34 Two public rights of way connect to The Pippins located at the north west corner of the site. These routes form part of a wider footpath network extending to Oulton and the Waveney Valley. A development that enables access to the public rights of way would benefit the wider area.
- 7.35 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.



- 7.36 An underground sewerage pipe traverses the site. Discussions with Anglian Water should be undertaken prior to a planning application being submitted to identify if mitigation measures are required.

### Policy WLP7.4 – Land North of Pickwick Drive, Blundeston

Land at Market Lane, Blundeston (2.29 hectares) as identified on the Policies Map is allocated for a residential development of approximately 45 dwellings.

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

- The site will be developed at a density of approximately 25 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes and reflect the residential character of the surrounding area.
- A play space equivalent to a local equipped area for play and ancillary open space totalling not less than 0.2 hectares is to be provided on site. The open space should be designed to have a street frontage on three sides or have a street corner position.
- Direct access to the public rights of way located at the north west corner of the site should be provided.
- Landscaping and tree planting will be required to mitigate the impact of the development on the character of the adjacent countryside and amenity when viewed from public rights of way. Hedgerows on site should be protected and planting to enhance the connectivity and value of the hedgerows will be required to support biodiversity.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A maximum of 25 new dwellings can be accessed via Pickwick Drive with the remainder accessed via The Pippins.
- Planning permission for residential development will not be granted until 2025.



## Kessingland Strategy



Population  
**4,327**  
*Census 2011*



Dwellings  
**2,147**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place

*As at September 2016*



- 7.37 Kessingland is the largest village in Waveney with a range of shops and services and employment provided by tourism and a number of small business units.
- 7.38 Kessingland has recently prepared a Neighbourhood Plan which was ‘made’ by Waveney District Council in January 2017. The Neighbourhood Plan sets out a vision and strategy for the village which the District Council strongly supports. The Neighbourhood Plan allocates 3 sites for housing, totalling 105 houses. The Neighbourhood Plan also allocates land for an Early Years Centre and a care facility. All allocations are shown on the Policies Map.
- 7.39 Given the significant levels of housing allocated by the Neighbourhood Plan which will help support and enhance service provision in the village, it is not considered necessary to allocate further development to Kessingland in this Local Plan.

# Somerleyton Strategy and Site Allocations



**Population**

**427**

Somerleyton, Ashby and Herringfleet, Census 2011



**Dwellings**

**208**

Somerleyton, Ashby and Herringfleet, Census 2011



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place

As at September 2016



Figure 22 - Strategic site allocations in Somerleyton

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- 7.40 Somerleyton is small compared to other villages categorised as Larger Villages by Policy WLP7.1. Over the period 2001 to 2011 the population declined by 26. However, compared to other villages, the village has a good range of services and facilities, and a railway station which provides links to Lowestoft and Norwich.
- 7.41 The village reflects the design aspiration of Sir Morton Peto who contributed significantly to the prosperity of the District in the 19th Century. Somerleyton Hall provides the backdrop for the village. The heart of the village is characterised by ornate thatched roof buildings set around a village green. These form part of the Somerleyton Conservation Area which is a key feature of the village to be preserved and enhanced.
- 7.42 The strategy for Somerleyton is for new development to provide a variety of housing types and tenures to meet local housing need and support local services and facilities. Given the exceptional quality of design of the historic buildings in the village any new development should also be of an exceptionally high standard.
- 7.43 New development will contribute towards the improvement of existing community facilities such as a replacement village hall. New development will support the primary school and new drop-off provision will be required. Localised improvements to the foul sewerage network will also be required.

## **Land North of The Street, Somerleyton**

### **Residential development**

- 7.44 The site (0.65 hectares) is located within the built up area of the village. The land consists of areas classified as greenfield and brownfield. The part of the site fronting onto The Street is a former petrol station. Ancillary chemical storage tanks are located on the north part of the site. Part of the site is undeveloped and fallow.
- 7.45 The site is considered appropriate for development because it is well located in the village, is partly brownfield land, is well contained in the wider landscape and will provide new residents with good access to the primary school and other facilities in the village. The site is located close to a number of listed buildings but with mitigation the potential impact on these is likely to be less than other potential options for development in the village.
- 7.46 The adjacent residential area has a housing density of approximately 15 dwellings per hectare. This part of the village is characterised by distinctive two storey dwellings related to the Somerleyton Estate. Modern development along The Street adjacent the site consists of bungalows and these are out of keeping with the character of the wider settlement.
- 7.47 The site is located within the conservation area and there are listed buildings adjacent the site to the south and west. The Rosary is set within an expansive garden and flanked by locally listed buildings to the east and west. The setting and character of these could be adversely affected by insensitive development. To mitigate this impact, dwellings should be relatively low level, no higher than 2 storeys and no higher than surrounding heritage assets, have rear gardens backing onto the former post office, Japonica and The Nook to provide separation between the buildings.

- 7.48 The Forge, a locally listed building situated within the site, is to be retained. Consideration should be given to how this building can be re-used to benefit the site and the village. Buildings either side of The Forge are also locally listed and a heritage impact assessment will be required.
- 7.49 North of the site are the community allotments. These form part of the conservation area and contribute towards the setting of the dwellings which front onto the village green. Along the edge of the allotments are hedgerows. These should be protected and reinforced to protect the character of the area and reduce the potential for creating an exposed settlement edge facing the open countryside to the north.

### Policy WLP7.5 – Land North of The Street, Somerleyton

Land north of The Street, Somerleyton (0.65 hectares) as identified on the Policies Map is allocated for a residential development of approximately 10 dwellings.

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

- The site will be developed at a density of approximately 15 dwellings per hectare.
- Building heights should be no higher than 2 storeys.
- Dwellings should be designed to have gardens backing onto properties located southwest of the site.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning permission. The locally listed 'Forge' located on site is to be protected.
- A condition relating to a contamination investigation will need to be attached to any planning permission.

### Mill Farm Field, Somerleyton

#### Residential development

- 7.50 The site (1.9 hectares) is located in the central part of Somerleyton. The land is used for agriculture and can be accessed from Station Road.
- 7.51 Development of this site is likely to have the most minimal impact on the character of the village and setting of listed buildings compared to other possible sites for development in the village. The land is well related to existing development and has good access to existing community facilities. Landscaping will be required to preserve the open character of the area and contribute towards integrating new dwellings into the existing settlement.

- 7.52 Given the location of the site within the village on the edge of the conservation area and adjacent to the Somerleyton Estate Historic Park and Garden, the design of development on this site needs to be exceptional. Scheme and dwelling design should be innovative and reflect the historical quality and aspirations of the village but preferably expressed in a modern context. Design should therefore be innovative but reflective of the historical character and should not necessarily be a pastiche of past styles. It should provide evidence of a progression of design ideas and styles which document the village's history and development.
- 7.53 The north part of the site contributes towards the conservation area and the setting of several listed buildings. The combination of woods, open space, countryside and agricultural buildings contribute towards the openness and rural setting of Somerleyton. The north part of the site is to be set out as open space that provides a sense of openness but includes a well conceived landscaping scheme to complement the wooded area to the east and existing trees on the open space adjacent to the west. To positively contribute towards the setting of the open space and integrate the development into the village, dwellings along the north boundary should be designed to have their primary frontage facing onto the open space.
- 7.54 Any scheme should be designed to provide a mix of property sizes and tenures that can meet local housing need. Therefore, the majority of new dwellings on the site will be of a scale which is reflective of the terraced properties located along Station Road and the Morton Peto cottages along The Street with similar sized back gardens. This can be provided through a mix of detached, semi-detached and terraced properties.
- 7.55 To minimise the impact on the Somerleyton Estate Historic Park and Garden, properties on the east side of the site should be no higher than 1.5 storeys. This will protect the conservation area, character of the village and enhance the green infrastructure network in the village and biodiversity.
- 7.56 The village hall, primary school and public house are within walking distance and connected by existing footways. There is no footway along Station Road where the main recreation space and railway station are located. The footway should be extended from The Street to the entrance of the site and ideally to the recreation ground. To improve connectivity to the primary school, the site should be designed to have pedestrian and cycle access through the proposed open space to the north of the site to connect the development to The Street.
- 7.57 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. The site contains two ring ditches in the north east of the site, recorded from aerial photography, which are likely to be prehistoric burial monuments.

## Policy WLP7.6 – Mill Farm Field, Somerleyton

Land at Mill Farm Field, Somerleyton (1.9 hectares) as identified on the Policies Map is allocated for a residential development of approximately 35 dwellings and open space.

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

- The residential part of the site will be developed at a density of approximately 20 dwellings per hectare.
- The open space on site is to be no less than 0.2 hectares.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for two and three bedroom dwellings that reflect the residential character of properties located in the area to the north.
- Properties must be of an exceptional design. Proposals that use standardised designs which are not distinctive and fail to provide any reference to the existing character of the village will not be supported.
- The majority of housing is to be of a scale which reflects the terraced housing located west of the site along Station Road and of the Morton Peto cottages found elsewhere in the village.
- A public right of way is to be provided in the south west part of the site to enable pedestrian and cycle access to Station Road.
- The north part of the site, land opposite Morton Peto Close across to The Street is to be designed as an open space that is well related to its surroundings and makes a positive contribution to the village. Properties must be designed to have their primary frontages facing onto the open space. Landscaping, including tree planting that complements existing trees located to the east and west and providing a sense of openness to complement the open character of the farm opposite, will be required.
- A public right of way is to be provided in the east part of the open space to connect the development to The Street.
- Hedgerows and trees on site should be protected where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A landscaping and tree planting scheme is required to screen the development along the east boundary.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.

A design code/brief should be prepared for the site either as part of a Neighbourhood Plan or as a Supplementary Planning Document. The Neighbourhood Plan has one year from the adoption of the Local Plan to provide a design code/brief for the site before Waveney District Council produces a Supplementary Planning Document. No development will be permitted on the site until either a design code/brief or Supplementary Planning Document has been prepared.





- 7.58 Wangford is located on the A12 and has good access to Lowestoft, Southwold and Halesworth. The main limitation in the village is the lack of a primary school. Public transport connects people with larger service centres where additional facilities are available and acts to support the tourism offer in Southwold. Wangford provides a good base for visitors to the area to explore the Area of Outstanding Natural Beauty, the Heritage Coast and the surrounding countryside.
- 7.59 The village skyline is dominated by St Peter and St Paul’s Church and is complemented by other protected buildings reflecting its heritage and location on the historical London to Great Yarmouth road. A conservation area covers a large part of the village.
- 7.60 Wangford is set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The River Wang runs to the west of the village where a significant amount of land is also designated as County Wildlife Sites.
- 7.61 The strategy for Wangford is to enable a limited amount of housing development to support people in the village with a variety of housing tenures and types while not compromising the village’s setting within the Area of Outstanding Natural Beauty.
- 7.62 To accommodate growth in the village localised improvements to the foul sewerage network will be required.



## Land North of Elms Lane, Wangford

### Residential development

7.63 The site (0.89 hectares) is located north east of the village and is an extension of the existing built up area. The land is used for agriculture and can be accessed from Elms Lane. The site is located within the Area of Outstanding Natural Beauty and close to the conservation area.

7.64 This site is considered to have only a limited impact on the character of the Area of Outstanding Natural Beauty and is unlikely to have a significant adverse impact on heritage assets in the vicinity. There is good access to facilities in the village and a small development will support the community which has experienced little development in recent years.



However, any planning application should be supported by a Landscape and Visual Impact Assessment to assess the impacts on the landscape and the natural beauty and special qualities of the Area of Outstanding Natural Beauty.

7.65 There are views of the open countryside when heading north along Elms Lane from the built up area. Framed within these views are a number of listed buildings. Dwellings should therefore be of a smaller scale and on the eastern edge of the site, no higher than 1.5 storeys. A landscaping scheme, informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment, will need to be submitted with any planning application.

7.66 Elms Lane is narrow and there is limited opportunity to extend the pedestrian network along the road. Any development proposal should include a footway network that enables safe access to the footway along the south side of Elms Lane.

7.67 The site has a high potential for archaeology and any planning approval will include a condition requiring the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

7.68 The site contains a strategic trunk water main close to the west and north boundaries of the site. Developers are advised to divert the pipe or ensure that any structures are located at least 3 metres from the pipe.

## Policy WLP7.7 – Land North of Elms Lane, Wangford

Land north of Elms Lane, Wangford (0.89 hectares) as identified on the Policies Map is allocated for a residential development of approximately 16 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for smaller two and three bedroom dwellings.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the wider landscape and the Area of Outstanding Natural Beauty and conservation area, and any necessary mitigation works.
- A landscaping scheme, informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment, will be required. Hedgerow and tree planting along the east boundary of the site should be provided to connect existing hedgerows either side of the site and provide screening from the open countryside to the north east.



# Wrentham Strategy and Site Allocations



**Population**  
**966**  
*Census 2011*



**Dwellings**  
**484**  
*Census 2011*



Primary school



Food shop



GP surgery



Post office



Public house



Meeting place

*As at September 2016*



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Figure 24 - Strategic site allocations in Wrentham



- 7.69 The village is located on the A12 between Lowestoft and Southwold and has historically expanded along the road network, creating a built up area characterised by development branching out from the village centre.
- 7.70 The historical development of Wrentham is reflected in the number of listed buildings and the conservation area in the village.
- 7.71 Public transport connects the village to larger service centres.
- 7.72 Wrentham is rural in character and lies just to the west of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The Wren River stretches through the village north to south creating an area at risk from flooding along its length.
- 7.73 The strategy for Wrentham is to allow for a reasonable level of growth to help support the shops and services in the village. A mix of housing types and tenures will provide choice in the market and enable new housing to meet the needs of the community.
- 7.74 To support growth in Wrentham localised improvements to the foul sewerage network will be required. Currently, Wrentham is within the catchment of Reydon Primary School. However, with the growth allocated to Reydon, it is unlikely there will be capacity to accommodate the growth from Wrentham as well. It is likely therefore that children from the new developments will travel to primary schools in either Brampton or Kessingland. New development will also help deliver improvements to tennis courts in Wrentham and improvements to the playing field as identified in the Playing Pitch Assessment (2014).



## **Land North of Chapel Road, Wrentham**

### **Residential development and open space**

- 7.75 The site (4.82 hectares) is located at the north west periphery of the village. The site is used for agriculture and can be accessed from Chapel Road. The site is located within the setting of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.
- 7.76 The site is reasonably contained in the wider landscape by existing development to the north, east and south and is unlikely to significantly affect the open character and setting of the village. The site provides an opportunity to deliver a variety of housing types and tenures in a location that has good access to the strategic road network and facilities in the village centre.
- 7.77 There is an equipped play area located to the south at the end of Bonsey Gardens. The facility lies some distance from the site, is poorly overlooked, requires improvement and is not suitable to provide for the needs of the proposed development. Therefore a recreation area should be provided that is well designed and integrated into the residential surroundings to positively contribute towards the perception of the development and provide a focal point in the area. To be an attractive destination and provide greater value to the area, the open space should include an equipped play area equivalent to a neighbourhood equipped area for play and an ancillary open space to support natural play and be used for informal and amenity uses. The open space should be located towards the south of the site so it can also benefit the existing community.
- 7.78 The site is closely related to the conservation area that stretches along Priory Road to the north of the site and along the High Street to the east of the site. Several heritage assets are located along Priory Road to the north including Priory Farm, The Priory and several locally listed buildings. These have prominent rear frontages and views from the north across the site. To preserve their setting, development to the north of the site should be restricted. Landscaping along this boundary, informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and a completed Landscape and Visual Impact Assessment, will contribute towards mitigating potential impact on these properties. The northern edge of the site is also at risk from flooding. Paddocks located immediately east of the site contribute towards the setting of existing residential properties and create a sense of openness in the area. These paddocks are to be preserved and any development should be designed innovatively to make use of this setting. The landscape to the west has a more open character and to minimise the impact on the landscape dwellings along this boundary should be no higher than 1.5 storeys.
- 7.79 The edges of the site are used as informal pedestrian footways. These should be protected and incorporated into the development as much as possible to maintain connections to the existing residential areas.
- 7.80 The site has potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation.

## Policy WLP7.8 – Land North of Chapel Road, Wrentham

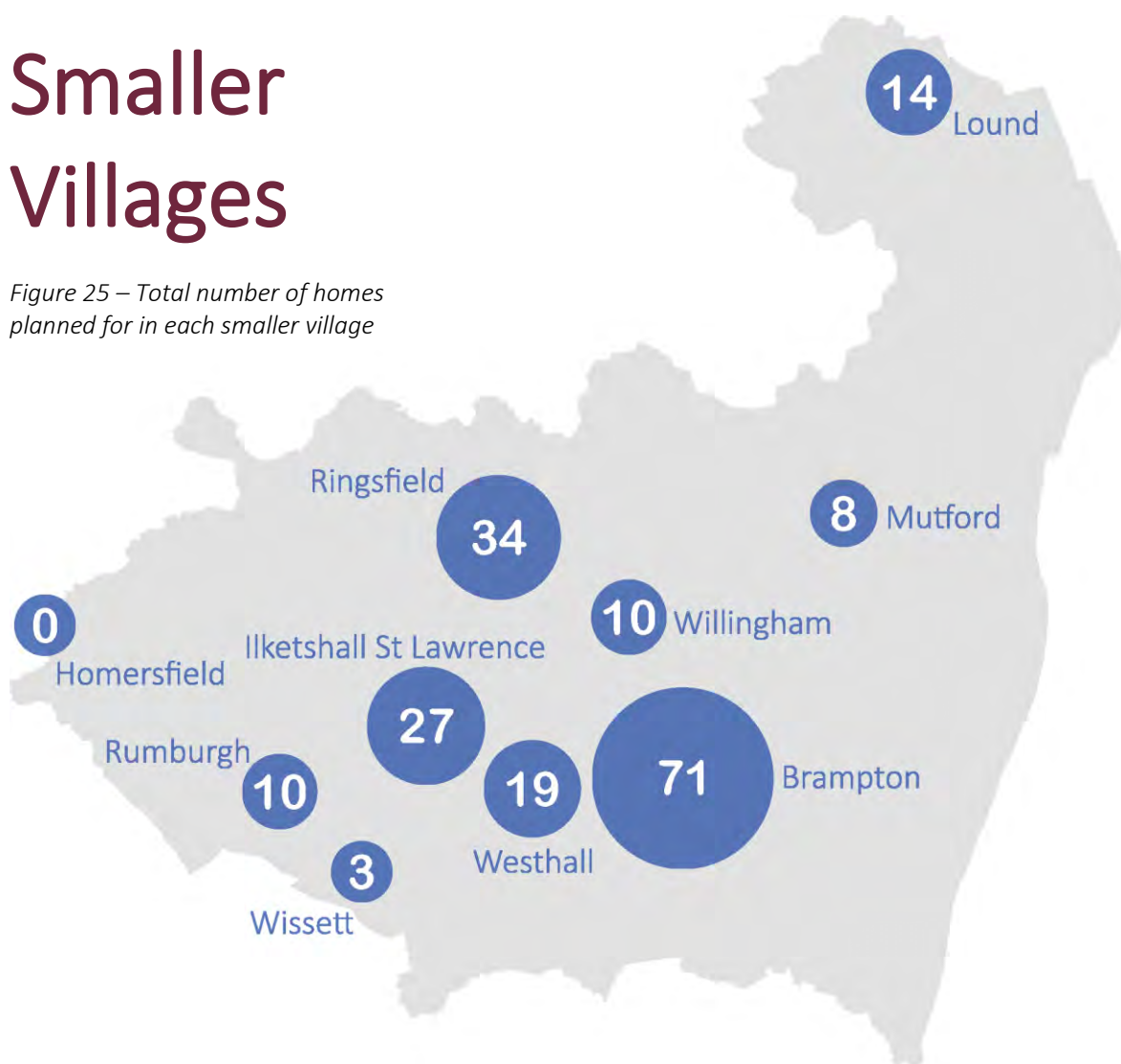
Land north of Chapel Road, Wrentham (4.82 hectares) as identified on the Policies Map is allocated for a residential development of approximately 60 dwellings and open space.

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

- The residential part of the site will be developed at a density of approximately 30 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes including single and two storey dwellings.
- Dwellings in the north part of the site and along the west boundary should be no higher than 1.5 storeys.
- Any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the wider landscape and the Area of Outstanding Natural Beauty and conservation area, and any necessary mitigation works.
- Low density development is to be supported with a landscaping scheme to provide openness on site and provide screening along the north and west boundaries of the site. This landscaping scheme should be informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment.
- An equipped play area equivalent to a neighbourhood equipped area for play and ancillary open space for amenity use will be provided of a size not less than 0.5 hectares. The ancillary open space should have landscaping that lends itself to natural and informal forms of play.
- The public open space is to be located at the south side of the site and designed to have street frontages on three sides ideally being on a corner plot.
- Existing informal pedestrian footways should be protected and incorporated into development where possible.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A footway along the frontage of the site with Chapel Road should be provided.
- A Transport Statement should be submitted with any planning application.
- Any planning application should include the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

# Smaller Villages

Figure 25 – Total number of homes planned for in each smaller village



Smaller Village	Housing completions and planning permissions 2014-2017	Number of homes allocated in the Local Plan
Brampton	13*	58
Homersfield	0	0
Ilketshall St Lawrence	2	25
Lound	4	10
Mutford	2	6
Ringsfield	4	30
Rumburgh	0	10
Willingham (Shadingfield and Willingham St Mary)	0	10
Westhall	1	18
Wissett	3	0

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\*Includes 6 homes permitted in November 2017 given the effect this has on total delivery over the plan period.



# Brampton with Stoven Strategy and Site Allocations



**Population**  
**427**  
*Census 2011*



**Dwellings**  
**190**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place

*As at September 2016*



Figure 26 - Strategic site allocations in Brampton with Stoven



- 7.81 The parish of Brampton with Stoven is set in the countryside in the central area of the District. A dispersed pattern of development characterises the area with the largest settlement located at the junction of Southwold Road and the A145. Smaller clusters are located around Moll's Lane, the railway station and along Southwold Road.
- 7.82 The settlement located on Southwold Road has a primary school and a village hall, however, the latter is separated from the residential area by the A145 and no pedestrian crossing is provided. Other than the railway station there are no services or facilities located in the other settlement clusters and access to these is limited by the narrow road network. A bus route connects the Southwold Road area to Beccles and Southwold.
- 7.83 The strategy for Brampton is to focus development on the Southwold Road/A145 area. The dispersed nature of facilities in the existing village does not create a community focal point and makes a limited contribution towards the identity of the village. New residential development will facilitate the delivery of a community facility including a replacement village hall, equipped play area, small playing pitch and additional parking to support the primary school. New dwellings will consist of a variety of housing types and tenures to meet local housing need.
- 7.84 To support new development in the village and surrounding villages the Brampton Primary School will need to expand by at least 12 places. Localised improvements to the foul sewerage network will be required. Development could be supported with improved parking facilities at Brampton railway station to encourage park and ride journeys.



## Land South of Southwold Road, Brampton

### Mixed use including residential development, village hall and open space

- 7.85 The site (3.04 hectares) is located on the south east fringe of the village. The site is greenfield and used for agriculture. Access can be obtained from Southwold Road.
- 7.86 The site is considered to offer the best opportunity to provide housing in the area and assist with the delivery of community facilities that are well related to the local residents. Consideration should be given towards the setting of The Old Rectory, Brampton Hall and the Church of St. Peter which are all located in the local area. However, if designed with a good landscaping scheme, the site is relatively contained in the wider landscape and can be brought forward without having any significant adverse impacts. The site has good access to the A145 which connects the village to Beccles and larger service centres further afield. A limited bus service connects the village to Beccles and Southwold and bus stops are connected by public footway to the site.
- 7.87 The existing village hall is located to the west of the residential area and is separated by the A145. No safe crossing is provided. Adjacent the village hall is the Brampton Bowls Club and an amenity green space. The location of these facilities has created a settlement that is devoid of a facility that can function as a community focal point in a location that is well related to the residential area and easy to access for residents. The intention of the allocation is for the residential development to facilitate delivery of a replacement village hall, an equipped play area and a playing pitch. In one location, these complementary facilities can help create a hub in the village for indoor and outdoor activities.
- 7.88 Opposite the site is Brampton Primary School. Development of the site will be required to provide footways which connect new dwellings to the recreational facility and enable safe crossing to the school. The footway should also be extended along Southwold Road to connect the site to the existing development.
- 7.89 By the nature of its rural location, the school has a large catchment. Many pupils are driven by their parents from surrounding villages creating issues with temporary car parking in the vicinity of the primary school. A parking area associated with the village hall could provide a solution, if designed with a turnaround area as part of the scheme, to improve road safety.
- 7.90 The open space required on the site will be a significant community resource and its design should reflect this. Any scheme should be designed so the village hall and the residential properties face onto the equipped play area and playing field. This will provide natural surveillance of the site. To help integrate the community facility with the existing village, one of the open space frontages should face onto Southwold Road.
- 7.91 There is a risk new development could create a prominent and exposed settlement edge that could adversely affect the rural character of the village. Any scheme should be designed to have a landscaping and tree planting scheme that will integrate the development into the surrounding countryside and retain the rural character of the area. Any planting scheme should be designed to utilise existing hedgerows and trees that define the historical field boundary patterns and enhance habitats that support biodiversity.

7.92 An underground sewerage pipe traverses the west part of the site while overhead telephone cables are also present. Discussions should be had with stakeholders to identify if there are any issues that need to be mitigated. Figure 27 shows how the uses on the site should be laid out.

Figure 27 - Land south of Southwold Road, Brampton indicative masterplan



## Policy WLP7.9 – Land South of Southwold Road, Brampton

Land south of Southwold Road, Brampton (3.04 hectares) as identified on the Policies Map is allocated for mixed use development including approximately 50 dwellings, replacement village hall and recreational open space.

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

- The residential part of the site will take no more than 2.0 hectares of the site area and be developed at a density of approximately 25 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes.
- A village hall will be provided on the site. This is to be located near the primary school. As part of the car park design, a turning area should be provided that can be shared with the primary school. Covered cycle parking facilities should be provided. Car parking provided on site is not to exceed 24 spaces.
- An open space of not less than 0.8 hectares is to be provided on site. This will include an equipped play space equivalent to a local equipped area for play and an area that can be used as a playing pitch and support informal activities. The open space should be adjacent the village hall and be designed to have residential properties facing onto it. The open space and village hall area should be designed to have three primary street frontages including good visibility from Southwold Road.
- A footway should be extended along Southwold Road to connect the site to the existing development to the west.
- The farm access to the agricultural land located at the north east of the site from Southwold Road is to be retained.
- Hedgerows and trees along the boundary should be protected where possible. A landscaping and tree planting scheme will be required along the south and east boundaries of the site.
- A Transport Statement should be submitted with any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A comprehensive masterplan based on the indicative masterplan in Figure 27, including the various components of the site allocation, should be submitted as part of any planning application. Appropriate delivery mechanisms and triggers will need to be agreed with the Council to ensure the comprehensive development of the site.
- The public open space land, comprising of an equipped play area, playing field and amenity green space, the village hall setting and car park land shall be secured through a Section 106 planning obligation. The equipped play areas shall be funded through a Section 106 planning obligation and the footpath along the south side of Southwold Road shall be secured by and funded through a Section 106 planning obligation and/or a Section 278 Agreement.

## Land at Toodley Farm, Station Road, Brampton

### Residential development

- 7.93 The site (0.55 hectares) is located west of Brampton railway station in the central area of the District. The site can be accessed from Station Road.
- 7.94 The site is in a rural location with limited access to services and facilities. The site is positioned within walking distance of Brampton railway station where train services provide access to Beccles and Halesworth and further afield Lowestoft and Ipswich. A bus service operates between Beccles and Southwold and stops are located close to the site on Station Road. This provides a choice of transport modes for residents and contributes towards rural sustainability. There is currently demand for self build plots in the District especially in the countryside. Given this is very close to the rail station it could provide an opportunity to accommodate some of this demand in a reasonably sustainable location.
- 7.95 The railway station could be enhanced with improvements to the car park to encourage people to use the station from the surrounding rural area.
- 7.96 The site is partly contained within the landscape by residential development to the north and east. The site is partially screened by a farm building adjacent to the north west of the site but to the south and west the site is exposed to the open countryside. Landscaping will be required to integrate the development into the rural surroundings. West of the site is Shingle Hall which is Grade II listed. This side of the site is exposed and landscaping and tree planting should be used to mitigate potential impact on views from the Hall. An ecological assessment will be required as part of a planning application which will identify any species and habitats that will need to be protected, including Great Crested Newts that are known to be present in the surrounding nearby area.

### Policy WLP7.10 – Land at Toodley Farm, Station Road, Brampton

Land at Toodley Farm, Station Road, Brampton (0.55 hectares) as identified on the Policies Map is allocated for a residential development of approximately 8 dwellings.

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

- Trees located along the street frontage should be protected where possible.
- Landscaping and tree planting will be required along the west and south boundary.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

## Homersfield Strategy



Population  
**158**  
*Census 2011*



Dwellings  
**72**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place

*As at September 2016*



7.97 Homersfield is a small village in the north west of the District.

7.98 The village is set within the water meadows of the River Waveney and has a wealth of heritage assets and a conservation area. Much of the area is within a flood zone which together with the sensitive historic environment means there is little potential for new development in the village. The main strategy for the village will be to protect and enhance the historic environment through the application of Policies WLP8.37, WLP8.38, WLP8.39.

# Ilketshall St Lawrence and Spexhall Strategy and Site Allocations



**Population**  
**350**  
*Census 2011*



**Dwellings**  
**171**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



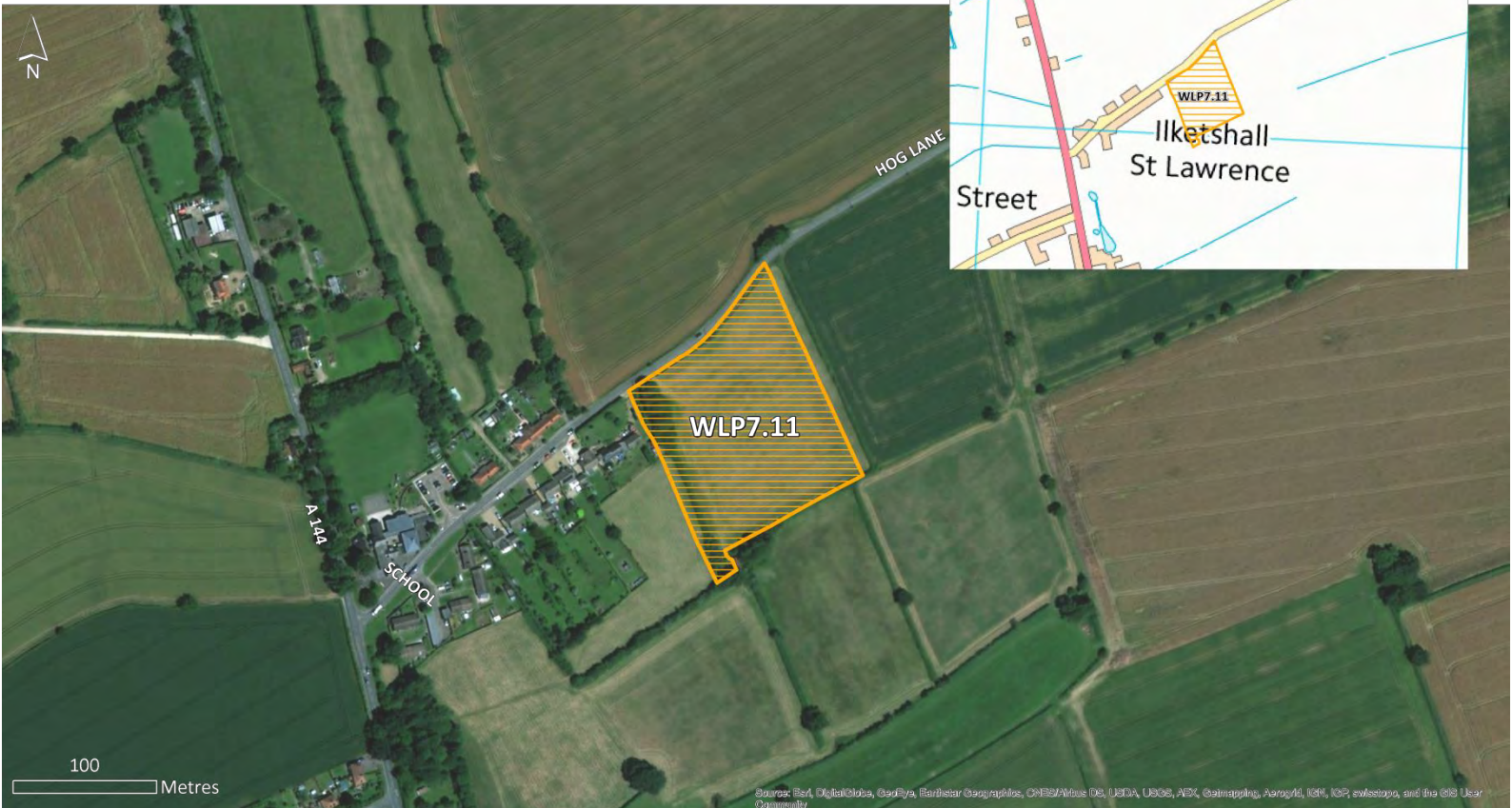
Meeting place

*As at September 2016*



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Figure 28 - Strategic site allocations in Ilketshall St Lawrence



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRS/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



- 7.99 Ilketshall St Lawrence is of rural character with the A144 dividing the built up area creating two distinct residential areas on either side of the road. Some of the built up area also falls within Spexhall parish. Residents have access to a primary school, village hall, public house and playing field. The primary service centre in the area is Halesworth while public transport provides access to Beccles, Bungay, Halesworth and Southwold.
- 7.100 The strategy for Ilketshall St Lawrence is to deliver residential properties to provide a mix of housing tenures needed in the area to consolidate the village and avoid the sense of ribbon development along the A144. New development will support the primary school and benefit from good road access to Halesworth and Bungay.
- 7.101 To accommodate growth in the village localised improvements to the foul sewerage network will be required and the primary school will need to expand.

## **Land South of Hogg Lane, Ilketshall St Lawrence**

### **Residential development**

- 7.102 The site (1.76 hectares) is located east of the existing village and will form an extension of the existing built up area. The site is currently used for agriculture and can be accessed from Hogg Lane.
- 7.103 The site has good access to the main road network and residents are within walking distance of the primary school and a bus stop without having to cross the A144. The site is well related to the existing built up area and will not create a sense of ribbon development.
- 7.104 The village is characterised by low density development and the adjacent residential area has a housing density of approximately 14 dwellings per hectare. Considering this, development on this site should have a density reflecting the average plot sizes of the surrounding area. This will enable a scheme to be designed that is in keeping with the size of the village and the rural character which presides in the area. A landscape scheme within the residential area to provide a sense of openness and complement the rural setting should be created.
- 7.105 There is no public play space in the village to support the community. An equipped play space equivalent to a local equipped area for play or a locally landscaped area for play would support the development and have wider community benefits. The type of open space should be decided through discussions with the local community to identify how best to meet the needs in the village.
- 7.106 The site is partly contained within the landscape by development to the west and existing hedgerows and trees around the site. To reduce the potential for creating a prominent settlement edge facing into the open countryside, a landscaping scheme will be required. Existing hedgerows along the boundary of the site should be protected and reinforced where possible to fit in with the small scale surrounding field pattern.

7.107 The agricultural fields located south of the site remain in use. Access to these fields is gained from a farm access off Hogg Lane located along the north boundary of the site. Provision will need to be made to ensure this access is retained to support the existing farm.

### Policy WLP7.11 – Land South of Hogg Lane, Ilketshall St Lawrence

Land south of Hogg Lane, Ilketshall St Lawrence (1.76 hectares) as identified on the Policies Map is allocated for a residential development of approximately 25 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes.
- The footway will need to be extended along Hogg Lane and connect into the pedestrian network serving the development.
- The existing farm access off Hogg Lane is to be protected.
- A play space equivalent to a local equipped area for play of 0.4 hectares is to be provided on site.
- Any proposal should be designed to include landscaping within the site and around the east and south boundaries. Existing hedgerows and trees located along the boundaries of the site should be protected and reinforced with additional planting where possible. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.



# Lound Strategy and Site Allocations



**Population**  
**359**  
*Census 2011*



**Dwellings**  
**154**  
*Census 2011*

- ✗ Primary school
- ✗ Food shop

- ✗ GP surgery
- ✗ Post office

- ✓ Public house
- ✓ Meeting place

*As at September 2016*



Figure 29 - Strategic site allocations in Lound

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- 7.108 Lound is a small village of linear character. The settlement is strongly influenced by its rural surroundings with the church being the dominant landmark. The pond opposite the Village Maid public house contributes to the setting and character at the north end of the settlement. The location of the village enables good vehicular access to services and facilities in Lowestoft and Great Yarmouth while Blundeston is located a couple miles to the south. Community facilities in the village include a village hall, public house, café, amenity green space and a bowling green. The village is primarily reliant on services and facilities available in Lowestoft and Gorleston, however cycle routes to larger settlements in the area are relatively poor.
- 7.109 The strategy for Lound is to enable a limited amount of development to retain the existing level of population of the village in order to support local services without compromising the village's rural character. Residents in the area will be supported by employment development in north Lowestoft while the village is well positioned for residents of working age to benefit from investment and growth in the Great Yarmouth area. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

## **Land East of The Street, Lound**

### **Residential development**

- 7.110 The site (0.43 hectares) between The Street and Millennium Green is located in the south of Lound. The land is fallow and can be accessed from The Street.
- 7.111 The site is small and provides an opportunity to provide a limited number of dwellings in keeping with the scale and character of the village. Compared to other areas adjacent to the village the site is well related to the existing built up area and contained within the landscape. A quality designed scheme will allow the housing to be well related to the historical environment and support the limited facilities in the village.
- 7.112 The village is characterised by older, smaller and more traditional terraced properties with larger terraced properties having been built at a later date. Nearer the site recent development has included larger detached and semi-detached properties that are incompatible with the historical development pattern and character of the village. The site is narrow and to make best use of the site and consolidate the residential area a linear development extending away from The Street is considered appropriate.
- 7.113 Within the village there are issues related to on-street car parking which has an adverse impact on amenity and the character of the village. To ensure this is not exacerbated, any development will need to provide adequate car parking that does not require vehicles to park on The Street.
- 7.114 The site is contained within the landscape by residential development to the north and west, St John the Baptist Church to the south east and Millennium Green bounds the south side of the site. Hedgerows flank the east boundary which provides amenity to the surroundings. These hedgerows form part of the green infrastructure network providing habitat to support biodiversity along the public right of way between Church Lane and Blacksmith's Loke.

7.115 The St John the Baptist Church located to the south east is Grade II\* listed. A heritage impact assessment will need to be undertaken to identify potential impact on the listed building and its setting and include mitigation measures that may be required.

7.116 The site is in an area of high archaeological sensitivity and potential. An archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.

### **Policy WLP7.12 – Land East of The Street, Lound**

Land east of The Street, Lound (0.43 hectares) as identified on the Policies Map is allocated for a residential development of approximately 10 dwellings.

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

- The site will be developed at a density of approximately 22 dwellings per hectare.
- Any proposal should be designed to reflect the older character of the village north of the site along The Street.
- Dwellings nearest The Street should be set back from the road. The frontage should be approximately in line with the rear elevation of the dwelling adjacent the north of the site. Properties should have frontages that face onto Millennium Green located to the south.
- Car parking should be provided on-plot.
- Hedgerows and trees located along the east boundary and the public right of way should be protected.
- A landscaping scheme will be required along the north boundary of the site.
- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application. Any scheme will need to be designed to mitigate impact on the setting of St John the Baptist Church.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

# Mutford Strategy and Site Allocations



**Population**  
**471**  
*Census 2011*



**Dwellings**  
**216**  
*Census 2011*

- ✘ Primary school
- ✘ GP surgery
- ✘ Public house
- ✘ Food shop
- ✘ Post office
- ✔ Meeting place

*As at September 2016*



Figure 30 - Strategic site allocations in Mutford



- 7.117 Within the parish of Mutford there are three distinct clusters of residential development, Chapel Road, Church Road and Hulver Road. Each is characterised by its rural setting with the south part of the village located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Community facilities are available in the Chapel Road area and consist of a village hall, equipped play area, playing field and a tennis court.
- 7.118 The Chapel Road and Church Street settlement clusters are most closely related to Carlton Colville where services and facilities are available, while the Hulver Road area also has good access to the B1127 providing connections to Beccles. With no public transport available, all residents are reliant on private vehicles to access services and facilities.
- 7.119 A limited amount of residential development is to take place in the Chapel Road area that will not significantly extend into the surrounding countryside, retaining the character of the village. This will help maintain the population of the village and help support local services and facilities. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

## **Land North of Chapel Road, Mutford**

### **Residential development**

- 7.120 The site (0.32 hectares) is located on the east fringe of the residential cluster based around Chapel Road and Mill Road in the setting of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The land is used for agriculture and can be accessed from Chapel Road.
- 7.121 The site will enable a small number of dwellings to be provided in a location that is contained in the landscape and well related to existing development on Chapel Road. The site has good access to community facilities on Mill Road.
- 7.122 The residential area opposite has a housing density of approximately 15 dwellings per hectare. Dwellings located in the area to the west are characterised by a mix of two storey dwellings and single storey bungalows with large sized plots relative to the footprint size of the buildings. North of the site there are two storey semi-detached dwellings and adjacent the south boundary of the site is a 1.5 storey dwelling and some agricultural buildings. Dwelling frontages are set back from the road and off-street parking is provided.
- 7.123 To the east, south and west the site is contained within the landscape by existing development. The site is exposed to the open countryside to the north and is located in the setting of the Area of Outstanding Natural Beauty. To integrate development into the surroundings, landscaping such as tree planting will be required to reduce the likelihood of creating a prominent settlement edge. This should be informed by the Waveney District Landscape Character Assessment (2008) and an appropriate appraisal of the landscape. Along the street frontage hedgerows should be protected except where needed for the provision of access.

7.124 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

### Policy WLP7.13 – Land North of Chapel Road, Mutford

Land north of Chapel Road, Mutford (0.32 hectares) as identified on the Policies Map is allocated for a residential development of approximately 6 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Development should consist of 3 pairs of semi-detached dwellings.
- Car parking should be provided on-plot to the side of the dwellings.
- Hedgerows along the front of the site should be protected except where their removal is required for access drives.
- A landscaping scheme, informed by the Waveney District Landscape Character Assessment (2008) and an appropriate appraisal of the landscape, should be prepared to integrate the site within the landscape.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.





# Ringsfield Strategy and Site Allocations



**Population**  
**323**  
*Census 2011*



**Dwellings**  
**137**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



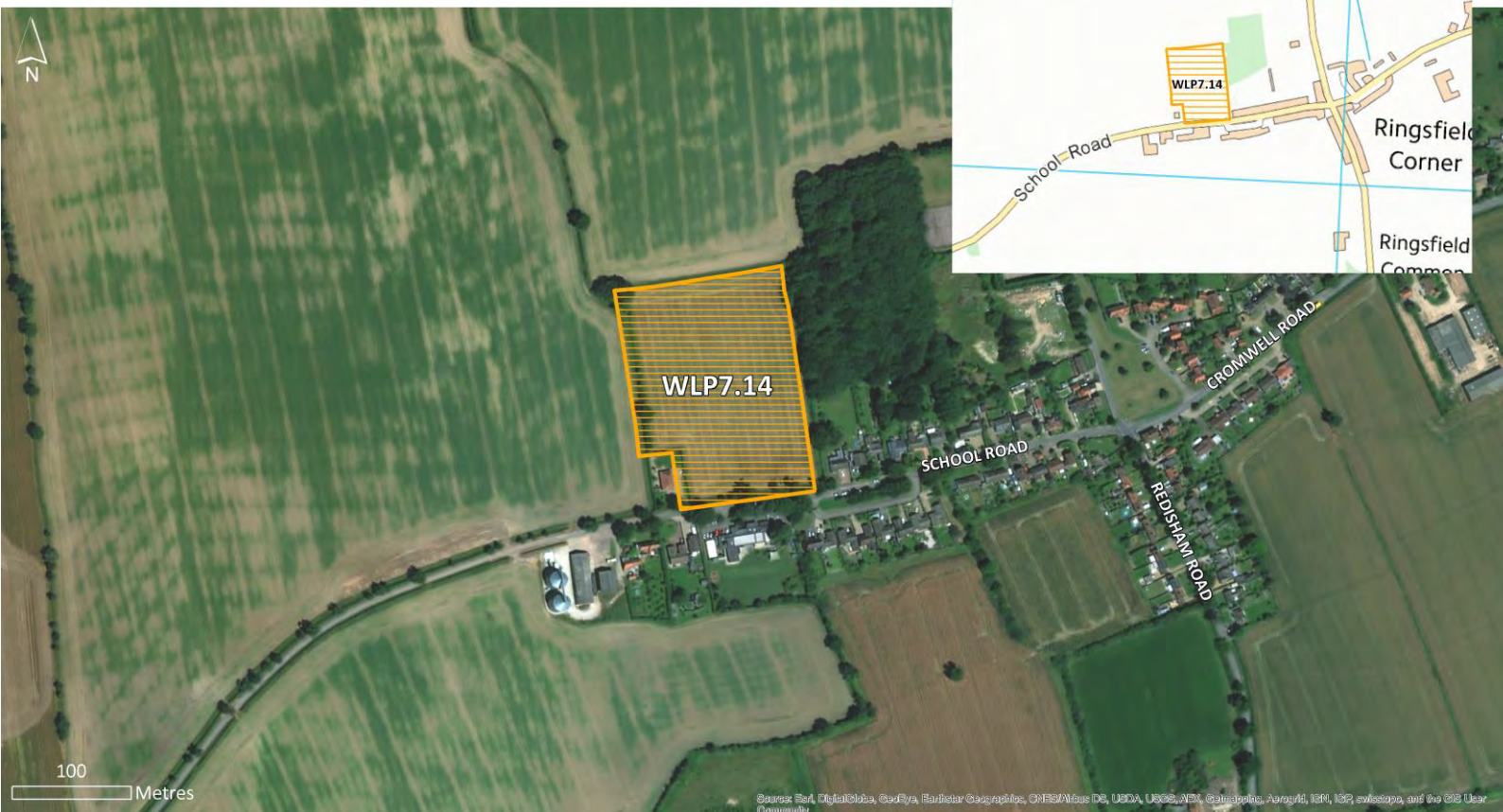
Meeting place

*As at September 2016*



Figure 31 - Strategic site allocations in Ringsfield

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- 7.125 Ringsfield is located to the south west of Beccles. The area is characterised by its rural setting and flat open fields that surround the village. Within the settlement there is a primary school, village hall, public house and an equipped play area alongside the playing field. The village is located close to Beccles which provides an array of services and facilities which are accessible using public transport and a good road network in the vicinity.
- 7.126 The strategy for Ringsfield is to enable development which supports the existing services and facilities in the village and which reflects the character of the area. A mix of housing tenures will enable choice in the market and help meet any local housing needs. Future development in the south of Beccles and employment in the Ellough area will provide employment opportunities for people living in the wider area.
- 7.127 To accommodate the new development planned in Ringsfield, the Ringsfield Primary School will need to expand by at least 5 places. Localised improvements to the foul sewerage network will also be required. New development will be able to support improvements to and refurbishment work to the Ringsfield Village Hall. New development will also help deliver improvements to the village's tennis courts and improvements to the playing field as identified in the Playing Pitch Assessment (2014).

## **Land North of School Road, Ringsfield**

### **Residential development**

- 7.128 The site (2.56 hectares) is located at the west end of the village. The site is used for agriculture and can be accessed from School Road.
- 7.129 This is the only site proposed in Ringsfield and provides an opportunity to deliver new housing to support the community. The potential for development to have an adverse impact on the landscape and character of the settlement is low. The site is well connected to the road network and a regular bus service provides access to Beccles where services and facilities are available. The bus stops are accessible by public footway. The site is located opposite the primary school and community facilities including the village hall, public house, sports pitch facilities and equipped play area are within walking distance.
- 7.130 The adjacent residential area has a housing density of approximately 15 dwellings per hectare. There should be a good mix of dwelling sizes on the site including terraced, semi-detached and detached properties. All properties should have generous front and back gardens, and space should be provided for landscaping on street frontages.
- 7.131 The school's rural location means many pupils are driven in by car. As such, car parking and congestion has become a serious issue in the area during school drop-off and pick-up times. This site provides an opportunity to deliver car parking opposite the primary school to help mitigate these issues.
- 7.132 A footpath should connect this site to the existing development north of School Road.
- 7.133 The site is exposed to the open countryside along its north and west boundaries. There are low level hedgerows along these boundaries but these are fragmented in places. New development could create a

prominent and exposed settlement edge adversely affecting the rural surroundings. New development should therefore be integrated into the countryside using a quality landscaping scheme to reinforce existing hedgerows and use tree planting along the north boundary to enhance the existing wooded area located east of the site. This will provide screening and improve connectivity within the green infrastructure network and benefit biodiversity.

### Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.



# Rumburgh Strategy and Site Allocations



**Population**  
**327**  
*Census 2011*



**Dwellings**  
**131**  
*Census 2011*

- ✗ Primary school
- ✗ Food shop

- ✗ GP surgery
- ✗ Post office

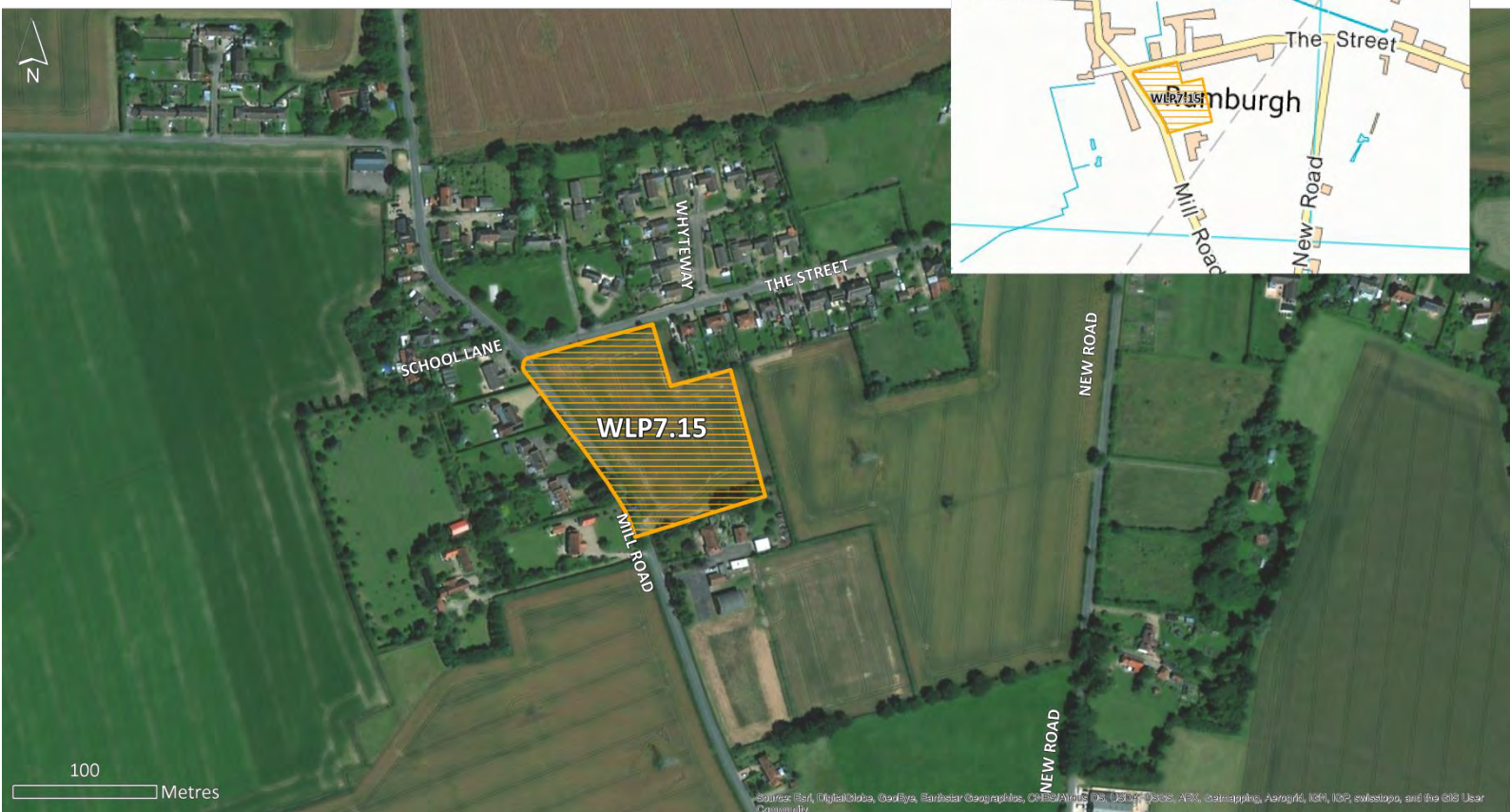
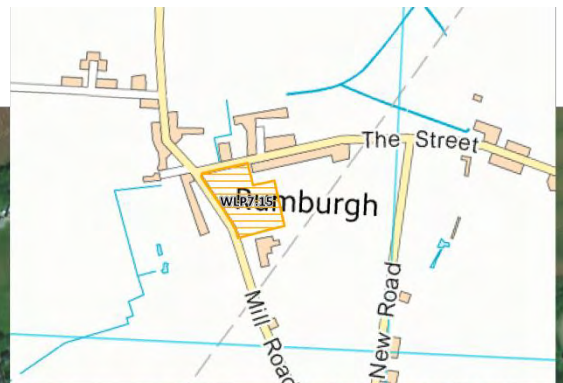
- ✓ Public house
- ✓ Meeting place

*As at September 2016*



Figure 32 - Strategic site allocations in Rumburgh

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- 7.134 Rumburgh is a small rural community located in the west of the District, an area characterised by small dispersed settlements and a strong rural character. The settlement is focused around two areas linked by linear development along The Street. The larger of the two areas supports a public house and an equipped play area while a cricket pitch is located south of the village. These facilities support nearby communities in a relatively quiet part of the District.
- 7.135 A limited amount of residential development in Rumburgh will help maintain the population of the village and support the local public house. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

### **Land East of Mill Road, Rumburgh**

#### **Residential development**

- 7.136 The site (1.40 hectares) is located in the west part of the village. The site is used for agriculture and can be accessed from The Street and Mill Road.
- 7.137 This is the only allocation in Rumburgh. The west part of the village is very rural in character and low levels of development are expected to come forward during the plan period. This site provides an opportunity to deliver a limited amount of housing in a rural location which will help consolidate the village and provide a central amenity area to complement the playing field.
- 7.138 The adjacent residential area has a housing density of approximately 10 dwellings per hectare. The rural location and size of the village means that a similar density should be achieved on this site. This lower density should not be achieved at the expense of the provision of smaller properties on the site. Dwelling frontages should follow The Street and Mill Road and footpaths should be provided along these frontages. Adequate space should be given to landscaping and front and rear gardens. Landscaping should retain the sense of openness in this part of the village and include the provision of an amenity space in the north west corner of the site, at a prominent road junction. Adjacent the north east corner of the recreation area are the Pleasure Ground Cottages. These buildings are Grade II listed. While most of the development in the immediate surroundings is modern the recreation area contributes towards the setting of these listed buildings. Open space on the north west corner of the site will therefore further benefit the setting of the area and the village more generally.
- 7.139 The site is exposed to the east. To reduce the potential for a prominent settlement edge exposed to the open countryside a landscaping scheme will be required. Hedgerows are present along the boundaries of the site and should be protected and reinforced where possible. This will help retain the low density rural character of the village.

## Policy WLP7.15 – Land East of Mill Road, Rumburgh

Land east of Mill Road, Rumburgh (1.40 hectares) as identified on the Policies Map is allocated for a residential development of approximately 10 dwellings.

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

- The site will be developed at a density that is appropriate for the local surrounding area.
- Any proposal is to provide a mix of housing sizes and types.
- The frontages of the dwellings should follow The Street and Mill Road. Footpaths should be provided along these frontages.
- Any proposal should be designed to include a landscaped amenity space at the north west of the site fronting onto the road opposite the existing play area. This is to be supported with landscaping within the site.
- Where possible, hedgerows and trees located along the boundaries of the site should be protected and reinforced with additional planting where possible. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.



# Willingham (Shadingfield and Willingham St Mary) Strategy and Site Allocations



**Population**  
**330**  
*Census 2011*



**Dwellings**  
**135**  
*Census 2011*

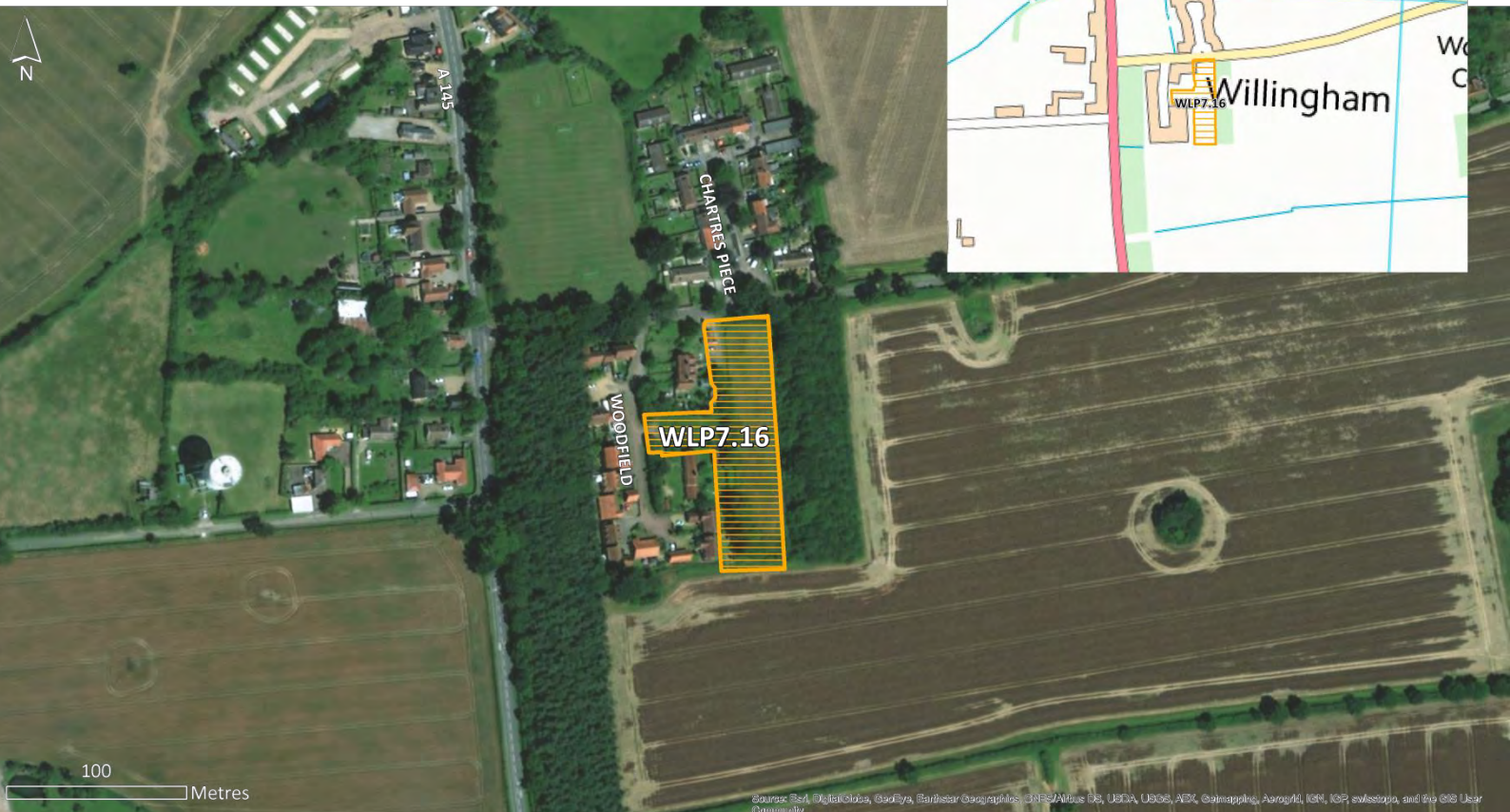
- |                  |               |                 |
|------------------|---------------|-----------------|
| ✗ Primary school | ✗ GP surgery  | ✓ Public house  |
| ✗ Food shop      | ✗ Post office | ✓ Meeting place |

*As at September 2016*



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Figure 33 - Strategic site allocations in Willingham



100 Metres

Source: SA, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

- 7.140 Willingham lies within the parishes of both Shadingfield and Willingham St Mary. It is situated in the open countryside and located on the A145 providing connections to Beccles, the primary service centre for the village. The A145 divides the village in two with the village hall on one side and recreational facilities on the other. Existing facilities in the village include a village hall, public house, basic equipped play area and a playing field. A limited bus service is available and the nearest railway station (Brampton) is located approximately two miles to the west.
- 7.141 The strategy for the village is to provide a limited amount of development as well as a mix of housing types to retain the social structure in the village. Development will be contained within the surrounding landscape and reflect the character of the existing built up area.
- 7.142 To accommodate growth in the village localised improvements to the foul sewerage network will be required. An extension to the primary school in Brampton will accommodate children from the new development.

## **Land East of Woodfield Close, Willingham**

### **Residential development**

- 7.143 The site (0.57 hectares) is located east of the existing built up area. The site is used for agriculture and can be accessed from Woodfield Close.
- 7.144 The site is well contained within the landscape and is well related to the existing built up area. A bus stop is located nearby and community facilities are within walking distance. The site is suitable for small scale development in an attractive setting. Compared to other potential sites in the village, development at this location will not adversely affect the character of the settlement and has potential to deliver a small number of dwellings to support the community.
- 7.145 The site is elongated and well contained by its surroundings. A scheme should be designed to ensure it is not isolated from the village. The most appropriate access to the site is from Woodfield Close, however, any scheme design will need to consider how the dwelling(s) located at the northern end relate to Sotterley Road.
- 7.146 Woodfield Close is a shared surface with no footways. The existing pedestrian network extends along Sotterley Road and connects to Woodfield Close. To improve access to the site the footway along Sotterley Road should be extended.



## Policy WLP7.16 – Land East of Woodfield Close, Willingham

Land east of Woodfield Close, Willingham (0.57 hectares) as identified on the Policies Map is allocated for a residential development of approximately 10 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes. The size of the building footprint relative to the size of the plot should reflect development located to the north.
- A landscaping scheme should be prepared to integrate the site within the landscape.
- A footway will be required to connect the development to the existing pedestrian network along Sotterley Road.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.



# Westhall Strategy and Site Allocations



**Population**  
**342**  
*Census 2011*



**Dwellings**  
**165**  
*Census 2011*



Primary school



GP surgery



Public house (currently closed)



Food shop



Post office



Meeting place

*As at September 2016*



Figure 34 - Strategic site allocations in Westhall



7.147 Westhall is centrally located in the District and is characterised by the surrounding countryside. The village has experienced limited development in recent years and is constrained by its existing infrastructure.

7.148 Existing community facilities include a village hall, shop, post office, equipped play area and a playing field. The public house located in the village is currently closed and for sale. Larger service centres with services and facilities are located several miles in each direction with



connections provided along the A145 to Beccles and to Bungay and Halesworth via the A144. A bus service links the village with Beccles and Halesworth and Brampton railway station is located a mile to the north which provides connections to Lowestoft and Ipswich.

7.149 Development at a density in keeping with the character of the existing built up area will support facilities within the village and provide housing tenures required to meet housing need in the community. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

## Land West of Lock's Road, Westhall

### Residential development

7.150 The site (0.97 hectares) is located in the east part of the village. The land is used for agriculture and can be accessed from Lock's Road.

7.151 The site is well related to the existing built up area. There is good access to the site. It is adjacent the village recreation area and reasonably contained within the wider landscape. The allocation is of a density that reflects the rest of the village and will provide new housing to support a rural community where little development has taken place in recent years.

7.152 The adjacent residential area has a housing density of approximately 17 dwellings per hectare. This part of the village is characterised by two storey terraced and semi-detached dwellings facing north and west. Development on this site should reflect the density, scale and massing of surrounding development. The village is rural in character and this contributes towards the setting of many of the existing dwellings. Over development of the site would be inappropriate and potentially have an adverse impact on this rural character. Low density development is reflective of the infrastructure constraints including water, sewerage and broadband that exist in the village.

7.153 The village hall, allotments and the recreation ground are located adjacent to the site. The recreation ground is not well overlooked by residential properties and new development provides an opportunity to

improve natural surveillance of the site and enhance its relationship with the surrounding residential area. Properties should be designed to face onto the recreation ground.

- 7.154 Development will be exposed to the open countryside when viewed from the north and there is potential for a prominent and exposed settlement edge to be created if a scheme is not supported with a quality landscaping scheme. Any scheme will be required to have a landscaping scheme that protects existing hedgerows and uses hedgerow reinforcement and tree planting to provide screening and integrate the site into the rural surroundings.

### Policy WLP7.17 – Land West of Lock's Road, Westhall

Land west of Lock's Road, Westhall (0.97 hectares) as identified on the Policies Map is allocated for a residential development of approximately 18 dwellings.

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

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Dwellings should be of a scale and have a plot size reflective of existing properties located on Wangford Road and Lock's Road.
- Any scheme is to be designed to have residential properties facing onto the recreation ground located to the west of the site.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible. A landscaping scheme will be required to provide screening along the north east boundary of the site.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A planning application will need to be supported by a surface water drainage strategy.



# Wissett Strategy



Population  
**268**  
*Census 2011*



Dwellings  
**131**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place

*As at September 2016*



7.155 Wissett is a small village west of Halesworth. The village benefits from a number of heritage assets and a conservation area. The village is supported by a village hall and public house. However, there is limited potential for the village to expand. Much of the land to the south of the village is at risk from flooding and there are limited other possibilities for growth which would not result in ribbon development along The Street. However, there may be scope for some infill development within the village throughout the lifetime of the Local Plan.

# Section 8

# District-Wide Strategic Planning Policies



# 8 District–Wide Strategic Planning Policies

## Housing

- 8.1 The National Planning Policy Framework requires local planning authorities to deliver a wide choice of high quality homes to meet the full, objectively assessed needs for market and affordable housing within the housing market area over the plan period. Local planning authorities should plan for a wide choice of homes based on current and future demographic and migration trends, market trends and the needs of different groups within the community in order to widen opportunities for home ownership and create inclusive and mixed communities.
- 8.2 The Strategic Housing Market Assessment (2017) is a key piece of evidence in assessing housing need and planning for housing delivery. The assessment has been carried out with Babergh, Mid Suffolk and Suffolk Coastal District Councils and Ipswich Borough Council. The assessment identifies the need for affordable housing and the type and mix of housing required to meet the needs of the housing market area.

## Housing Mix

- 8.3 The National Planning Policy Framework requires local planning authorities to identify the size, type and range of housing required. The National Planning Practice Guidance states that once identified, the objectively assessed need should be broken down by household size and type.
- 8.4 The Strategic Housing Market Assessment (2017) applies a model to provide this break down of sizes and types of housing. A key finding was the need for smaller units across the District in the form of 1 and 2 bedroom properties. The assessment identified that across all tenures at least 35-40% of new housing should be 1 or 2 bed properties. This is consistent with the findings of the previous Strategic Housing Market Assessment which confirms a long term need for more smaller properties. Previous Local Plan policies have required between 30% and 40% of new units to be 1 or 2 bed and monitoring through the Authority Monitoring Report suggests this approach has been successful. Provision of smaller properties in rural areas is particularly important given affordability problems and under-occupancy of existing properties.
- 8.5 The Strategic Housing Market Assessment (2017) provides a useful starting point for the consideration of the size and types of dwellings to be provided. However, needs can change and vary from site to site as local requirements change. There also may be a particular market demand for certain types of property in a specific location. Therefore, some flexibility is required. It is therefore advisable for developers to have pre-application discussions with the local planning authority to help determine the exact mix of properties on a development site.

- 8.6 Policy WLP8.1 sets out the Council's approach to securing a mix of dwellings on development sites. It requires at least 35% of dwellings to be 1 or 2 bed dwellings, and requires consideration of the findings of the Strategic Housing Market Assessment, unless evidence is submitted to satisfactorily demonstrate this is unfeasible. Such evidence may include the impact on the character of the area; evidence of lack of need or demand; or evidence of impact on viability.
- 8.7 The Strategic Housing Market Assessment also identified the need for different types of specialist housing including, sheltered housing and extra care housing. The Strategic Housing Market Assessment identified a potential need for 1,197 sheltered and extra care housing. The Strategic Housing Market Assessment also identifies a need for 905 additional spaces in care homes and nursing homes over the plan period. Larger sites, which are often developed by a number of developers, provide an opportunity to help deliver this need through the provision of a retirement community. The affordable housing policy (Policy WLP8.2) requires a proportion of affordable housing to be of this type. Given the growing market for this type of product it is likely that the market will deliver this type of housing on some of the other sites allocated in this Local Plan.
- 8.8 Neighbourhood Plans may identify specific localised needs for certain types of dwellings where supported by evidence which is consistent with the methodology and findings of the Strategic Housing Market Assessment. Neighbourhood Plans can take a more detailed approach to housing mix and type to that set out in Policy WLP8.1.

## Policy WLP8.1 – Housing Mix

The mix of sizes and types of units on any particular site should be based on evidence of local needs including the Strategic Housing Market Assessment and in consultation with the local planning authority.

Proposals for new residential developments will only be permitted where at least 35% of new dwellings on the site are 1 or 2 bedroom properties, unless this can be satisfactorily demonstrated to be unfeasible.

Neighbourhood Plans can set out a more detailed approach to housing type and mix which reflects local circumstances and is supported by evidence.





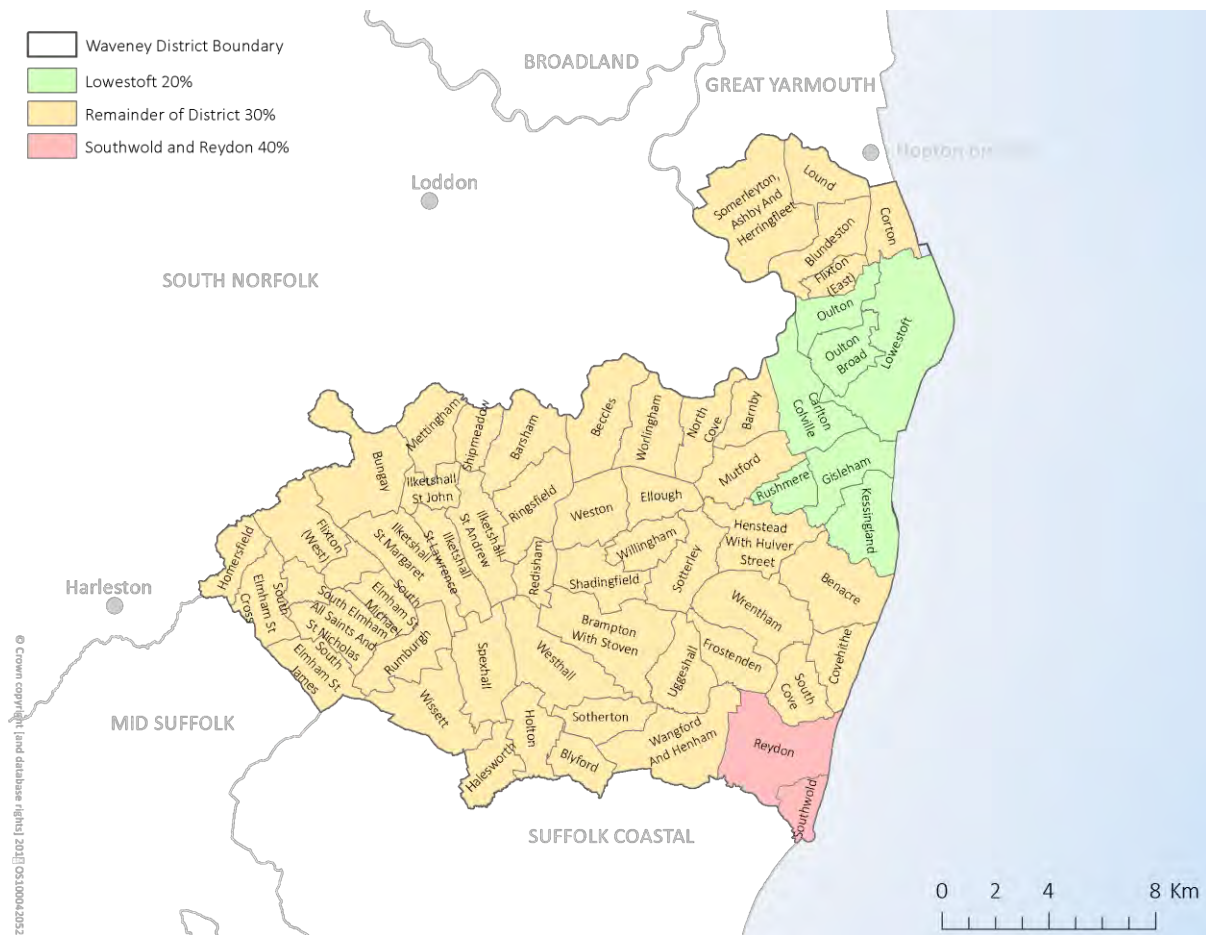
## Affordable Housing

- 8.9 House prices in Waveney continue to grow and remain high compared to average household incomes. This means housing is unaffordable to many people in the District.
- 8.10 Affordable housing is defined by the National Planning Policy Framework as social rented, affordable rented and intermediate housing (including shared ownership, shared equity and discounted homes for sale), provided to eligible households whose needs are not met by the market. Starter homes are a type of affordable housing made exclusively available at 80% of market value to first time buyers under the age of 40, who often have difficulty in buying their own home.
- 8.11 The National Planning Policy Framework requires Local Planning Authorities to plan to meet the full objectively assessed need for affordable housing. The Strategic Housing Market Assessment (2017) calculates the affordable housing need in Waveney to be 208 dwellings per year. This amounts to 55% of the total annual need for housing. The Whole Plan Viability Assessment (2018) demonstrates that this level of affordable housing would make housing developments financially unviable. An affordable housing requirement which is harmful to viability is likely to create a barrier to development and impede delivery of any type of housing, or undermine the delivery of key infrastructure by reducing the amount of funds developers can contribute towards infrastructure. The Council has over allocated sites for housing in this Local Plan to help address this need. Furthermore, Policy WLP8.6 also allows affordable housing schemes in the Countryside where residential development would not normally be permitted.
- 8.12 The Strategic Housing Market Assessment provides further guidance on the type of affordable housing needed. The study indicates that 50% of affordable housing should be affordable rented and 50% should be intermediate affordable housing tenures.
- 8.13 The National Planning Practice Guidance states that affordable housing can only be a requirement on schemes above 10 units.



8.14 The Whole Plan Viability Assessment identifies differences across the District in how much affordable housing a development could provide whilst remaining financially viable. The assessment finds Lowestoft is the least viable part of the District and developments can generally provide 20% of dwellings as affordable housing. Southwold and Reydon is the most viable area and developments can provide 40%. The remaining parts of the District are able to provide 30% affordable housing whilst remaining viable. Proposals which provide higher levels of affordable housing than these amounts will also be supported.

Figure 35 – Affordable housing areas



8.15 As the requirement for affordable housing, together with other policy requirements and the level of community infrastructure levy have been thoroughly tested at the plan making stage, it is considered that sites will be able to viably meet the requirements of the policy. In exceptional circumstances, some sites may not be able to viably deliver affordable housing to levels required. This could be due to changes in the housing market and the overall economy or unforeseen, abnormal costs. Policy WLP8.2 therefore allows, in exceptional circumstances, for a reduction or variation in affordable housing requirements to ensure development remains viable and the housing supply overall is not threatened. In these circumstances, a comprehensive viability assessment will be required which is in line with the detailed guidance on the assessment of viability in Appendix 5. These viability assessments will not be kept confidential except in exceptional circumstances. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability.

- 8.16 Irrespective of viability, reductions in affordable housing provision on sites which are not allocated in this Local Plan or a Neighbourhood Plan and which do not make up part of the five year supply of housing, will not be permitted. These schemes may be sufficiently viable and able to provide affordable housing if brought forward at a later date. If there is no need for development at the time of application (due to the provision of a five year supply of housing) there would often be little benefit of the development coming forward early without affordable housing. Some unallocated sites may have wider sustainability benefits (for example the redevelopment of long-term derelict sites, or proposals for enabling development). In these cases, where a comprehensive viability assessment in line with the guidance in Appendix 5 is submitted, which demonstrates the site is not viable in the present market, a reduction or variation in the level of affordable housing may be permitted.
- 8.17 Affordable housing should preferably be provided on the site in order to create mixed communities. However, exceptionally on smaller sites, it may be preferable for a commuted sum to be paid for provision elsewhere in the locality.
- 8.18 The Strategic Housing Market Assessment identifies a significant need for new sheltered accommodation and extra-care housing. Policy WLP8.2 therefore states these types of housing should be provided as part of the affordable housing provision where there is a local need and where practicable.
- 8.19 Neighbourhood Plans may identify specific localised needs for affordable housing. Where local evidence has been prepared of affordable housing need and viability, Neighbourhood Plans can require a higher proportion of affordable housing to be provided to that set out in Policy WLP8.2.



## Policy WLP8.2 – Affordable Housing

All new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total dwellings to be affordable housing as follows:

- Housing developments in the Lowestoft and Kessingland area (excluding Corton) must provide 20% affordable housing;
- Housing developments in the Southwold and Reydon area must provide 40% affordable housing; and
- Housing developments in the remainder of the District must provide 30% affordable housing.

Proposals which provide a higher amount of affordable housing than set out above will also be permitted.

Of these affordable dwellings, 50% should be for affordable rent. Sheltered and extra-care housing should be included as affordable units where needed and where practicable.

Affordable housing should be preferably delivered on the site as part of a mixed tenure scheme.

Exceptionally, on smaller sites, it may be agreed between the local planning authority and the developer for a commuted sum to be paid towards the provision of affordable housing elsewhere.

Affordable housing should be indistinguishable from market housing in terms of the location, external appearance, design, standards and build quality and should meet all requirements of the design policies.

In exceptional circumstances the level and tenure of affordable housing may be varied where it can be satisfactorily demonstrated through the preparation of a viability assessment in line with the guidance in Appendix 5, that a different tenure mix or lower percentages of affordable housing are required to ensure the site remains financially viable. Affordable housing provision will only be reduced on sites which are necessary to the overall supply of housing in the District unless the scheme has wider sustainability benefits.

Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability support this.

## Self Build and Custom Build

- 8.20 Self build and custom build housing is currently under represented in the housing market in Waveney and England as a whole. Self build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self build home to projects where the self builder employs someone to build their home for them. Community-led projects can also be defined as self build. Custom build homes are where a person works with a developer as an individual or a group to help provide their own home. The developer may help to find a plot, manage the construction and arrange the finance for the new home. This is more of a hands-off approach but the home is tailored to match the individual's requirements.
- 8.21 Self build and custom build housing can help increase the supply and variety of housing on the market. It can also improve the overall design quality of new housing. As such the Government is keen to promote the sector. The National Planning Policy Framework states that Local Planning Authorities should plan for the needs of people wishing to build their own homes. The Self Build and Custom Housebuilding Act 2015 requires Local Planning Authorities to keep a register of people who are interested in building their own homes. The Housing and Planning Act 2016 places a duty on Authorities to grant permission for sufficient serviced plots to meet demand evidenced by the register.
- 8.22 There are currently 127 people and 1 group on the register in Waveney. Policy WLP8.3 sets out the Council's approach to encouraging self build and custom build developments. In order to meet the need identified above, 5% of plots on all sites above 100 units should be made available for self build or custom build housing. Based on the sites allocated in this Local Plan, this will deliver approximately 260 serviced plots over the lifetime of the Plan. This will meet the need of the existing people on the register plus potential future additions to the register. Where serviced self build or custom build plots are made available on a site and are not taken up after a minimum of 12 months, the developer will be free to build out these plots themselves. The plots should be marketed in accordance with the marketing principles set out in Appendix 4 and the minimum 12 month marketing period should not start before the plots are serviced and development can commence. The policy also supports solely self build and custom build developments where they are in conformity with the other relevant policies of this plan.
- 8.23 Self and custom builders should be able to design and build their homes to their own requirements. This will create individual homes and can foster creative and innovative designs, where this is desired. Where groups of self or custom build plots come forward it is important that the individual designs contribute positively to their surroundings and there is a degree of coherence in the design and appearance of the group. As such, where groups of plots are concerned, a design code should be agreed which establishes some design principles to which each plot should adhere, whilst still allowing for freedom and creativity for individual plots. This will also provide greater certainty for self and custom builders that their individual designs will be granted permission. Design codes can address matters such as building heights; massing; position on plot; plot coverage; materials palette; landscaping; parking; and waste management amongst others. Proposals of five plots and above should have a design code in place agreed with the Local Planning Authority.

## Policy WLP8.3 – Self Build and Custom Build

Proposals that would make a proportion of serviced dwelling plots available for sale to self builders or custom builders will be supported where in compliance with all other relevant policies of this Local Plan.

Developments of 100 or more dwellings will be expected to provide 5% self or custom build properties on site through the provision of serviced plots unless this can be satisfactorily demonstrated to be unfeasible. Once completed and available for development, the serviced plots should be marketed for a period of not less than 12 months. Marketing should be in accordance with the principles set out in Appendix 4. If, following this period, any of the serviced plots remain unsold, they may be built out by the developer.

Proposals which provide a higher amount of self or custom build properties than set out above will also be permitted.

Proposals for 5 or more self build or custom build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with any application and agreed by the Local Planning Authority.

## Conversion of Properties to Flats

8.24 Conversion of larger properties to flats and smaller units can provide much needed smaller units of accommodation. However, where high concentrations of conversions to flats or houses in multiple occupation have taken place this can bring about amenity issues. These include on street parking, bin storage and increased levels of activity and disturbance. In some cases high numbers of flats can be associated with low levels of owner occupation which can result in lower



maintenance standards and environmental decline. The cumulative conversion of larger dwellings to flats can reduce the number of larger family dwellings in an area which can result in unbalanced communities.

8.25 Some areas of Lowestoft have been subject to high numbers of flat conversions and are considered to be at saturation point when considering the above issues. In these areas further conversions should be resisted. The point at which saturation occurs will vary according to historical and local characteristics of the street, but 20% of properties converted to flats has been held to be a general guide.

### Policy WLP8.4 – Conversion of Properties to Flats

Flat Saturation Zones are identified on the Policies Map.

No further conversions to self-contained flats/houses in multiple occupation will be permitted in Flat Saturation Zones on Lyndhurst Road, part of Denmark Road, part of London Road South and part of Kirkley Cliff Road, Grosvenor Road, Cleveland Road and Windsor Road where saturation levels are exceeded.

Outside the Flat Saturation Zones planning permission will be granted for conversion of existing buildings to fully self-contained accommodation where the saturation figure for the street does not exceed 20% and residential properties are above average size (i.e. above 160sqm original gross floorspace and include at least 5 bedrooms), no longer suited to family occupation or have a long established use (i.e. 10 years or more) as a House in Multiple Occupation or flats. The property should be located in a commercial, mixed use or other area close to services and facilities, be able to meet existing standards for parking, amenity areas, refuse bin storage and sound insulation and have no significant detrimental impacts to adjoining family houses.

Exceptional circumstances will need to be demonstrated for the conversion to Houses in Multiple Occupation or bedsits, as opposed to self-contained flats, to be permitted.

## Gypsies and Travellers

- 8.26 Planning Policy for Traveller Sites (2015) emphasizes the need for Local Planning Authorities to use their own evidence to plan positively for gypsy and traveller needs. Waveney District Council along with Babergh, Mid Suffolk and Suffolk Coastal District Councils and Ipswich Borough Council have commissioned a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. This identifies a requirement for 17 additional pitches for gypsies and travellers in Waveney over the period 2016-2036.
- 8.27 The Planning Policy for Traveller Sites defines gypsies and travellers as: *“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such”*.
- 8.28 Policy WLP8.5 sets out a criteria based policy to support the development and extension of gypsy and traveller sites. Given the differing accommodation needs and limited potential for development within built up areas, the policy allows for development of gypsy and traveller sites within the Countryside where residential development would not normally be permitted. However, there should still be good access to services and facilities and limited impact on the local character of the area. The impact on the landscape should be assessed using policy WLP8.35 Landscape Character, especially where rural sites are involved.
- 8.29 Neighbourhood Plans can positively allocate new sites for gypsies and travellers to help accommodate local needs.

### Policy WLP8.5 – Gypsy and Traveller Sites

New sites to meet the accommodation needs of gypsies and travellers will be permitted within Settlement Boundaries and within the Countryside where:

- The site will provide accommodation for gypsies and travellers, as defined in Planning Policy for Traveller Sites (August 2015 and any updates);
- Schools, services and shops are within easy travelling distance, preferably by foot, cycle or public transport;
- The site is (or can be) served by adequate water and sewerage connections;
- The site is not located within Flood Zones 2 or 3;
- There will be no adverse impact on the amenity of nearby residents or operations of adjoining land users; and
- The development respects the scale of and does not dominate the nearest settled community and avoids placing an undue pressure on local infrastructure.

Neighbourhood Plans can allocate new sites for gypsy and travellers to help accommodate local needs.



## Affordable Housing in the Countryside

- 8.30 Housing development in rural areas in recent times has been constrained to protect the intrinsic quality of the countryside and promote sustainable patterns of movement. However, there is significant demand to live in villages across the Country. The desirability of the countryside as a place to live, together with low supply of new premises means that house prices in the rural areas are higher than the District average. This means that homes in rural areas can be unaffordable for existing residents which can then undermine family and social networks.
- 8.31 This Local Plan aims to allocate a greater proportion of housing in general to the rural areas. This new housing will include an element of affordable housing in line with Policy WLP8.2. However, in some circumstances this may not be enough to meet local need which can change frequently over time. Additionally, not enough affordable housing will be delivered through Policy WLP8.2 to meet needs. Although the Local Plan allows for extra windfall development within settlement boundaries of villages, there are unlikely to be opportunities of a scale which will deliver affordable housing.
- 8.32 The National Planning Policy Framework encourages Councils to allow for small scale developments of affordable housing in the countryside on the edge of villages to meet local affordable housing need. This land would generally otherwise be unsuitable for residential development. This therefore lowers the land value and makes solely affordable housing schemes more viable. To further support viability, the Framework supports the provision of a small amount of market housing on these sites where necessary. These proposals are commonly referred to as rural exception sites.
- 8.33 Policy WLP8.6 allows for affordable housing schemes in the Countryside adjacent to villages. Proposals must meet an identified local need by accommodating households who are either current residents, have existing family connections to the area or have employment reasons for being in the area. This will preferably be in the form of a local housing needs assessment. Developers are encouraged to work closely with the Council's Housing team to ensure appropriate evidence is provided with any planning application. Affordable housing provision on exception sites should have a tenure mix which is reflective of local housing needs identified in the local housing needs assessment.
- 8.34 Affordable housing on exception sites can be provided by many different providers including the Council, housing associations and housing cooperatives. Affordable housing could also be provided by self build co-operatives providing it is secured as affordable housing in perpetuity. If self build affordable housing takes the form of low-impact development where there is limited or benign environmental impact due to the materials used, management of land and lack of provision for motorised vehicles, the requirements for the development to be adjacent to a village could be relaxed.
- 8.35 Affordable housing proposals may contain an element of market housing to facilitate their delivery. A proposal should start from a position of 100% affordable housing with any market housing element being justified on the basis of a viability assessment which is prepared in accordance with the guidance in Appendix 5. The element of market housing must be subsidiary to the affordable housing in terms of floorspace and numbers. To be subsidiary, market housing should not account for more than one third of dwellings on the site.

- 8.36 Proposals should take into consideration the impact on the character and setting of the existing settlement and the landscape in line with Policy WLP8.35.

## Policy WLP8.6 – Affordable Housing in the Countryside

Proposals for the development of affordable housing in the Countryside will be permitted where:

- It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan;
- The scheme is adjacent to Corton, a Larger Village, a Smaller Village or other rural settlements within the Countryside;
- The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need; and
- The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement.

A limited amount of market housing will be permitted as part of affordable housing developments in the Countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment in accordance with the guidance in Appendix 5. The amount of market housing on the site should be no more than one third of dwellings on the site.

Where exception sites are brought forward with an element of market housing, both housing tenures should be built to the same design standards which contribute towards the character of the area. Market housing should be reflective of the size of the affordable dwellings proposed on the site.



## Small Scale Residential Development in the Countryside

- 8.37 Approximately 10% of new housing to be delivered in the rural areas of the District is to be located in settlements within the Countryside. Small scale developments can support communities by delivering housing types and sizes that are needed locally and provide opportunities for members of the existing community to live nearby and retain their social connections. The National Planning Policy Framework advises against isolated dwellings in the Countryside. However, there are occasions where small scale development could occur which could provide social and economic benefits to the Countryside, with limited impacts on the environment or character of the area. Policy WLP8.7 therefore is intended to provide a limited amount of housing in the Countryside. However, it is not intended to enable development that will adversely affect the intrinsic character of a settlement or the surrounding landscape.
- 8.38 Policy WLP8.7 allows for small scale development of up to three homes within clearly identifiable small gaps in a built up frontage, on land which is surrounded by residential development (including its curtilage) on two sides (including the opposite side of the highway). This approach allows for development which does not encroach further into the countryside and is enclosed by surrounding residential dwellings, therefore limiting the effect on the landscape and character of the area.
- 8.39 The strategy set out in Policy WLP7.1 allows for small sites for housing to be developed in other rural settlements in the Countryside through Neighbourhood Plans or Neighbourhood Development Orders. For some small Parish Councils or Parish Meetings, Neighbourhood Plans or Development Orders may not be a feasible option due to lack of resources. Therefore, Policy WLP8.7 also allows for small scale development of up to five homes on the edge of these settlements where there is demonstrable public support.
- 8.40 In assessing whether there is demonstrable public support, planning applications should be supported by evidence of pre-application consultation which shows that there is genuine support from the local community and the Parish Council or Parish Meeting. Any relevant concerns raised by the community or the Parish Council or Parish Meeting should be addressed by the developer. If during the consultation stage of the planning application, planning objections are raised by the community, the application should be amended to address any relevant concerns. If all planning concerns raised by the community and the Parish Council or Parish Meeting have not been addressed the application will not be supported. To ensure the overall strategy for the District and the rural areas is met, the Council will not support development which cumulatively, when considered against other developments within the Countryside, would undermine the overall distribution of development set out in Policies WLP1.1 and WLP7.1.
- 8.41 Sites suitable for small scale development provide opportunities for custom and self build dwellings. Where these are of good design and in keeping with the surrounding properties and character of the area they will be supported.
- 8.42 The design of all small scale developments in the Countryside will need to respect and respond to the local context and character of the area as detailed in Design Policy WLP8.29. Proposals should take into consideration the impact on the character and setting of the existing settlement and the landscape in line with Policy WLP8.35.

## Policy WLP8.7 – Small Scale Residential Development in the Countryside

Small scale residential development in the Countryside of up to three dwellings will be permitted where:

- The site constitutes a clearly identifiable gap within a built up area of a settlement within the Countryside;
- There are existing residential properties on two sides of the site; and
- The development does not extend further into the undeveloped Countryside than the existing extent of the built up area surrounding the site.

Small scale residential development in the Countryside of up to and including five dwellings will also be permitted where:

- There is clear and demonstrable local support;
- The scheme demonstrates meaningful and robust consultation with the Parish Council, local community and other stakeholders;
- Following consultation, it can be demonstrated that any planning impacts identified by the local community have been fully addressed and therefore the scheme is supported by the community;
- The site is adjacent or within the built up area of the settlement within the Countryside; and
- The scheme when considered cumulatively with other developments in the Countryside would not result in a level of development which would be contrary to the strategy outlined in Policies WLP1.1 and WLP7.1.

For all small scale development in the Countryside the design of the scheme will need to respect and reflect the character of the settlement and existing built up frontage including:

- Housing density is reflective of the density in the village and surrounding built up area; and
- The ratio of the building footprint to the plot area is consistent with existing properties nearby which characterise the village.

## Rural Workers Dwellings in the Countryside

- 8.43 The accommodation needs of rural workers employed full time in agriculture, horticulture, forestry and other rural businesses can usually be met in existing properties either on the site or in nearby settlements. Occasionally it is essential for a worker to be in close proximity to the business, for example, where animal or agricultural processes require essential care at short notice, or where there is a need to deal with emergencies that could otherwise cause serious loss of crops or produce. The lack of available properties in the countryside can therefore occasionally necessitate the need for a new dwelling to serve this purpose.
- 8.44 Policy WLP8.8 allows for the development of a new dwelling in the Countryside for rural workers where it is essential for them to be in close proximity to their business. However, to avoid the proliferation of isolated dwellings in the Countryside the policy sets strict tests to ensure the dwelling is actually needed, the business is viable and there is no other suitable accommodation available which could serve the business.
- 8.45 Applications will be assessed taking account of the history of the enterprise. Evidence will need to demonstrate whether there are existing dwellings within the site/holding or nearby which could fulfil the need. If any dwellings or buildings on the holding suitable for conversion have been sold on the open housing market this is likely to constitute lack of evidence of essential need. To assess whether the existing business is viable, financial information from the last three years prior to the planning application will be required which show that the business was profitable for at least one of those years.
- 8.46 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. To avoid new isolated market housing in the countryside, which is contrary to the policy contained within the National Planning Policy Framework, proposals to remove occupancy restriction conditions will rarely be approved. Where applications are made for the removal of an occupancy condition, evidence will be required to demonstrate that there is no longer a need for the accommodation for either the business or for the wider local area. Evidence of marketing should be provided, following the guidelines in Appendix 4. In addition to this, the dwelling should be made available to a minimum of three registered social landlords on terms which would prioritise its occupation by a rural worker as an affordable dwelling.

## Policy WLP8.8 – Rural Workers Dwellings in the Countryside

Proposals for permanent dwellings in the Countryside for rural workers where they are to support an existing and viable rural business will only be permitted where:

- There is a clearly established functional need and this could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available for the occupied workers or could be converted to do so;
- The need relates to a full time worker, or one who is primarily employed in the rural sector, and does not relate to a part time requirement;
- The unit and the rural activity concerned has been established for at least three years, has been profitable for at least one of them and is financially sound and has a clear prospect of remaining so; and
- The proposed dwelling is sensitively designed, landscaped and located to fit in with its surroundings and of a scale that reflects its functional role to support the agricultural activity.

Where a rural dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons, currently or last employed in local rural employment. Applications for the removal of an occupancy condition related to rural workers will only be permitted where it can be demonstrated that:

- There is no longer a need for accommodation on the holding/business and in the local area;
- The property has been marketed to ensure proper coverage within the relevant sector for at least one year at a price which reflects the existence of the occupancy condition; and
- The dwelling has been made available to a minimum of three Registered Providers operating locally on terms that would prioritise its occupation by a rural worker as an affordable dwelling and that option has been refused.

## Replacement Dwellings and Extensions in the Countryside

- 8.47 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. It is recognised that there is some need for the replacement or extension of existing dwellings and this is a form of development in the Countryside that may be allowed as an exception to normal policies of control.
- 8.48 Policy WLP8.9 seeks to ensure that replacement dwellings and extensions to existing dwellings are of an appropriate scale, siting and design to not adversely affect the setting of the dwelling and wider countryside. Proposals should also be considered against the Historic Environment and Natural and Built Environment policies (Policies WLP8.34 to WLP8.40). To avoid isolated new homes in the Countryside, dwellings to be replaced must have been last used for residential purposes and have not been abandoned.

### Policy WLP8.9 – Replacement Dwellings and Extensions in the Countryside

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted where:

- The existing dwelling is not a building of architectural or historical value which makes a positive contribution to the locality;
- There is no increase in the number of dwelling units;
- It can be demonstrated the property was last used for residential purposes and has not been abandoned; and
- The replacement dwelling is of a scale and design which is sensitive to its countryside setting, with its height being similar to that of the original dwelling.

Proposals for the extension of dwellings in the countryside will be permitted where:

- They are in keeping with the height, scale and character of the original dwelling and will not adversely affect the character and appearance of the building, the plot of land on which it is located and the rural setting;
- The proposed extension is considered along with the cumulative impact of existing extensions on the original dwelling.

Extensions to converted agricultural buildings which detract from the original form and character of the building will not be supported.

## Residential Annexes in the Countryside

- 8.49 The National Planning Policy Framework seeks to avoid isolated new homes in the Countryside and Policy WLP1.2 restricts new residential development in the Countryside. Residential annexes can sometimes be regarded as new dwellings and therefore are subject to these policies of restraint.
- 8.50 Waveney has an ageing population which will mean increasing numbers of people will need to benefit from care. The provision of an annex to a house can allow an elderly or dependant relative to live with some degree of independence whilst benefiting from care and support from relatives. The provision of an annex can also allow for living arrangements/household types that cannot be accommodated in a traditional dwelling or through extension under policy WLP8.29.
- 8.51 It is therefore important to specifically allow for the provision of annexes in the Countryside. However, there is a risk that the provision of annexes in the Countryside could harm the character of the rural area and increase pressure for the annex to be let or sold as an individual dwelling in the future. To avoid this Policy WLP8.10 supports the provision of annexes in the Countryside where they form an extension to an existing dwelling in accordance with policy WLP8.9 or involve the conversion of an existing outbuilding. The policy also allows for a detached annex providing it is situated in such a location which would remove the possibility of it being let or sold as an individual dwelling in the future.
- 8.52 Applications should 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. In all cases, restrictions will be applied limiting the occupation of the residential ancillary accommodation by condition/planning obligation to remain ancillary to the main dwelling, preventing the sale of the residential ancillary accommodation on the open market separate to the main dwelling.

### Policy WLP8.10 – Residential Annexes in the Countryside

In the Countryside residential annexes will be permitted where:

- The annex forms an extension to the existing dwelling.
- Only where a physically attached annex is not feasible will consideration be given to the conversion of a suitable existing detached outbuilding within the curtilage, and only where this is not feasible will consideration be given to new build detached residential ancillary accommodation which is closely related to the existing dwelling.
- Residential annexes must be designed to reflect the character and setting of the original dwelling. The size, scale, design, location and provision of accommodation in the annex must be subordinate to the existing dwelling.



## Conversion of Rural Buildings to Residential Use

- 8.53 There are a number of architectural and historically valuable rural buildings in the Countryside which occasionally become redundant or disused. Preferably these buildings should continue to be used for commercial purposes to support the rural economy. However, residential conversions may sometimes also be appropriate. The National Planning Policy Framework supports the re-use of redundant or disused buildings in the Countryside, where for residential purposes, it would enhance the immediate setting. Conversion of buildings in the Countryside can sometimes also help safeguard heritage assets.
- 8.54 Policy WLP8.11 supports the conversion of redundant rural buildings to residential use where the development secures or safeguards a heritage asset. The policy also allows for conversion of buildings which are locally distinctive and of architectural merit. It is unlikely that modern farm buildings would be considered locally distinctive and of architectural quality and therefore would not qualify for conversion under this policy. Conversion should not result in a residential curtilage which is harmful to the rural character of the area, and the aim should be about enhancing the quality of the setting in line with the requirements of the Framework.
- 8.55 Some complexes of rural buildings can be quite large and it is important that the conversion of farm buildings does not result in an unsustainable level of residential development in the Countryside which is contrary to the strategy set out in Policies WLP1.1 and WLP7.1.
- 8.56 Proposals for residential use in flood zone 2 and 3 will require a site specific flood risk assessment. Proposals should also be considered against relevant Climate Change, Design, Natural Environment and Historic Environment policies (WLP8.24 – WLP8.40).
- 8.57 The conversion of rural buildings to residential use should be designed to maintain or enhance the form, structure and character of the rural building and retain any important architectural features. Wherever possible proposals should utilise existing openings and keep new openings to a minimum. Where proposed extensions and alterations are essential they should not dominate the original building in size, scale, or use of materials. Essential extensions and alterations should not detract from the original building being retained. Proposals for residential use should not domesticate rural buildings through the addition of features such as porches, chimney stacks and inappropriate fenestration.

## Policy WLP8.11 – Conversion of Rural Buildings to Residential Use

The conversion of redundant rural buildings in the Countryside to residential use will be permitted where it secures or safeguards a heritage asset or:

- The building is locally distinctive and of architectural merit;
- The conversion requires only minimal alteration;
- The design maintains or enhances the structure, form and character of the rural building;
- The creation of a residential curtilage does not have a harmful effect on the character of the countryside or settlement;
- The conversion enhances the immediate setting of the area;
- The site is served by an appropriate existing access; and
- The development when considered cumulatively with other developments in the Countryside would not result in a level of development which would be contrary to the strategy outlined in Policies WLP1.1 and WLP7.1.



## Employment

- 8.58 Projections for employment growth from the Employment Land Needs Assessment Update (2017) indicate a need to plan for 5,000 new jobs over the period to 2036. It is estimated that to meet this target, 43 hectares of employment land needs to be identified and developed.
- 8.59 There is some uncertainty about the number of jobs which need to be planned for and the amount of employment land required to support them. Economic projections themselves at a local level have limitations and cannot foresee new emerging sectors. The additional assumptions in the employment land evidence base around the impact of offshore wind are also uncertain as there are many variables which could affect the total number of jobs and demand for land. The conversion of jobs forecasts to land requirements is also subject to uncertainty as land and floorspace requirements can differ widely between sectors and over time as working patterns change. Furthermore, just because the number of jobs in some sectors decline over time (for example manufacturing) this does not necessarily mean that floorspace requirements will also decline. This is illustrated in the Employment Land Needs Assessment Update which shows that over the period 2001-2016 there was a net increase of over 50 hectares of employment land at the same time as limited growth in jobs.
- 8.60 It is therefore essential that the Local Plan ensures a flexible and responsive supply of land for employment development and a good range of existing employment premises in the right locations.



## Existing employment areas

8.61 Central to meeting jobs needs and securing a supply of premises to accommodate these is protecting suitably located and designed existing premises in employment use. Rental and freehold values for non-employment uses are often much higher than employment uses. This means premises in existing employment uses can become under threat from conversion. Additionally, replacement new-build employment premises are difficult to make financially viable.



8.62 The conversion of existing employment premises to other uses reduces the supply of employment premises and reduces the choice in the market for premises, particularly for smaller local businesses. Furthermore, where non-employment uses are introduced into areas with a high concentration of employment uses, compatibility problems can arise. The noise and odours of surrounding employment uses may not be compatible with the new non-employment use leading to nuisance complaints which could undermine other existing employment uses in the locality. Additionally, some non-employment uses which attract large numbers of customers can introduce problems with car parking which can make it difficult for HGVs and other industrial traffic to circulate around the employment area.

8.63 However, not all employment premises need to be protected from conversion. Some premises are located in areas where there are already a good mix of uses or in areas close to residential properties where an alternative use may be more appropriate.

8.64 Policy WLP8.12 identifies existing employment areas and protects premises in employment uses within these areas from conversion and redevelopment to other uses. Premises within these areas can only be converted to a non-employment use (B class use) if marketing evidence demonstrates there is no demand for employment use for a period of 12 months. Details on the requirements of marketing evidence are found within Appendix 4.

8.65 The identification of existing employment areas has been based on evidence in the Existing Employment Areas Review (2017). This study identified all areas where there are clusters of employment uses and made recommendations on the most appropriate areas to be protected. The existing employment areas are identified on the Policies Map.

8.66 The policy also protects new premises constructed on sites allocated within this Plan and new premises constructed elsewhere during the life of the Plan, including those currently with planning permission for employment uses.

8.67 Outside of existing employment areas, existing premises will be able to convert to any use subject to compliance with other planning policies in the Local Plan.

8.68 Policy WLP8.12 also allows for quasi-retail uses such as car showrooms, tyre and exhaust centres and builders merchants on the main road frontages of employment areas. These uses are often not suitable in town centre locations due to their size and characteristics. If located within existing employment areas, conflicts between industrial traffic and general traffic can occur. Therefore a more appropriate location is on the main road frontages of these areas. These uses can sometimes improve the appearance of industrial areas, and by allowing them on existing employment areas, it provides a suitable developed location for these uses which are difficult to accommodate in the town centre.

## Policy WLP8.12 – Existing Employment Areas

Existing Employment Areas are identified on the Policies Map.

Within Existing Employment Areas proposals involving the redevelopment or change of use of existing employment premises falling within use classes B1, B2 or B8, for uses not falling within use classes B1, B2 or B8 will only be permitted where:

- Marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix 4; and
- The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

Exceptionally, quasi-retail uses (not falling within use class A1) may be permitted on the main road frontages of Existing Employment Areas which have good access to a range of transport options. Such development should not be detrimental to the efficient and effective use of the remainder of the Existing Employment Area.

New development for employment uses which takes place during the plan period (including sites currently with consent for employment uses) will be treated as Existing Employment Areas for the purpose of this policy.

Outside of Existing Employment Areas the redevelopment or change of use of existing employment premises falling within use classes B1, B2 and B8 will be permitted.

Neighbourhood Plans may identify additional premises or clusters of premises outside of Existing Employment Areas within use classes B1, B2 and B8 for protection from redevelopment or change of use if local evidence supports it.

## New Employment development

- 8.69 Given the uncertainty over land requirements for employment land there is a need for flexibility to allow additional land to come forward for the development of employment premises where a need can be justified.
- 8.70 Policy WLP8.13 allows new employment development adjacent to Existing Employment Areas for new and expanding businesses. For new employment development the policy requires it to be demonstrated that there is an additional need for the employment development over and above the needs identified in the Local Plan or, alternatively, there is no suitable land available within Existing Employment Areas, existing employment allocations or within settlement boundaries. In demonstrating an additional need, evidence submitted with a planning application should provide information on latest economic forecasts or bespoke forecasts for the relevant sector. The evidence of need should also justify the locational requirements for the development. In demonstrating there is no suitable land within Existing Employment Areas, allocations or within the settlement boundary, a review of land and premises available will be required together with evidence of the specific locational requirements of the proposed development. The review of land and premises availability should assess whether the alternative land or premises are suitable (with regard to specific locational requirements), available (the landowner is willing to sell at market value) and achievable (whether the alternative land is viable to develop).
- 8.71 Where existing businesses within Existing Employment Areas wish to expand onto adjacent land outside of the Existing Employment Area and outside of Settlement Boundaries, Policy WLP8.13 allows for this providing it can be demonstrated that the expansion cannot reasonably take place on land within the Existing Employment Area. In demonstrating this consideration will need to be given to the scope for expanding within the existing site or adjacent sites within the Existing Employment Area.
- 8.72 Proposals adjacent to existing employment areas will be considered carefully against the natural and historic environment policies in this Local Plan (Policies WLP8.34 to 8.40).

### Policy WLP8.13 – New Employment Development

Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted within Existing Employment Areas.

Proposals for new employment development falling within use classes B1, B2 and B8 outside of Existing Employment Areas but within Settlement Boundaries will be permitted where it would not have a significant adverse impact on surrounding land uses.

Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted adjacent to Existing Employment Areas and outside of Settlement Boundaries where it would not have a significant adverse impact on surrounding land uses and where:

- An additional need for employment development has been demonstrated; or
- There is no land available within Existing Employment Areas, existing employment allocations or within settlement boundaries to accommodate the proposal.

Where expansion of existing premises falling within use classes B1, B2 and B8 cannot reasonably take place within Existing Employment Areas, development will be permitted on adjacent land outside of Settlement Boundaries providing it does not have a significant adverse impact on surrounding land uses.

## Conversion and Replacement of Rural Buildings for Employment Use

- 8.73 The overall spatial strategy of this Local Plan seeks to support and enhance the rural areas of the District and allocates more housing to the villages of the District than previous Local Plans have. In addition to agriculture there are a limited number of employment premises in the countryside in Waveney which help support the rural economy. Examples include the large 2 Sisters Food Group factory near Flixton, Becks Green between Bungay and Halesworth and Wren Business Centre on the edge of Wrentham. The National Planning Policy Framework encourages economic growth in rural areas and states that Local Plans should support growth and expansion of all types of business through conversion and new buildings and promoting the diversification of agriculture.
- 8.74 Policy WLP8.13 on new employment development will allow new development in rural areas where existing employment areas are defined, such as the examples above. Furthermore, Neighbourhood Plans can specifically allocate land for employment uses. To further support employment development in the rural areas, Policy WLP8.14 allows for the conversion, and in some circumstances the replacement of buildings in the Countryside to employment use. There is a large stock of farm and other buildings in the Countryside. Conversion and replacement of rural buildings allows new employment development to take place without the need to develop greenfield land which could potentially have a negative impact on the character of the Countryside and rural villages.
- 8.75 Rural buildings in the Countryside are often also heritage assets. Therefore, proposals will be considered carefully against the historic environment policies of the Local Plan (Policies WLP8.37/8.38/8.39) as well as national planning policy on the conservation of heritage assets.

### Policy WLP8.14 – Conversion and Replacement of Rural Buildings for Employment Use

The conversion of rural buildings to employment use falling within uses classes B1, B2 and B8 will be permitted where:

- There is good access to the strategic road network or would not generate significant traffic movements;
- The proposal would not conflict with neighbouring uses; and
- The proposal reflects the form and character of the existing building.

The replacement of rural buildings to employment use falling within uses classes B1, B2 and B8 will be permitted where:

- The proposal is of a similar size and scale to the building that is being replaced;
- There is good access to the strategic road network or would not generate significant traffic movements;
- The proposal would not conflict with neighbouring uses;
- The building to be replaced is of permanent design and construction; and
- The proposal will result in a significant environmental gain in terms of improvements to visual amenity, landscape impact, pollution prevention or the setting of historic assets.

## Tourism

- 8.76 Waveney is home to a diverse range of natural and cultural tourist attractions and the tourism industry is a vital part of Waveney's economy. The East Suffolk Business Plan strives to build on the strength of the tourism economy and sets out the aims of increasing visitor numbers outside of the main tourist season and delivering and supporting cultural and sporting events for greater tourism opportunities. Supporting the industry is of great importance but it must not be at the expense of the assets and attractions that draw people in to the area.
- 8.77 The National Planning Policy Framework is generally supportive of tourism and states that local plans should support sustainable rural tourism which benefits the rural economy whilst respecting the character of the countryside. The East Marine Plan recognises the importance of tourism in coast areas and seeks to support tourism proposals and minimise harm resulting from development on tourism. The Broads Authority's Broads Plan (2017) and Tourism Strategy (2016) both seek to support year-round tourism in a sustainable way.
- 8.78 The Employment Land Needs Assessment Update (2017) predicts a significant growth in jobs in the tourism sector and recent Waveney Authority Monitoring Reports show a steady number of planning approvals for tourism development in Waveney.





## New Self Catering Tourist Accommodation

- 8.79 Self catering tourist accommodation plays a vital role in Waveney's tourism sector. There is a broad spectrum of accommodation available including camp sites, chalets, log cabins, caravan sites and glamping sites, in different sizes and in varying locations. This creates a richness and diversity of choice for places to stay which can serve a great variety of visitors.
- 8.80 It is desirable to provide a diverse range of accommodation, including in rural areas. Policy WLP8.15 therefore allows for a flexible approach for small sites of up to 10 units to be applied. These smaller sites can be accommodated anywhere in the rural area subject to compliance with other policies of the Local Plan. Sites larger than this will require better transport links and facilities. Therefore medium sized self catering accommodation sites of between 11 and 79 units will also need to provide good access to the A or B road network and public transport.
- 8.81 In the interests of sustainable travel, larger developments of 80 units and above must be located in or close to Lowestoft, one of the market towns, or one of the coastal resorts of Corton, Kessingland or Southwold. They will need to demonstrate good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. A Transport Assessment must be provided for sites of this scale. Large developments should also provide on site commercial, recreational or entertainment facilities to serve day-to-day needs of tourists.
- 8.82 On medium and large scale sites proportionate amounts of secure, covered cycle storage should be provided. This should be similar to the cycle parking requirements for Caravan Parks set out in the Suffolk Guidance for Parking (2015) of 1 stand per 5 units/pitches of accommodation. Bicycle hire services for visitors will also be supported.
- 8.83 The criteria set out in Policy WLP8.15 apply to proposals to extend or enhance existing self catering tourist accommodation sites as well as proposals for new development. Where an expansion or enhancement is involved, the resultant number of pitches or units making up the proposed development as a whole will determine which criteria should be applied.
- 8.84 Tourist accommodation, particularly accommodation in the form of permanent buildings can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation should therefore be restricted so that it is retained for the benefit of the tourism economy in the District and not lost to residential use. Furthermore, tourist accommodation comprising permanent buildings will only be permitted within Settlement Boundaries as defined by Policy WLP1.2, through conversions of existing rural buildings or on larger scale schemes where on-site facilities are provided such as a restaurant, shop or club house. This should limit the impact and future pressure for full-time residential use.
- 8.85 Planning conditions and/or legal agreements can be used to apply restrictions to new development. Enforcing against breaches of holiday occupancy conditions can be extremely challenging and it is preferable to prevent breaches occurring in the first instance. It is therefore important to set out precise and enforceable conditions or legal agreements which discourage residential use and which can be effectively enforced. As such, planning conditions or legal agreements should require new self catering

tourist accommodation units to be vacated for a specified and continuous period of at least six weeks of the calendar year. In order to facilitate year round holiday use, the Local Planning Authority will allow proposals to vacate half the site at one time, and the rest of the site later that year.

- 8.86 The valuable character of the Waveney landscape is one of the assets which helps support the local tourism industry. It is therefore important that tourism development does not harm this asset on which it depends. Policy WLP8.35 and National Planning Policy Framework will be used to assess the impact of tourism development in the landscape. The Framework places strong protection on national designations such as the Area of Outstanding Natural Beauty and the Heritage Coast. The Framework states that planning permission should be refused for major developments in these areas except in exceptional circumstances. The above considerations for new development should also be applied to extensions to existing tourism accommodation.

### Policy WLP8.15 – New Self Catering Tourist Accommodation

Applications for new self catering tourism development will be determined in accordance with the considerations below. Where proposals are for expansion or intensification of an existing site, the resultant number of pitches or units will determine which of the below considerations will apply.

Small scale (10 pitches/units or fewer) self catering tourist accommodation developments will be supported in principle across the District. Medium sized sites (11-79 pitches/units) will require good access to A or B roads and public transport. Covered cycle storage proportionate to the size of the site must be provided on site. Large sites (80+ pitches/units) will be supported where:

- They are in or close to Lowestoft, the market towns, or the coastal resort towns of the District;
- A Transport Assessment has been submitted demonstrating no significant impacts on the highway network;
- Safe and convenient access to public transport and local services and amenities are provided;
- Covered cycle storage proportionate to the size of the site is provided on site; and
- Commercial, recreational or entertainment facilities are provided on site.

Self catering tourist accommodation comprising permanent buildings will only be permitted within the Settlement Boundaries defined by Policy WLP1.2; through the conversion of rural buildings of permanent structure; or on large scale sites where commercial, recreational or entertainment facilities are provided on site.

New self catering tourist accommodation will be restricted by means of planning conditions or a legal agreement which permits holiday use only and restricts the period the accommodation can be occupied.

## New Hotel and Guest Houses

- 8.87 Hotels and guest houses provide valuable accommodation for visitors to the District and the National Planning Policy Framework states that town centres are the preferred location for such tourism and leisure uses. However, hotels and guest houses can also make an important contribution in supporting tourism in the seafront areas of the District's coastal towns of Corton, Kessingland, Lowestoft and Southwold. Therefore, Policy WLP8.16 allows for an exception to Policy WLP8.18 New Town Centre Use Development for new build hotels and guest houses to allow them to be supported in seafront locations in the coastal towns.
- 8.88 Some parts of Lowestoft have been subject to high numbers of conversions to flats which has generated residential amenity issues and also removed larger dwellings suitable for families from the housing stock. Further conversions to flats or Houses in Multiple Occupation are resisted in these areas. Conversions to new guest houses and hotels can sometimes exacerbate these problems. At the same time, some of these areas are well located for the seafront tourist areas and can make a valuable contribution to the tourism economy in the District. As such, the creation of new hotels and guest houses in these areas must be carefully controlled to avoid further environmental problems.
- 8.89 Policy WLP8.16 therefore requires proposals to demonstrate there will be adequate and appropriate off-road car parking in line with the Suffolk Guidance for Parking (2015) (and any updates). The policy also requires off-street bin storage and for the property to be of a size which will provide sufficient space for quality serviced accommodation. The requirement for most family homes is less than 160sqm and therefore this is deemed to be an appropriate threshold for the conversion to hotels and guest houses.

### Policy WLP8.16 – New Hotels and Guest Houses

New build hotels and guest houses will be supported in town centres and also seafront locations in Corton, Lowestoft, Kessingland and Southwold.

In streets where further conversions to flats or Houses in Multiple Occupation would not be permitted, conversion of properties to create new hotels and guest houses will only be allowed where:

- Adequate on-site car parking is provided for guests and staff;
- Adequate off-street bin storage is provided for the number of guests/residents; and
- The property is above average size (i.e. above 160sqm original floorspace).

New hotels and guest houses will be restricted by means of planning conditions or a legal agreement which permits tourism use only.

## Protection of Existing Tourist Accommodation

- 8.90 The existing stock of hotels, guest houses, bed and breakfast businesses and self catering accommodation provide an important role in support of the District's tourism economy. However, as stated above, tourist accommodation can sometimes come under pressure for conversion into residential properties. This is particularly an issue in the countryside where new residential development is more strictly controlled.
- 8.91 Policy WLP8.17 sets out an approach to protect existing tourist accommodation from conversion to residential where the tourist use may continue to be viable. The policy resists change of use apart from exceptional cases where a lack of demand for the tourist accommodation is clearly and satisfactorily demonstrated. As a minimum, planning applications for change of use will need to provide marketing evidence demonstrating the premises have been marketed for a sustained period of 12 months, in accordance with the requirements as set out in Appendix 4.

### Policy WLP8.17 – Existing Tourist Accommodation

Existing tourism accommodation will be protected.

Change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no demand for the tourist accommodation.

Marketing evidence must be provided which demonstrates the premises have been marketed for a sustained period of a minimum of 12 months in accordance with the requirements set out in Appendix 4.



## Retail, Leisure and Town Centres

- 8.92 Town centres in Waveney form the heart of local communities and offer a range of community, shopping, employment and leisure uses in accessible locations which are well served by public transport. Lowestoft is the District's largest town centre, followed by Beccles. Bungay and Halesworth town centres cater for more local needs and Southwold town centre provides a strong tourism function.
- 8.93 The National Planning Policy Framework places great emphasis on maintaining and improving the viability and vitality of town centres and states that local plans should be positive in promoting competitive town centres and should contain policies for managing centres over the plan period.

### New Town Centre Use Development

- 8.94 The National Planning Policy Framework makes clear that town centres are the preferred location for the development of retail (including financial and professional services), leisure (including, restaurants, drinking establishments, takeaways, cinemas, theatres and other buildings used for leisure), offices, tourism and cultural and community uses. The Framework states that local plans should meet the assessed need for these town centre uses in full.
- 8.95 The Framework sets out a sequential approach to the development of Town Centre uses where development should be considered on town centre sites before edge of centre sites and finally out of centre sites. The Framework states that local plans should allocate land to meet needs in town centres and if that is not possible, edge of centre sites and finally set policies for meeting needs in other accessible out of centre locations which are well connected to the town centre.
- 8.96 The Retail and Leisure Needs Assessment (2016) identifies a need for 6,946sqm of non-food retail development and 1,564sqm for food store retail development over the plan period once existing commitments have been taken into account. The assessment also identifies the need for new leisure development including a multiplex cinema in Lowestoft, new restaurants, cafés and drinking establishments in all town centres, and increased hotel provision in Lowestoft and Beccles. For retail and leisure development Policy WLP1.1 Scale and Location of Development focuses most development in Lowestoft and Beccles, with smaller amounts in Halesworth, Bungay and Southwold. Some of the need in Lowestoft could be accommodated on the Battery Green site allocated under Policy WLP2.7 and the Peto Square site allocated under Policy WLP2.3. There are no identified sites for retail and leisure development in other parts of the District. However, some of the food store need and non-food store need will be met on larger residential allocations in Beccles and Lowestoft in the form of small local shopping centres.
- 8.97 There is very little scope for new office development within town centres. It is expected that the need for new office development as identified in the Employment Land Needs Assessment (2016) and the 2017 update will be delivered mostly on business park style sites on sites allocated in this Local Plan. Proposals for new office development in addition to that allocated on sites in this Local Plan should consider the requirements of both Policy WLP8.18 and Policy WLP8.13 on new employment development.

- 8.98 For sites outside of the town centre and not allocated in the Local Plan, the Framework requires an impact assessment of the proposed development on existing, committed and planned public and private sector investment in town centres. The impact assessment should also consider the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made. The Framework sets a national threshold of 2,500sqm of development where the impact assessment applies. However, the Framework makes clear that local plans can set a local threshold. The Retail and Leisure Needs Assessment states that in Waveney a lower threshold of 350sqm would be appropriate. The Retail Impact Threshold Advice for Waveney District (2018) provides further analysis and evidence for setting an appropriate retail impact threshold based on the health and size of town centres in the District, the average size of retail units and recent planning permissions for retail. This additional work confirms that the 350 square metre retail impact threshold is appropriate for the whole District.
- 8.99 Policy WLP8.18 designates Town Centre Boundaries and Primary Shopping Areas. The policy requires a sequential approach to the development of town centre uses on the basis of these designations in line with the National Planning Policy Framework. However, some town centre use development will be permitted in the Oulton Broad District Shopping Centre, Kirkley District Shopping Centre, Local Shopping Centres, the North of Lowestoft Garden Village, Land South of the Street Carlton Colville and the Beccles and Worlingham Garden Neighbourhood, in line with Policies WLP2.11, WLP2.12, WLP2.13, WLP2.16 and WLP3.1 respectively.
- 8.100 Given the lack of sites at present to accommodate needs, the policy sets out a flexible approach to ensure needs can be met in the future if sufficient sites can still not be found within the town centre and within the above areas. To ensure new proposals do not undermine the viability and vitality of town centres and significant adverse impacts on existing, committed and planned public and private sector investment in town centres is avoided, new developments over 350sqm will need to be accompanied by an impact assessment.



## Policy WLP8.18 – New Town Centre Use Development

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

New town centre use development (falling within use classes A1, A2, A3, A4, A5, C1, D2 and B1a) will be permitted within Town Centre Boundaries.

Where there are no suitable or available sites within town centres for the proposed development, town centre use development will be permitted on edge of centre sites. For retail developments edge of centre sites should be within 300 metres of the Primary Shopping Area. For development of other town centre uses, edge of centre sites should be within 300 metres of the Town Centre Boundaries.

Where there are no suitable or available sites within town centres or edge of centre sites for the proposed development, town centre use development will be permitted on out of centre sites providing:

- The location is accessible by public transport and is accessible to pedestrians and cyclists;
- The site has good links to the Town Centre, or links can be improved; and
- The site will not impact upon other neighbouring uses, in terms of traffic, parking, and amenity issues.

Development on out of centre sites which are also outside of Settlement Boundaries will only be permitted where:

- An additional need for retail or leisure development has been demonstrated to justify the development; and
- There is no suitable and available land within the Settlement Boundaries.

Planning applications for town centre use development on edge of centre, and out of centre sites over 350sqm should be accompanied by an Impact Assessment which demonstrates the proposal will have no significant adverse impact on the vitality and viability of the town centre, and no significant adverse impact on any town centre investments.

## Vitality and Viability of Town Centres

- 8.101 Town centres currently face many challenges, particularly competition from the internet and out of centre retail parks. Town centres in Waveney also face tough competition from Norwich which is a regional retail centre. It is therefore critical that the Local Plan protects and enhances the vitality and viability of the District's town centres.
- 8.102 To help support the vitality and viability of town centres the National Planning Policy Framework states that local plans should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. Town Centre Boundaries and Primary Shopping Areas are defined by Policy WLP8.18. Primary frontages are where most shops are concentrated. Secondary frontages have a greater mix of uses including banks, building societies, estate agents, pre-schools, restaurants and cafés. The Framework also promotes town centres which provide customer choice and a diverse offer of retail and services.
- 8.103 The Retail and Leisure Needs Assessment (2016) included health checks of all of the District's town centres. The assessment found that overall town centres were performing fairly well although Lowestoft was found to have above average rates of vacant units and was in need of some environmental improvements. There was a suggestion that all town centres needed more leisure provision and that their offers could be strengthened with the inclusion of more cafés and restaurants.
- 8.104 Policy WLP8.19 seeks to control changes of use within town centres and sets out the uses which are appropriate within primary shopping frontages and secondary frontages to maintain the vitality and viability of town centres. In primary shopping frontages the policy aims to ensure a dominant retail appearance which supports high levels of footfall. As such the policy restricts proposals which would undermine this character by creating stretches of the frontage which do not comprise of use classes A1 or A3. In coming to a view of whether a proposal would result in a concentration of non A1 or A3 uses the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity along the frontage of non A1 and A3 uses. The same considerations will apply when considering proposals for non-town centre uses on secondary shopping frontages.
- 8.105 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in 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.



## Policy WLP8.19 – Vitality and Viability of Town Centres

Primary and Secondary Shopping Frontages are identified on the Policies Map.

Within Primary Shopping Frontages, proposals to change the use of ground floor premises from use classes A1 retail or A3 cafés and restaurants to other uses will only be permitted where:

- The proposal would not result in a concentration of non A1 or A3 uses in the immediate street frontage;
- The proposal would not detract from the dominant retail appearance of the street frontage; and
- The proposal does not involve ground floor C3 residential development or A5 hot food takeaways.

Within Secondary Shopping Frontages, proposals to change the use of ground floor premises from use classes A1, A2, A3, A4, A5, D2 and sui generis leisure uses to other uses will only be permitted where:

- The proposal would support the vitality and viability of the town centre; and
- The proposal would not result in a concentration of non town centre uses in the immediate street frontage.

Neighbourhood Plans can set their own requirements for the mix and use of units within Primary Shopping Frontages and Secondary Shopping Frontages providing the effect of the requirements supports the vitality and viability of the town centre.

## District Shopping Centres

8.106 There are two District Shopping Centres in the District and these are covered by Policies WLP2.11 and WLP2.12 in the Lowestoft section.

## Local Shopping Centres

8.107 Local shopping centres are smaller than town and district centres and perform a more limited role. They serve the immediate surrounding area and provide local residents with day-to-day goods and services. These might include a small supermarket, post office, pharmacy, newsagent and other shops selling food and beverages. There are local shopping centres in the following locations:

- Carlton Road, Hollingsworth Road, High Street, London Road (Pakefield), Oulton Road, Snape Drive, The Green, Village Rise and Westwood Avenue in Lowestoft
- Ashburnham Way and Famona Road, Carlton Colville
- High Street and Field Lane, Kessingland
- Hillside Avenue, Worlingham
- High Street, Wrentham

8.108 The Retail and Leisure Needs Assessment (2016) found that local shopping centres within the District are reasonably healthy and perform a valuable role in providing shops and services for their surrounding areas, most of which are located within walking distance. Policy WLP8.20 seeks to protect the retail and service role that local shopping centres provide.

8.109 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in 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.

### Policy WLP8.20 – Local Shopping Centres

Local Shopping Centres are identified on the Policies Map.

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

Within Local Shopping Centres proposals for change of use of ground floor premises from use classes A1 (retail), A2 (financial and professional), A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways) to uses other than retail, community, leisure and offices will not be permitted.

Proposals for change of use of ground floor A1 retail premises within Local Shopping Centres to uses A2, A3, A4 and A5 will only be permitted when there would be, either individually or cumulatively, no significant adverse impact on the character, appearance, retail function, viability and vitality of the centre, on highway safety or on the amenity of neighbouring areas.

## Sustainable Transport

- 8.110 In Waveney, the car is the most used method to travel to and from work. Cycling levels are above average for the county and walking is also popular. Bus and train use is below county and national averages.
- 8.111 The Suffolk Local Transport Plan 2011-2031 sets out a priority to support the growth of businesses, reducing the demand for car travel, making efficient use of transport networks and improving infrastructure.
- 8.112 The Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) identified that a number of junctions within the District, particularly in south Lowestoft would be close to capacity by 2036 and would therefore increase congestion.
- 8.113 Active travel such as walking and cycling positively contributes to public health and reduces the reliance on private vehicles. To encourage people to walk and cycle for convenience and enjoyment it is important that routes are delivered so they are direct, well connected to key local destinations and easy to follow. The Suffolk Walking Strategy (2015) and the Waveney Cycle Strategy (2016) set out the value and benefit of these activities, how existing provision can be improved to encourage greater participation and making use of opportunities afforded by a quality public realm and public right of way network. Delivery of these strategies will be critical in mitigating the impacts of congestion.
- 8.114 The Public Rights of Way Network has an important role in delivering sustainable development. The network provides a means of encouraging physical activity, providing access to the natural environment, supporting tourism, reducing travel by vehicular modes, reducing carbon emissions and (where relevant) aiding recreational avoidance of sensitive sites.
- 8.115 Policy WLP8.21 sets out requirements which should help improve the use of sustainable transport options and reduce the risk of congestion. The policy sets out basic principles for encouraging sustainable modes of transport. It also requires developers to have regard to the Waveney Cycle Strategy and subsequent updates.
- 8.116 Parking provision in new developments can have an impact on the use of private cars and also the success of the development. Suffolk County Council has published parking provision guidance and Policy WLP8.21 requires this guidance to be taken into account. To support the use of low emission vehicles, electric vehicle charging points are to be provided in accordance with the standards set out in the Suffolk Guidance for Parking published by Suffolk County Council and subsequent updates. Due to the potential increase in the use of electric vehicles developers are encouraged to provide each house with on plot parking with at least one electrical charging point accessible from either the driveway or garage. For houses with communal parking, flats and other developments, developers are encouraged to provide ducting and electricity supply to each car parking space to enable the installation of a charging point in the future.
- 8.117 Large scale developments can have significant impacts on local transport networks. The National Planning Policy Framework states that for developments which are likely to generate significant new movements, Transport Assessments and Travel Plans or Transport Statements should be prepared. Transport Assessments and Statements assess the potential transport impacts of developments and identify mitigation measures to promote sustainable development. Transport Assessments are thorough assessments of the transport implications of development, and Transport Statements are a less detailed evaluation to be used where this would be more proportionate to the potential impact of the

development. Travel Plans are long-term management strategies for encouraging sustainable transport and mitigating the traffic impacts of a development. Suffolk County Council as the Highway Authority can provide advice on the scope and content of Transport Statements, Assessments and Travel Plans. Given the potential impacts of traffic on European protected habitats, particularly the Broads Special Area for Conservation, Transport Assessments should evaluate the potential increase in traffic on streets within 400m of protected sites. Where vehicle movements are likely to significantly increase in these locations, further assessment on air quality and impact on habitats will be required to inform project level Habitat Regulations Assessments.

## Policy WLP8.21 – Sustainable Transport

Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.

Development will be supported where:

- It is proportionate in scale to the existing transport network;
- It is located close to, and provides safe pedestrian and cycle access to services, facilities and public transport;
- It is well integrated into and enhances the existing cycle network including the safe design and layout of new routes and provision of covered, secure cycle parking;
- It is well integrated into, protects and enhances the existing pedestrian routes and the public rights of way network;
- It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety;
- It will improve public transport in the rural areas of the District;
- It includes facilities for charging plug-in and other ultra-low emission vehicles; and
- The cumulative impact of new development will not create severe impacts on the transport network.

Developments should connect into the existing pedestrian and cycle network. Where possible, proposals are to include measures set out in the Waveney Cycle Strategy (2016 and subsequent updates) and demonstrate they have considered how the scheme will encourage people to walk and cycle to access services and facilities where practical.

Subject to design considerations under Policies WLP8.29, WLP8.30 and WLP8.31, new developments will be required to provide parking that meets the requirements set out in the Suffolk Guidance for Parking issued by Suffolk County Council (2014 and subsequent updates).

In consultation with the Highway Authority, the scale, location and nature of development will be considered in determining how the transport impacts of development should be assessed. As indicative thresholds, Transport Statements will be required for residential developments between 50-80 dwellings. Transport Assessments and Travel Plans will be required for residential developments larger than 80 dwellings. Non-residential development will be considered on a case by case basis.

## Community Services and Facilities

8.118 Community facilities and services are an integral part of neighbourhoods and communities. Built community facilities can include local shops, meeting places, schools, medical facilities, sports venues, cultural buildings, public houses and places of worship. They provide places for people to meet and socialise, support community activities, encourage people to be active, access everyday goods and foster a sense of identity and well-being to those who live and visit there. To protect the long-term character and vibrancy of communities, local services and facilities that are easily accessible need to be supported and retained where possible. This applies equally to all settlements. The National Planning Policy Framework reflects this by setting out the need to positively plan for and promote the retention and development of local services and facilities.

### Built Community Services and Facilities

8.119 To help retain community facilities, community groups can nominate non-residential buildings or land within their communities which is important to them as 'assets of community value'. Once an asset is listed, if the owner of the asset decides to sell, within five years of the listing, they must inform the local authority of their intention to do so. The community then has up to six weeks to express an interest in becoming potential bidders to buy the asset. Once an expression of interest has been received, a further four and a half month pause in the sale process is triggered. This gives potential bidders a total of six months to raise the funds required to purchase the asset. At the end of the period, the owner may sell it to whoever and at whatever price they choose. However, the listing of an asset does not provide protection against a change of use or redevelopment of the land or buildings. This can mean the value of the asset is greater due to its potential to be converted to non-community uses. This can frustrate the ability of the community to raise sufficient funds to purchase the asset. Therefore Policy WLP8.22 gives strong protection to these assets from changes of use and redevelopment proposals.

8.120 There is a need to also provide a level of protection to community services and facilities which have not been identified as assets of community value. These facilities could still be important to members of the community and help enhance the sustainability of a locality. However, there is a need for flexibility to allow the change of use or redevelopment in certain circumstances such as a lack of community need, lack of viability or reprovision of the building in an equally or more accessible location.

8.121 In demonstrating that there is no community need for the facility or an alternative community use, evidence should be submitted with a planning application which provides details of consultation with the local community and an analysis of service provision in the locality which demonstrates that accessibility to similar services and facilities will not be adversely affected.

8.122 In demonstrating that the community service or facility is not viable in its current use or an alternative community use, applicants will need to provide evidence that premises have been marketed in a manner agreed with the Council for at least 12 months for the current use or alternative community use facility in line with the requirements in Appendix 4. The evidence will need to clearly show there has been no interest in continued use as a community facility.

8.123 It should be noted that the General Permitted Development Order 2015 allows for some changes of use to take place without the need for planning permission. For public houses, these permitted development rights are removed when they are designated assets of community value. Policy WLP8.22 applies where planning permission is required.

## Policy WLP8.22 – Built Community Services and Facilities

Proposals for new community services and facilities will be supported if the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement which it will serve and would not adversely affect existing facilities that are easily accessible and available to the local community.

Proposals to change the use, or redevelop for a non-community use, a facility registered as an asset of community value will not be permitted.

Proposals to change the use, or redevelop for a different use, existing built community facilities which are not registered as an asset of community value will only be permitted if:

- It can be demonstrated there is no community need for the facility and the building or site is not needed for an alternative community use on site; or
- It can be demonstrated that the current, or an alternative community use is not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix 4; or
- Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.



## Protection of Open Space

8.124 Protecting and promoting the improvement of existing open spaces is important for the well-being of local communities. Quality open spaces which are easily accessible and support uses for a wide cross-section of the community are essential to support the physical and mental health of the population. Open spaces also help support biodiversity, the aesthetic quality of the public realm and built environment and mitigate flood risk.



- 8.125 The National Planning Policy Framework places strong emphasis on the need to protect existing open spaces and other community facilities. The Waveney Open Space Needs Assessment (2015) identifies existing open space provision and its condition and the Waveney Playing Pitch and Outdoors Sports Facilities Assessment (2014) assessed the need for outdoor sports facilities to support people living in the District. These assessments highlight existing issues and the types of open space shortfalls which exist in different locations. The Waveney Green Infrastructure Strategy (2015) sets out a comprehensive approach to delivering open space and improving the green infrastructure network by improving connectivity and the provision of the right types of open space in the right locations.
- 8.126 Policy WLP8.23 protects open space identified on the Policies Map from development, unless the development is ancillary to the open space, it is surplus to requirements, or will be replaced by equivalent or better provision. Any open space that falls within the Broads Authority Executive Area has been protected through the Broads Authority Local Plan and will be subject to its policies.
- 8.127 To demonstrate whether an open space proposed for development is surplus to requirements, applicants are expected to undertake an open space needs assessment. This should follow the approach taken in the Waveney Open Space Needs Assessment (2015) and 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. 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.
- 8.128 The Framework allows local communities through local plans and Neighbourhood Plans to identify green areas of particular importance to them for special protection. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances. This is a stronger test than the requirements of Policy WLP8.23. The Council does not have enough evidence to designate Local Green Spaces across the District in the Local Plan but will encourage Parish and Town Councils to consider designating green areas which are demonstrably important to them as Local Green Spaces in Neighbourhood Plans.

## Policy WLP8.23 – Protection of Open Space

There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

Open spaces are identified on the Policies Map.

Proposals for the development of open spaces will only be permitted in exceptional circumstances where:

- The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;
- An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses; or
- The loss resulting from the proposed development will be replaced by equivalent or better provision in terms of quantity, quality and in a location that is equally or more accessible to the community.





## Climate Change

- 8.129 Waveney with its extensive coastline, tidal inlet, estuary and river valleys, is particularly vulnerable to the effects of climate change.
- 8.130 Climate change is a result of global warming, a process caused by an increase of greenhouse gas emissions into the Earth's atmosphere. Climate change can affect weather patterns and sea levels, both of which can result in damage to the natural, built and historic environment.
- 8.131 The planning system can respond to climate change by limiting increases in greenhouse gases through supporting renewable energy development, locating development in areas which reduce the need to travel and encouraging greater use of sustainable transport measures. The planning system can also reduce the risk posed by climate change by reducing the proportion of properties at risk from flooding and coastal erosion.
- 8.132 The East Marine Plans (2014) aim to facilitate action on climate change adaptation and mitigation. Policy CC1 of the East Inshore and Offshore Marine Plans seeks to ensure development proposals take account of climate change in their design and how they will reduce impacts on climate change adaptation methods elsewhere.

## Flood Risk

- 8.133 Flood risk is a significant issue in Waveney. Within Waveney there are approximately 3,900 properties that fall within a flood zone as recognised by the Environment Agency. Of these, 73% are within Lowestoft.
- 8.134 The National Planning Policy Framework seeks to mitigate the risk of flooding by restricting vulnerable new development within areas at risk from flooding. It does this by requiring development proposals in areas at risk from flooding to be subject to a sequential test where it has to be proven there are no suitable areas of land with a lesser risk of flooding and an exception test which identifies sustainability benefits of development and ensures the development is safe for its lifetime.
- 8.135 The Framework requires Local Planning Authorities to prepare a Strategic Flood Risk Assessment to inform the Local Plan. A Strategic Flood Risk Assessment was prepared in 2008 and identified areas at risk from flooding both now and in the future after taking climate change into account. Since the publication of the 2008 Strategic Flood Risk Assessment, new flooding models have been prepared by the Environment Agency as well as modelling from other risk management authorities. As such the Strategic Flood Risk Assessment has been updated (2018) to get the most up to date understanding of risk.
- 8.136 The Strategic Flood Risk Assessment should be used in assessing the flood risk of new development proposals. All sources of flooding should be considered including surface water flooding and flooding from sewers.

- 8.137 The Strategic Flood Risk Assessment has been used in assessing potential sites for allocation in this Local Plan. The only sites at risk from flooding which have been allocated are those within Central Lowestoft where the regeneration needs of that area necessitate development within a flood zone. The policies allocating these sites require that they are safe from flooding. Furthermore, plans are in place for a strategic flood risk defence for Central Lowestoft which will significantly reduce the risk in these locations.
- 8.138 As the Local Plan has allocated more than sufficient land for housing, which is considered a more vulnerable use, there is limited justification for additional development proposals for housing in areas of flood risk. Therefore, residential developments which are not on allocated sites will not be permitted in areas identified as being at risk from flooding within the Strategic Flood Risk Assessment. However, there may be occasions where there is a particular additional need for housing as identified through the preparation of a Neighbourhood Plan. In these situations, housing could be allocated on a site at risk from flooding providing it is demonstrated that there are no other available sites at a lower risk of flooding within the Neighbourhood Area and that there are sustainability benefits and that the development can be made safe for its lifetime.
- 8.139 Feedback from Anglian Water suggests that there is limited capacity for combined sewers to accept new surface water flows from new development and that sustainable drainage systems should be the preference for dealing with surface water. Sustainable drainage systems can take up large areas of land on development sites and therefore significantly influence the layout. However, this should not be to the detriment of good urban design. Sustainable drainage systems should be integrated into the green infrastructure provision on the site and complement the overall landscaping scheme of the site. Sustainable drainage systems should not be surrounded by palisade fencing and where restrictions to access are required due to safety considerations, these should be innovatively designed by low impact barriers such as landscaping or planting. Sustainable drainage systems should take account of any impacts on the historic environment.
- 8.140 Well designed drainage systems can deliver environmental improvements including water quality, biodiversity and flood risk. Discharges of surface water should be designed to deliver water quality improvements to help meet the objectives of the Water Framework Directive. Sustainable drainage systems can provide enhancements to aquatic biodiversity. Riparian and floodplain woodlands provide flood risk and biodiversity benefits. Developments should be designed to deliver these benefits wherever possible. Guidance for surface water drainage and management and the provision of sustainable drainage systems on new developments can be found in the Suffolk Flood Risk Management Strategy (2016), specifically Appendix A. Early consideration of requirements and constraints in developing site layouts is encouraged in order to realise the benefits of full integration of land uses.
- 8.141 Work in, under, over or within 8 metres of any fluvial main river, flood defence structure or culvert and within 16m of any tidal main river, flood defence structure or culvert may require an environmental permit for flood risk activities under the Environmental Permitting Regulations (England and Wales) 2016. A permit for works on the floodplain beyond the 8/16m distance may also be needed if the work is likely to divert or obstruct floodwaters, damage any river control works or affect drainage. This permit is in addition to planning permission. A Marine License will be required for any works below the high water mark.

## Policy WLP8.24 – Flood Risk

Development proposals should consider flooding from all sources and take in to account climate change. Proposals at risk of flooding (taking in to account impacts from climate change) should only be granted planning permission if it can be demonstrated that:

- There are no available sites suitable for the proposed use in areas with a lower probability of flooding;
- The development provides sustainability benefits which outweigh flood risk; and
- A site specific flood risk assessment has been submitted which demonstrates that the flood risk can be satisfactorily mitigated over the lifetime of the development. This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere including on the natural environment.

New residential development on sites not allocated in this Local Plan or a Neighbourhood Plan will not be permitted on sites at risk from flooding.

Developments should use sustainable drainage systems to drain surface water. Sustainable drainage systems should be integrated into the landscaping scheme and the green infrastructure provision of the development and not detract from the design quality of the scheme. They should deliver water quality and aquatic biodiversity improvements wherever possible.

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 circumstances where there are no feasible alternatives (this applies to new developments and redevelopments). Foul and surface water flows should also be separated where possible.

Neighbourhood Plans can allocate land for development, including residential development, in areas at risk of flooding providing it can be demonstrated:

- There are no available sites suitable for the proposed use within the Neighbourhood Area;
- The development provides sustainability benefits which outweigh flood risk; and
- Evidence is provided that it is possible for flood risk to be mitigated to ensure development is safe for its lifetime.

The Strategic Flood Risk Assessment should be the starting point in assessing whether a proposal is at risk from flooding.

## Coastal Change

- 8.142 Waveney's coastline suffers from some of the most dramatic losses of land in the country through coastal erosion. Natural processes of erosion, accretion and flooding will continue to affect the coastline and estuaries. The nature and extent of coastal management measures will be influenced by and will significantly impact upon coastal communities, the local economy, the natural environment and infrastructure of the area.
- 8.143 The National Planning Policy Framework states that local plans should reduce the risk from coastal change by restricting inappropriate development in vulnerable areas or development which causes detrimental physical changes to the coast. It states that local plans should identify Coastal Change Management Areas which cover areas likely to be affected by physical changes to the coast. The National Planning Practice Guidance states that a Coastal Change Management Area should be defined where change is likely to be significant over the next 100 years. The Guidance states that Shoreline Management Plans should be taken into account. The Framework states that local plans should be clear as to what development will be appropriate in the Coastal Change Management Areas and in what circumstances. The National Planning Practice Guidance states that permanent, new residential development will not be appropriate within a Coastal Change Management Area but some commercial and community development may be appropriate within the area depending on the level of risk and the sustainability of the proposals.
- 8.144 The Marine and Coastal Access Act (2009) sets out provisions for the creation of a continuous, signed and managed path around the entire English coast. The Framework states that development should not undermine this objective.
- 8.145 Shoreline Management Plans set out how the coastline should be managed. Shoreline Management Plans determine 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. This overarching vision is converted to policy statements for discrete lengths of coast with shared attributes broken down into short, medium and long-term time bands. Two plans cover the Waveney Coast, SMP6 covers the area from the Kelling Hard in North Norfolk to Lowestoft Ness and SMP7 covers the coastline from Lowestoft Ness to Felixstowe. The plans identify the indicative future coastline in 100 years time based on the management measures set out in the plans.
- 8.146 Policy WLP8.25 defines a Coastal Change Management Area for Waveney. This 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 Plans. This essentially comprises the area between the current shoreline and the expected coastline in 100 years as identified in the Shoreline Management Plans. 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. In line with national planning policy, permanent new residential development is restricted in this area. However, there is scope for other types of development which help maintain the vitality and viability of coastal communities and allow them to adjust to coastal change.

- 8.147 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).
- 8.148 There are inherent uncertainties with coastal change and the likely level of erosion over a 100 year period. There will always be a lack of certainty over the potential for investments to be made in the management of the coast. 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. Additionally, developments in other areas close to the Coastal Change Management Area should strongly consider whether any essential infrastructure which will support the proposed development is at risk from being lost to erosion.
- 8.149 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 Plans. 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.
- 8.150 The Development and Coastal Change Supplementary Planning Document (2013) has been prepared to aid in the interpretation of the coastal change policies. The Supplementary Planning Document will be updated following adoption of the Local Plan.



## Policy WLP8.25 – Coastal Change Management Area

The Coastal Change Management Area is identified on the Policies Map. Reputable and scientifically robust evidence that emerges over the lifetime of this Plan which effects the delineation of the Coastal Change Management Area should be considered when applying this policy.

Proposals for new, permanent residential development including conversion of existing buildings will not be permitted in the Coastal Change Management Area.

In parts of the Coastal Change Management Area expected to be at risk from change within a 20 year time horizon, only temporary development directly related to the coast, such as beach huts, cafés, car parks and sites used for touring caravan and camping will be permitted.

In parts of the Coastal Change Management Area expected to be at risk from change beyond a 20 year time horizon, other commercial and community uses will be permitted providing they require a coastal location and provide economic and social benefits to the local community.

Essential infrastructure, including transport infrastructure, utility infrastructure and wind turbines will only be permitted in the Coastal Change Management Area where no other sites outside of the Area are feasible and there is a management plan in place to manage the impact of coastal change including their future removal and replacement.

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

Planning permission for all development within the Coastal Change Management Area will be time-limited according to the risk identified in the Coastal Erosion Vulnerability Assessment.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment.

- 8.151 Significant numbers of residential properties and commercial properties are at risk from coastal erosion within the next 100 years. A small number of properties at Easton Barents are at the most imminent risk and a number of properties have already been lost to erosion over the last 5 years.
- 8.152 Under the existing Shoreline Management Plan, some parts of Corton are projected to be affected by erosion within the next 50 years. However, revisions to the Shoreline Management Plan through the Gorleston to Lowestoft Coastal Strategy (2016) will mean that providing investments are made, properties should be safe for the next 50 years. However, many properties are likely to be at risk between 50 to 100 years time.
- 8.153 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 either formally allocating land in a Local Plan or allowing for relocation where planning permission would normally be refused are two ways in which this can be achieved. The Council considers that the relocation and replacement of agricultural land is not a viable option. However, it is considered feasible to relocate and replace agricultural buildings that are required to meet the essential needs of an agricultural development.
- 8.154 Policy WLP8.26 allows for the relocation of residential, community, agricultural and commercial properties within the Coastal Change Management Area and at risk of erosion to areas inland defined as the Countryside where development is normally restricted by Policy WLP1.2 of the Local Plan. Properties must be at risk from erosion within a 20 year period. This enables property owners to take a pro-active approach to relocate to an alternative location well before erosion becomes an imminent threat. In order to maintain the sustainability of coastal settlements, relocation should take place close to the existing community. Relocation of residential properties should also be to land which is outside of the Coastal Change Management Area.
- 8.155 Alternative land uses within Coastal Change Management Areas that contribute to the sustainability of coastal communities and also reduce the risk of coastal erosion are encouraged. Such uses will be evaluated on a case by case basis.

## Policy WLP8.26 – Relocation and Replacement of Development Affected by Coastal Erosion

Proposals for the relocation and replacement of community facilities, commercial, agricultural and business uses affected by coastal erosion will be permitted in the Countryside, provided that:

- The proposed development replaces that which is within the Coastal Change Management Area as identified on the Policies Map and is forecast to be affected by erosion within 20 years of the date of the proposal;
- The new development is located at an appropriate distance inland with regard to Policy WLP8.25 on the Coastal Change Management Area;
- The new development is in a location that is accessible to the coastal community from which it was displaced; and
- The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

Proposals for the relocation and replacement of dwellings affected by coastal erosion will be permitted in the Countryside where:

- The development replaces a permanent building which is within the Coastal Change Management Area as identified on the Policies Map and is forecasted to be affected by erosion within 20 years of the date of the proposal;
- The relocated dwelling should be in a location which exhibits a similar or improved level of sustainability with respect to access to services and facilities as the original dwelling;
- The relocated dwelling is outside of the Coastal Change Management Area as identified on the Policies Map; and
- The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.



## Renewable and Low Carbon Energy

- 8.156 Planning plays a key role in reducing greenhouse gas emissions. One way in which planning can achieve this is by being supportive of well conceived renewable energy developments. Waveney is already home to a number of renewable energy and low carbon developments, including wind turbines in Lowestoft, Kessingland and Holton, solar farms around Ellough and an anaerobic digester in Ellough.
- 8.157 The National Planning Policy Framework requires local plans to develop a positive strategy to promote energy from renewable and low carbon sources. The Framework encourages local plans to maximise renewable and low carbon energy development, consider identifying suitable areas for development and support community-led initiatives for renewable and low carbon energy. A written ministerial statement (18 June 2015) adds further to national policy with respect to wind farms which states that wind energy development should only be permitted if the site is in an area identified as suitable for wind energy development in a Local Plan or Neighbourhood Plan, and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
- 8.158 Not all renewable energy and low carbon developments within Waveney are determined by Waveney District Council as the local planning authority. The Council is only responsible for renewable and low carbon energy development of 50 megawatts or less installed capacity.
- 8.159 Whilst the Council is keen to support renewable energy developments, it is aware that these developments can have significant negative effects on the environment, including design, heritage, biodiversity and landscape. Therefore proposals for renewable energy will be considered against Policies WLP8.29, WLP8.34, WLP8.35, WLP8.36, WLP8.37, WLP8.38 and WLP8.39. The impact of renewable energy developments can extend to neighbouring Districts and the Broads Authority and consideration may be required of neighbouring landscape character and Local Plans. Renewable and low carbon energy developments can also have an affect on amenity of residents, visitors and workers nearby through noise, smell, shadow flicker and glare. Developments can also cause safety issues, such as distraction of drivers and equipment failure. The National Planning Practice Guidance gives a full range of considerations for different types of renewable and low carbon technology. The Council will use this when determining applications for renewable and low carbon energy development.
- 8.160 The Government places great emphasis on local people being in control of delivering renewable and low carbon energy developments. The Council therefore believes that Neighbourhood Plans are best placed to identify suitable areas for renewable and low carbon energy projects. As Neighbourhood Plans have to go through a referendum, this is a key way of demonstrating local support and commitment to a local renewable and low carbon energy project. Suitable areas identified in Neighbourhood Plans will need to be in conformity with all of the policies of this Local Plan, but particularly Policies WLP8.29, WLP8.34, WLP8.35, WLP8.36, WLP8.37, WLP8.38 and WLP8.39 on design, biodiversity, the landscape and the historic environment.

## Policy WLP8.27 – Renewable and Low Carbon Energy

The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development.

Renewable and low carbon energy schemes, including wind energy schemes, will be permitted where the proposal is in a suitable area for renewable and low carbon energy as identified in a Neighbourhood Plan.

Renewable and low carbon energy schemes, with the exception of wind energy schemes, will also be permitted where there are no significant adverse effects on the amenities of nearby properties or businesses, there are no adverse safety impacts and no significant adverse effects on the transport network.

Cumulative effects and the impact of ancillary infrastructure will form part of the assessment for planning applications for renewable and low carbon energy developments.

When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.



## Sustainable Construction

- 8.161 New development can contribute significantly to climate change through the generation of carbon emissions during construction and in subsequent use.
- 8.162 The energy and water efficiency of new buildings is controlled by Building Regulations. However, there is still a role for the planning system. For water efficiency the Government has introduced an optional technical standard that requires new housing to go further than building regulations and be designed to consume 110 litres/person/day as opposed to 125 litres/person/day. Additionally Local Planning Authorities can encourage developers to consider improvements to the energy efficiency and the sustainability of buildings with respect to carbon emissions.
- 8.163 The Waveney Renewable Energy and Sustainable Construction Supplementary Planning Document (2009) indicated that new office and school development could viably achieve the enhanced sustainability standard of 'Very Good' as set by the British Research Establishment Environmental Assessment Method. There is no evidence to suggest that circumstances have changed which would mean this standard can no longer be met.
- 8.164 The Waveney Water Cycle Study (2017) identifies that whilst Essex and Suffolk Water predict there to be a surplus supply of water over the plan period to 2036, the area is within an area of water stress as identified by the Environment Agency. Demand management is part of Essex and Suffolk Water's strategy to ensure there are sufficient resources over the period. The study estimates that the cost of achieving the enhanced building control regulation is very low and could help contribute to achieving 52% water neutrality in the District (where the amount of water used before planned growth is the same as that after growth).
- 8.165 Policy WLP8.28 sets out the Council's approach to securing and encouraging the development of more sustainable buildings to lower energy and water usage and help reduce the District's contribution to climate change.
- 8.166 A key element of the policy is requiring a sustainability statement to be submitted with a planning application for major development<sup>11</sup> demonstrating how the developer has considered improvements to the sustainability of the buildings and the development. The policy also applies the optional building regulation standard for new dwellings in terms of water efficiency and requires new school and office development to achieve the 'Very Good' standard set by the British Research Establishment Environmental Assessment Method. In demonstrating that the development achieves 'Very Good', design stage certificates will be required and planning conditions will require the submission of post-construction certificates.
- 8.167 Policy WLP8.28 will apply to development involving existing buildings through changes of use. For existing buildings which are heritage assets, in considering whether sustainable construction requirements are

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<sup>11</sup> As defined in the Development Management Procedure Order 2010 (as amended) i.e. 10 or more houses or 1,000sqm floorspace of non-residential development.

practical, consideration needs to be given to Policies WLP8.37 Historic Environment, WLP8.38 Non-Designated Heritage Assets and WLP8.39 Conservation Areas. Often historic buildings dating pre-1919 are of a traditional construction which perform differently and not all types of sustainable construction would be appropriate in alterations and extensions to these buildings.

## Policy WLP8.28 – Sustainable Construction

Proposals for major residential development of 10 or more houses and commercial development schemes of 1,000sqm or more of floorspace should demonstrate through the submission of a sustainability statement that, where practical, they have incorporated:

- Improved efficiency of heating, cooling, and lighting of buildings by maximising daylight and passive solar gain through the orientation and design of buildings.
- Sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems.
- Locally sourced and recycled materials.
- Renewable and low carbon energy generation into the design of new developments. Larger schemes should explore the scope for District heating.
- Minimising construction waste, including designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
- Accessible and unobtrusive sustainable waste management facilities such as adequate provision of refuse/recycling/composting bin storage.
- A show home demonstrating environmentally sustainable options which can be purchased and installed in homes bought off-plan.

All new residential development in the District should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day unless it can be demonstrated that it is not viable or feasible to do so.

All new office and school developments in Waveney of equal or greater than 1,000sqm gross floorspace are required to achieve the British Research Establishment Environmental Assessment Method 'Very Good' standard or equivalent unless it can be demonstrated that it is not viable or feasible to do so.



## Design

8.168 High quality design is a critical part of good planning and sustainable development and should contribute positively to making places better for people. Good design is concerned not only with how development looks but also how it feels and functions.

### Design Quality

8.169 The National Planning Policy Framework identifies high quality design and amenity standards as a core planning principle. Section 7 of the Framework sets national planning policy on design. Local plans are expected to develop robust policies which set out the quality of development expected for the area. Design considerations are not limited to the design of buildings and will also apply to connections between people and places as well as integrating new development in to the natural, built and historic environment. Weight should be given to innovative designs which help to improve the standard of design in the area. Where appropriate, design projects should be referred to a design review panel. National Planning Practice Guidance seeks to use planning policies to improve crime prevention, access and inclusion, safe and connected streets, cohesive neighbourhoods and provision of services.

8.170 A framework of good design principles provides guidance for the design of new development without imposing architectural styles or stifling creativity. Application of such principles can accommodate different architectural styles whilst complementing and strengthening local distinctiveness. Innovative design is encouraged where it demonstrates a high quality design approach and is respectful of its setting.

8.171 It is a primary aim of the planning system that development should deliver good standards of amenity for existing and future occupiers and surrounding uses and does not generate significant harmful effects. Harmful effects can arise from overlooking, loss of privacy, noise and light pollution, and overbearing development amongst others. Such effects can be triggered by individual developments or as a result of cumulative impacts. The impact can be acute or dispersed, affecting the general amenity or tranquillity of an area.

8.172 It is vitally important that new development integrates with its surroundings. Design of new development should take account of important landscape or topographical features and make best use of them. Retention and/or enhancement of natural and semi-natural features will help with the integration of new development and provide biodiversity and drainage benefits. They can improve ecological connectivity by providing green links and networks. These could include woodlands, trees, hedgerows, ponds, watercourses and geological features amongst others. Landscaping, both hard and soft, makes a key contribution to the overall quality and feel of development and proposals should provide details of good quality landscaping. Particular care should be taken with developments on the edge of settlements, ensuring the development is readily integrated in to the overall setting.

8.173 Promoting public safety and discouraging crime and disorder are important outputs of a well designed scheme. Development proposals should incorporate 'Secured by Design' principles and encourage natural surveillance over public areas. Particular care will be required in the design of car parking areas,

landscaped areas, public spaces and pedestrian routes in order to avoid creating crime and disorder issues. Development proposals should give early consideration to access by emergency vehicles, plus hard standing and provision of fire hydrants for fire service vehicles. The Suffolk Fire and Rescue Service strongly encourage the provision of automated sprinkler systems.

8.174 Developments should facilitate accessibility and connectivity within and across the site. Existing footpaths, cycle routes and bridleways on the site should be retained. Links should be incorporated to new and/or existing transport routes of all types outside of the site. Car parking should be well integrated in developments and car dominated environments avoided.

8.175 Recycling and waste management is an important element of a well designed and properly functioning development. Therefore adequate and appropriate provision for the storage and collection of waste and recycling bins must be integrated into development proposals.

8.176 The Council has received feedback indicating there is a perception that design of development in the District is not as strong as it should be. Effective design policies alongside understanding and enhancing the distinctive qualities of the District are key to addressing this issue. 'Building for Life 12' is a Government backed standard for well designed homes and neighbourhoods. It is intended to guide discussions between Local Planning Authorities, developers and other stakeholders and encourage better designed development. It features a traffic light scoring system across 12 categories to guide assessment of a development. In order to raise design standards, major residential developments<sup>12</sup> will be expected to perform extremely positively when assessed using Building for Life 12. This will mean scoring green outcomes of the vast majority of indicators and avoiding red outcomes unless there are exceptional circumstances.



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<sup>12</sup> As defined in the Development Management Procedure Order (2015). At the time of writing this was developments of 10 or more.

## Policy WLP8.29 – Design

Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should:

- Demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness;
- Respond to local context and the form of surrounding buildings in relation to:
  - the overall scale and character
  - layout
  - site coverage
  - height and massing of existing buildings
  - the relationship between buildings and spaces and the wider street scene or townscape
  - and by making use of materials and detailing appropriate to the local vernacular;
- Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;
- Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;
- Take into account the need to promote public safety and deter crime and disorder;
- Create permeable and legible developments which are easily accessed and used by all, regardless of age, mobility and disability;
- Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, avoiding the perception of a car dominated environment;
- Include hard and soft landscaping schemes to aid the integration of the development into its surroundings; and
- Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins.

Development proposals which fail to meet the above criteria will be refused planning permission.

Major residential development proposals will be supported where they perform positively when assessed against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are exceptional circumstances.

Innovative design will be strongly supported where it meets the above criteria.

Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

## Design of Open Spaces

- 8.177 Open Space is an essential part of the rural and urban fabric and is a vital resource for local communities. It plays a pivotal role in the quality of life for people from determining a person's health and well-being, contributing to the character of our townscapes and providing habitats for wildlife. Open spaces should provide facilities that are accessible and meet the needs and expectations of the local community, and ensure communities have a high quality of life for residents and visitors. The types of open space covered by this policy include wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments and green corridors. The open space would usually be publicly accessible or with controlled public access.
- 8.178 Where open space is provided this should be designed to a high standard and be well integrated into the surrounding area to encourage people to use it and enhance the public realm. New open space should demonstrate a clear function and be of a size and layout to provide recreation and public amenity value for the community in the long term.
- 8.179 Each new area of open space should have at least two good street frontages and be well overlooked, with adjacent properties facing the open space as much as possible. Entrances and connections with streets and spaces should also be well overlooked and support desire lines. Landscaping should be provided that will support formal and informal activities such as play and stimulate visual interest. Where areas for informal ball games are provided these should be level. The planting and landscaping should connect into the wider green infrastructure network wherever possible in order to support wildlife and enhance the public realm.
- 8.180 Policy WLP1.3 states that housing development sites of 1 hectare or more should provide open space on site and be based on the needs identified in the Green Infrastructure Strategy (2015) and the Open Space Needs Assessment (2015). Incorporation of open space into residential developments is fundamental to the creation of an environment that will meet the expectations of residents. To deliver a successful scheme open space in appropriate quantity and quality should be considered early in the design process. Well designed amenity space within a development may include open areas where people can gather, relax and play. Open spaces should be complemented by other amenity spaces such as greenways and verges that link different areas of the development and adjacent areas. They also provide visual links within and between developments. Orientation is important as spaces that receive greater amounts of natural light are more likely to support community use and provide a more attractive environment.
- 8.181 Fields in Trust provide benchmark guidelines for the quantity, accessibility and quality of formal outdoor space, equipped/designated play space, and informal outdoor space. The benchmark guidelines include recommendations relative to the scale of development, walking distances from dwellings, and where necessary, minimum buffer zones with dwellings. These guidelines should be referred to when designing schemes.



## Policy WLP8.30 – Design of Open Spaces

Proposals involving the creation of open space should demonstrate that the design is inclusive of people of all ages and abilities. In doing so proposals involving the creation of open space should demonstrate that the design has considered the following:

- Location
  - Open spaces should be integral to the new development and relate strongly to new and existing developments.
  - Open spaces should serve catchment areas that are not already served by existing open spaces.
- Access
  - Accessible without crossing main roads.
  - Separated from areas of major vehicle movement.
  - Provide footpaths with suitable non-slip surfaces.
  - Provide good connections with local footpaths and cycle paths.
- Layout
  - Incorporate existing landscape features such as trees and hedgerows.
  - Orientated to receive adequate sunlight.
  - Safe places with overlooking from nearby dwellings and other active uses and a strong relationship to the street and nearby properties.
  - Incorporate buffer zones to reduce the disturbance to immediate dwellings.
- Use
  - Demonstrate a clear function and support formal and informal activities and biodiversity.
  - Provide opportunities for a range of recreational activities to appeal to different ages and abilities.
- Appearance
  - Designed and landscaped to a high standard to enhance the public realm.
  - Contributes to the local distinctive character of the area.

## Lifetime Design

8.182 Central to the Vision of this Local Plan is the creation of a healthy environment and a healthy population. Waveney has an ageing population and the number of people over the age of 70 is projected to increase by nearly 12,000 over the plan period. Waveney also has a high proportion of households with a disabled resident with 40% of households in the District having at least one resident with a disability. It is therefore important that the design of the built environment caters for people throughout their lifetime and is suitable and accessible for people regardless of age, mobility or disability. It is also important that new dwellings are designed to be adaptable and accessible to meet people's changing needs through life.

8.183 The incidence of dementia is increasing across the country as the age of the population increases. The Royal Town Planning Institute has produced detailed guidance on how developments can be designed to support people with dementia. Creating familiar, legible, distinctive, accessible, comfortable and safe environments can improve the ability of people living with dementia to live well. Dementia friendly design principles should be incorporated where appropriate using the principles outlined in the policy below. Specifically, the larger sites allocated in this Local Plan by Policies WLP2.4, WLP2.13, WLP2.16 and WLP3.1 should be designed in order to meet these principles. Many principles of ‘good design’ that support those with dementia result in well designed spaces and places that benefit the community as a whole.

8.184 Dementia friendly design principles should be incorporated in all types of development where appropriate, but particularly housing developments, using the principles outlined in Policy WLP8.31.

8.185 National planning policy allows local planning authorities to set optional technical standards for new housing. One of these standards relates to accessibility/adaptability and wheelchair housing standards. The optional technical standards for accessibility in dwellings are set out in Document M of the Building Regulations 2010. This includes both M4(2), accessible and adaptable dwellings and M4(3), wheelchair user dwellings categories. Modelling undertaken in the Strategic Housing Market Assessment (2017) indicates a 40% growth in households comprising people with an age of 65 and above. The Whole Plan Viability Assessment (2018) indicates that the cost of achieving this standard is not excessive and has only a marginal impact on viability. Policy WLP8.31 therefore applies the M4(2) standard to 40% of new properties. Exceptionally, due to the topography of the site or flood risk where it is not possible to achieve step-free access, these requirements will not be imposed.

## Dementia Friendly Design Principles

### Familiar environments

Functions of places and buildings are obvious, architectural features and street furniture are of a design familiar to or easily understood by older people;

### Legible environments

A hierarchy of street types, streets are short and fairly narrow, streets are well connected. Entrances to places and buildings are clearly visible and obvious. Signs are minimal. Clear signs at decision points;

### Distinctive environments

A variety of landmarks. A variety of welcoming open spaces. Architectural features in a variety of styles, colours and materials. There is a variety of practical features such as trees and street furniture;

### Accessible environments

Land uses are mixed with shops and services within a 5-10 minute walk from housing. Entrances to places are obvious and easy to use;

### Comfortable environments

Open space is well defined with toilets, seating, shelter and good lighting. Background and traffic noise should be minimised through planting and fencing. Street clutter is minimal to not impede walking or distract attention;

### Safe environments

Footpaths are wide, flat and non-slip, development is orientated to avoid creating dark shadows or bright glare.

## Policy WLP8.31 – Lifetime Design

Where appropriate, proposals for development should demonstrate that the design supports the needs of older people and those with dementia through the creation of environments which are;

- Familiar
- Legible
- Distinctive
- Accessible
- Comfortable, and
- Safe

All new housing developments on sites of 10 or more dwellings must make provision for 40% of all dwellings to meet Requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above.

## Housing Density and Design

- 8.186 It is important to make efficient use of land whilst delivering high quality developments which complement local distinctiveness. The National Planning Policy Framework allows Local Planning Authorities to set their own approach to housing density.
- 8.187 Lowestoft and the market towns are built up areas with characteristically higher densities of development and benefit from greater provision of services and facilities. Higher densities in these settlements will therefore complement the existing urban density levels and deliver more houses in sustainable locations. Development in these locations should be of an urban scale at a minimum density of 30 dwellings per hectare. In the central areas of Lowestoft and the market towns densities much higher than 30 dwellings per hectare can be appropriate where they reflect the local character of development and are well served by public transport.
- 8.188 Outside of Lowestoft and the market towns housing density will vary and housing densities should reflect local character.
- 8.189 Developments in an urban context should be appropriately designed to define and enclose urban spaces (which includes streets) using buildings and structures. This can help to create places with a sense of identity and improve local distinctiveness.
- 8.190 A key element is the high level of continuity in the built frontage using buildings of appropriate height and width. Detached buildings are ineffective in enclosing spaces and work best at lower densities with landscaping around them. Urban scale developments should therefore make use of terraced and semi-detached buildings in providing continuous built frontages to enclose space. Where detached buildings are grouped together in high density schemes the result is often poorly defined with indistinct places and

spaces. Urban scale developments must therefore demonstrate a higher proportion of terraced and semi-detached properties than detached properties. Buildings and structures forming developments at an urban scale of 30 dwellings per hectare and above should therefore be designed to enclose space.

- 8.191 Housing density is calculated using only the site areas which will be developed for housing and directly associated uses. These uses will include access roads within the site, private garden space, car parking areas, open space, landscaping and small children's play areas, where these are provided.

### Policy WLP8.32 – Housing Density and Design

Proposals for residential development will be permitted provided that the development makes best use of the site in a manner that protects or enhances the distinctiveness and character of the area and takes into account the physical environment of the site and its surroundings.

Development proposals in and adjacent to the built up area of Lowestoft and the market towns should aim for urban scale development at a density of at least 30 dwellings per hectare, unless local character indicates otherwise.

Urban scale development proposals should use buildings and structures to enclose spaces and create places of individual and distinctive identity. Urban scale development should avoid detached buildings which are narrowly separated and do not effectively enclose spaces and should demonstrate a greater proportion of terraced or semi-detached properties than detached properties.

Neighbourhood Plans can set their own policies for housing density which respond to local circumstances.



## Residential Gardens and Urban Infilling

- 8.192 New development in gardens or other plots of land (such as parking areas) in urban areas can provide valuable new homes in sustainable locations. However, it is common for such sites to be very sensitive to new development by virtue of their close proximity to nearby homes and relationship to existing development and therefore require careful planning. The National Planning Policy Framework allows Local Planning Authorities to set out policies to control new development on residential gardens where it may cause harm.
- 8.193 Consultation on the Local Plan has identified a number of negative issues in connection with this type of development. These included cramped development, poor amenity spaces, amenity issues, unsuitable access and poor relationships to existing buildings. Setting out parameters to help prevent harm arising from such common issues can enable new homes to be delivered where appropriate whilst safeguarding existing homes and the wider environment.

### Policy WLP8.33 – Residential Gardens and Urban Infilling

Housing development on garden and other urban infill sites will be supported where they satisfy the following criteria:

- The scale, design and siting of the proposal is in keeping with the character and density of the surrounding development and would not generate a cramped form of development.
- Attractive, useable and proportionately sized amenity spaces and adequate parking and turning spaces are provided for the proposed and existing dwellings.
- The proposal, by way of design, siting and materials integrates into the surrounding built, natural, and where necessary historic environment.
- The living conditions of proposed and existing properties are not unacceptably harmed through means such as overlooking, loss of light, or overbearing forms of development;
- Safe access is provided which does not generate significant harm to the character or amenity of the area.
- Safeguard protected trees.

Neighbourhood Plans are able to set their own policies on this type of development which respond to local circumstances.

# Natural Environment

## Biodiversity

- 8.194 Wildlife sites, flora and fauna and geological features are an important resource for current and future generations. The Council will seek to protect both formally designated sites and other areas of wildlife and geological interest. Within Waveney District there are several internationally and nationally important geological sites and wildlife habitats. These include Special Protection Areas, Special Areas of Conservation, Ramsar Sites, National Nature Reserves, Sites of Special Scientific Interest and Ancient Woodland. A number of sites within and adjoining the Waveney area are recognised as internationally important for wildlife conservation, such as Benacre and Easton Bavents Lagoons and areas of geological importance that include Corton Cliffs and Covehithe.
- 
- 8.195 Suffolk Wildlife Trust in conjunction with Suffolk County Council have identified a substantial number of regionally important wildlife sites within the Local Plan area, known as County Wildlife Sites. Suffolk has a list of local Biodiversity Action Plan species and habitats which are important to protect and enhance.
- 8.196 Sites protected for their biodiversity and geodiversity value are identified on the Policies Map. Other non-protected green spaces contribute towards the wider green infrastructure network and are shown on the Policies Map.
- 8.197 The National Planning Policy Framework gives significant protection to the internationally and nationally protected sites referred to above. It also encourages local plans to develop criteria based policies to assess the impact of development on wildlife and geodiversity sites. The Framework states if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. This sequential approach is referred to as the 'mitigation hierarchy' and the policy has been created to cover these scenarios. It states the level of protection should be commensurate with the level at which the site is designated (i.e. international, national and local). The Framework encourages positive planning at the landscape scale for the creation and enhancement of ecological and green infrastructure networks.
- 8.198 The Waveney Green Infrastructure Strategy (2015) identifies green infrastructure networks within built up areas in the District which could be used to help inform how new development can positively contribute towards enhancing green infrastructure to benefit biodiversity.
- 8.199 Policy WLP8.34 sets out the approach to protecting and enhancing biodiversity and geodiversity within Waveney. The policy seeks to give an appropriate amount of protection to locally protected sites of biodiversity and geodiversity value as well as species and natural features found on sites. It also encourages the provision of features within developments which can support biodiversity and ecological networks. Such features could include roosting or nesting spots on trees and buildings for birds and bats, features which enable permeability for hedgehogs and water features such as ponds.

- 8.200 Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. The Suffolk Biodiversity Information Service can provide general species distribution data for development sites and further information is also available from the Suffolk Wildlife Trust. Natural England can provide detailed information regarding sites of geological importance.
- 8.201 The Habitat Regulations Assessment for the Local Plan concludes that the level of development planned in the District which is within 13km of some Special Protection Areas and Special Areas for Conservation will cause recreational disturbance. The assessment identifies a mitigation strategy which will be applied across Waveney, Suffolk Coastal, Ipswich, Mid Suffolk and Babergh District Council areas. The strategy will be included in a Supplementary Planning Document which will be adopted by the relevant authorities. The strategy will include a requirement for developers to make financial contributions towards the provision of strategic mitigation within defined zones. The strategy together with the extensive green infrastructure provided on the site allocations in this Local Plan will mitigate effects on protected sites.

### **Policy WLP8.34 – Biodiversity and Geodiversity**

Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity through the creation of new green infrastructure and improvement to linkages between habitats. Regard should be had to the Waveney Green Infrastructure Strategy (2015).

Proposals that will have a direct or indirect adverse impact on locally recognised sites of biodiversity or geodiversity importance, including County Wildlife Sites, Biodiversity Action Plan habitats and species, will not be supported unless it can be demonstrated that new opportunities to enhance the green infrastructure network will be provided as part of the development that will mitigate or compensate for this loss.

Where compensatory habitat is created, it should be of equal or greater size than the area lost as a result of the development, be well located to positively contribute towards the green infrastructure network and biodiversity and be supported with a management plan.

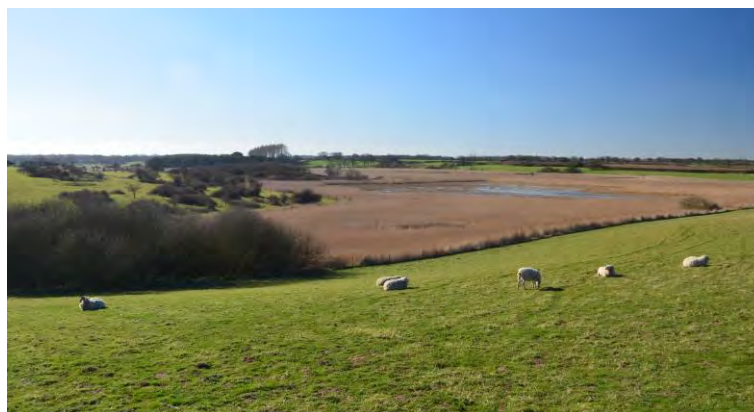
Where there is reason to suspect the presence of protected species or habitat, applications should be supported by an ecological survey undertaken by a suitably qualified person. If present the proposal must be sensitive to, and make provision for their needs.

Any development with the potential to impact on a Special Protection Area or Special Area for Conservation within or outside of the District will need to be supported by information to inform a Habitat Regulations Assessment.

A Supplementary Planning Document will be prepared to implement a Recreational Avoidance and Mitigation Strategy in order to mitigate any impacts on Special Protection Areas and Special Areas for Conservation. The Council will work with neighbouring authorities and Natural England to develop this strategy. The strategy will include a requirement for developers to make financial contributions towards the provision of strategic mitigation within defined zones.

## Landscape Character

8.202 Waveney District is characterised by landscapes associated with the coast, river valleys and open countryside. Together these have contributed towards shaping historical patterns of development and the identity of local communities. The District shares part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, part of the Suffolk Heritage Coast and part



of the Norfolk and Suffolk Broads (The Broads Authority is the Planning Authority for the Broads). These nationally designated landscapes benefit from significant levels of protection in national planning policy and the Council will apply national planning policy to proposals within the Area of Outstanding Natural Beauty to ensure its protection. The National Planning Policy Framework also supports the protection of locally valued landscapes.

8.203 The Waveney District Landscape Character Assessment (2008) identifies and describes distinctive landscape character areas throughout the District. Ten landscape character areas were identified including Rural Wooded Valley, Rural River Valley, Coastal Broads and Marshes, Dunes, Coastal Levels and Resorts, Coastal Cliffs, Settled Farmland, Tributary Valley Farmland, Farmed Plateau Clayland, Estuarine Marsh and Sandlings. These have been further sub-divided into component landscape character areas each with distinct and recognisable local, and often historic, identity.

8.204 The Landscape Character Assessment sets out specific details about each landscape character area including 'sensitivities', 'strategic objectives' and 'considerations in relation to development'. Appendix 7 provides a summary of the key attributes and strategic objectives for each landscape character area.

8.205 The Rural River Valleys and Tributary Valley Farmland character areas are identified in the Landscape Character Assessment as being valued landscapes that are particularly sensitive to change.

8.206 Within the District, the area along the Waveney Valley is adjacent the Broads National Park. These adjacent areas share many similar characteristics. The Broads Landscape Character Assessment (2006) was updated in 2012 and 2016 in conjunction with the Broads Landscape Sensitivity Study for Renewables and Infrastructure which explored the sensitivity of the landscape to renewable energy development.

8.207 The Settlement Fringe Landscape Sensitivity Study (2016) builds on the District Landscape Character Assessment (2008) and defines the sensitivity of landscapes around key settlements. This information can be used to inform consideration about the effects of development proposals on the distinctive character, qualities and sensitivities of landscapes within the fringes of settlements within the District and on the settings of adjacent protected landscapes (the Broads and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty). The study provides advice on the sensitivity, value and capacity of landscapes to accommodate development in the following buffer areas around settlements:



- Lowestoft – 1,500 metres
- Market Towns – 1,000 metres
- Villages – 500 metres

8.208 The assessment supports the findings of the Landscape Character Assessment by identifying Tributary Valley Farmland and Rural River Valley landscapes on the fringes of settlements as being valued landscapes that are particularly sensitive to change.

8.209 Policy WLP8.35 provides protection for all landscape character areas in the District. It requires proposals to consider the strategic objectives and considerations identified in the key local landscape evidence referred to in the policy. In doing this, proposals should consider not only how they relate to the local landscape but how they can integrate into it through good design and landscaping. Landscaping and structural planting which reinforces historic field patterns or enhances connectivity within the green infrastructure network to the benefit of wildlife will be supported. Consideration should be given to strength of place, visibility, value and contribution to designated landscapes. The existing public rights of way network is fragmented in many locations and development proposals should consider how they could enhance public footways to benefit the network in the long-term.

8.210 The policy also gives specific protection from significant impacts on those landscapes which are outside of the designated areas of the Suffolk Heritage Coast, the Broads and the Area of Outstanding Natural Beauty but provide a contribution to the setting of those areas. Landscapes characterised as Rural River Valleys and Tributary Valley Farmland in the Landscape Character Assessment are considered sensitive and valuable and receive a similar level of protection. Significant adverse impacts will be judged based on the scale of the development, the associated effect on the key characteristics which define the sensitivity and value of the landscape, the visual impact, the duration and permanency of the effect and the extent to which any effects can be mitigated through a landscaping scheme. In assessing impact the Waveney District Landscape Character Assessment (2008), the Settlement Fringe Landscape Sensitivity Study (2016), the Broads Landscape Character Assessment (2016), the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012) and the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan will be used.

8.211 Conservation of areas recognised for their tranquil character, dark skies and sense of wildness are key management issues recognised in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan and by the Broads Authority. Tranquillity and Night Blight Maps prepared by the Campaign to Protect Rural England (2007 and 2016 respectively) indicate that the areas with greatest tranquillity are located between Kessingland and Reydon within the Area of Outstanding Natural Beauty and in the rural area near the Saints. These areas are shown to have good (but not high) levels of tranquillity. The maps also show that Waveney is the one of the darker Districts in the country with much of the District darker than regional and national averages. The Broads Authority Night Blight and Dark Skies Assessment (2016) identified that in the Southern Broads, the darkest skies were located around Geldeston. In Waveney District this relates to the area between Mettingham and Shipmeadow.

## Policy WLP8.35 – Landscape Character

Proposals for development should be informed by, and be sympathetic to, the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment (2008), the Settlement Fringe Landscape Sensitivity Study (2016), the Broads Landscape Character Assessment (2016), the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012) and the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan.

Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and where possible enhance:

- The special qualities and local distinctiveness of the area;
- The visual and historical relationship between settlements and their landscape settings;
- The pattern of distinctive landscape elements such as watercourses, commons, woodland trees (especially hedgerow trees) and field boundaries, and their function as ecological corridors;
- Visually sensitive skylines, seascapes and significant views towards key landscapes and cultural features;
- The distinctive landscapes of the Suffolk Heritage Coast;
- The natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; and
- The unique landscape and characteristics of the Broads.

Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network.

Development will not be permitted where it will have a significant adverse impact on:

- The landscape and scenic beauty of the protected landscapes and the settings of the designated areas of the Broads or the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; or
- Locally sensitive and valued landscapes including Rural River Valleys and Tributary Valley Farmland character areas.

Development within the settings of the Broads and Area of Outstanding Natural Beauty or within the Area of Outstanding Natural Beauty itself will be informed by a Landscape and Visual Impact Assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts.

Proposals for development should protect and enhance the tranquillity and dark skies of both the Waveney District and Broads Authority areas.

## Coalescence of Settlements

8.212 There are a number of locations throughout the District where important undeveloped areas of land exist between settlements. These gaps help protect the identity and character of separate settlements. Gaps between settlements help give the sense of leaving one place and arriving at another. Even where there is countryside between settlements, the presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside. At night, various forms of artificial lighting can also lead to a sense of continuous urbanisation. Examples of important gaps in the District include land between:

- Barnby and North Cove (west of Mill Lane)
- Worlingham and North Cove
- Beccles and Worlingham (north of Lowestoft Road)
- Corton and Hopton (Great Yarmouth Borough)
- Halesworth and Holton
- Lowestoft and Barnby
- Lowestoft and Blundeston
- Lowestoft and Corton
- Lowestoft and Kessingland

Figure - 36 Coalescence of Settlements



8.213 In order to retain the identity and character of settlements it is necessary to protect these gaps from development which could undermine their openness or lead to the coalescence of settlements. The Council will consider how proposals fit within the wider landscape and whether features such as the network of fields, trees and hedgerows are conserved, and therefore maintain the break between settlements. It will also seek to limit other urbanising impacts including increased lighting, traffic movements and ribbon development along road corridors.

### Policy WLP8.36 – Coalescence of Settlements

Development of undeveloped land and intensification of developed land between settlements will only be permitted where it does not lead to the coalescence of settlements through a reduction in openness and space or the creation of urbanising effects between settlements.



## Historic Environment

- 8.214 Waveney is fortunate in having a wealth of visually and historically important heritage assets which are desirable to protect and enhance. There are sixteen conservation areas within Waveney (one of which falls entirely within the area of Waveney District which is covered by the Broads Authority); a further four are partly managed by the Broads Authority), 1,602 listed buildings, 29 scheduled monuments and 3 historic parks and gardens. There are also 1,420 buildings on the Local List of Identified Non-Designated Heritage Assets in Waveney. The Suffolk Historic Environment Record provides information about archaeological sites throughout the District.
- 8.215 The National Planning Policy Framework recognises the value of heritage assets and also the contribution that they can make to sustainable economic development. The Framework provides protection for all heritage assets but the weight given to the conservation of a heritage asset increases with its level of importance. Grade I and II\* listed buildings, scheduled monuments and Grade I and II\* registered parks and gardens are therefore granted the highest levels of protection.
- 8.216 Local Plan policies do not seek to replicate the National Planning Policy Framework or its accompanying guidance but rather provide local policies that are specific to the District. The weight and considerations to be taken into account for designated heritage assets are well covered in the Framework and local policies in this Local Plan do not seek to replicate these. The Council will therefore rely on national policy and guidance in this regard.
- 8.217 Policy WLP8.37 highlights the objective of the Council to positively protect and enhance all heritage assets, including both designated and non-designated heritage assets and ensure that planning applications which could affect assets are supported by sufficient information. The Council will work proactively with developers, Neighbourhood Plan groups and other partners such as Historic England to ensure new development conserves and enhances the historic environment. The impacts of all site allocations in this Local Plan have been assessed against their impact on the historic environment and mitigation measures have been identified in the site allocation policies where relevant. The Central and Coastal Lowestoft Regeneration Strategy in Section 2 of this Local Plan identifies the Historic High Street area of Lowestoft as an area where the historic environment should be proactively enhanced. Policy WLP6.2 contains specific criteria protecting the character of the Southwold Harbour Conservation Area. Policies WLP8.38, WLP8.39 and WLP8.40 provide further guidance for development affecting non-designated heritage assets, local considerations for conservation areas and archaeology.
- 8.218 Policy WLP8.37 highlights the requirement for development proposals which have the potential to impact on heritage assets or their settings to be supported by a Heritage Impact Assessment prepared by an individual with appropriate expertise. The assessment should describe the significance of any heritage assets affected, including their setting. It should go on to establish the impact of proposals on the asset and its setting and consider whether the impact could be reduced through modification or mitigation. The level of detail should be proportionate to the importance of the asset. As a minimum the Suffolk Historic Environment Record should be consulted. Pre-application advice is strongly encouraged to be sought in instances where a Heritage Impact Assessment may be required. This will allow the Council to give

valuable advice on scope and level of detail required in the assessment ensuring that an adequate assessment is submitted with a planning application.

- 8.219 The Council has prepared and adopted a Built Heritage and Design Supplementary Planning Document (2012). This document provides valuable guidance on the implementation of the historic environment policies of this Local Plan and other detailed guidance on conserving heritage assets. The document will be kept up to date and reviewed from time to time.

## Policy WLP8.37 – Historic Environment

The Council will work with partners, developers and the community to protect and enhance the District's historic environment.

Proposals for development should seek to conserve or enhance Heritage Assets and their settings.

All 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. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.

Proposals should take into account guidance included in the Built Heritage and Design Supplementary Planning Document.



## Non-Designated Heritage Assets

8.220 The National Planning Practice Guidance encourages Councils to identify non-designated heritage assets in their Local Plans. At present the list only contains buildings. For many years the Council has retained a list of identified non-designated heritage assets. There are currently 1,420 buildings on this list within the District. Assets on the list can be viewed on the Council’s website. The number of non-designated heritage assets on the list is likely to increase over time as new buildings and other assets are identified. To date these have only been identified within or adjacent to conservation areas. Notable examples include the Tuttle Building on Station Square Lowestoft and the former Council offices in Bungay. Non-designated heritage assets identified on the list used to be referred to as locally listed buildings.

8.221 The following criteria will be used to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the National Planning Policy Framework at an early stage in the process, as advised by the National Planning Practice Guidance. A building or structure must meet two or more of these significance-measuring criteria to be identified by the Council as a non-designated heritage asset.

Archaeological Interest	Architectural Interest	Artistic Interest	Historic Interest
<ul style="list-style-type: none"> <li>■ Recorded in the Suffolk County Historic Environment Record</li> </ul>	<ul style="list-style-type: none"> <li>■ Aesthetic value</li> <li>■ Known architect</li> <li>■ Integrity</li> <li>■ Landmark status</li> <li>■ Group value</li> </ul>	<ul style="list-style-type: none"> <li>■ Artistic value</li> <li>■ Known designer</li> </ul>	<ul style="list-style-type: none"> <li>■ Association</li> <li>■ Rarity</li> <li>■ Representativeness</li> <li>■ Social and communal value</li> </ul>

8.222 Further information on the criteria can be found in Appendix 6. The criteria will be routinely updated through amendments to the Built Heritage and Design Supplementary Planning Document to take into account latest best practice.

8.223 The existing Local List is not exhaustive and there are likely to be a number of other examples of non-designated heritage assets of local significance. Policy WLP8.38 sets out criteria for determining applications which may affect a building which is a non-designated heritage asset which either has or has not been specifically identified on the list. In line with the National Planning Policy Framework the policy seeks to avoid and reduce harm to these assets. Although the level of protection afforded to them is not as great as that for designated heritage assets.

8.224 Policy WLP8.38 seeks to restrict new uses which would result in substantial harm to a building or its setting or proposals which result in a loss or partial loss of the asset. One of the criteria which allows for harm or loss is that all other options for the asset or the continued use have been exhausted. In demonstrating this, a marketing exercise in accordance with the principles outlined in Appendix 4 should be undertaken. Evidence of marketing will be required to be submitted with any planning application. It should also be demonstrated that it is not technically feasible and economically viable to accommodate the proposed new use for the site within the existing building. The policy allows for loss of a building if the structure is unsound. In these cases a structural survey will be required to support a planning application.

8.225 The policy encourages Neighbourhood Plans to identify other buildings in their locality worthy of protection. In doing this, Neighbourhood Plans should use the above criteria.

8.226 Policy WLP8.40 deals with archaeological non-designated heritage assets.

### Policy WLP8.38 – Non-Designated Heritage Assets

The Council maintains a local list of Non-Designated Heritage Assets.

Proposals for the re-use of buildings which are on the Local List of Non-Designated Heritage Assets or otherwise identified as a non-designated heritage asset will be supported if compatible with the elements of the fabric and setting of the building which contribute to its significance. New uses which result in substantial harm to a building or its setting will not be permitted unless all other options for the building have been exhausted.

Proposals which involve the demolition or part demolition of a building which is on the Local List of Non-Designated Heritage Assets or otherwise identified as a non-designated heritage asset will only be permitted where there are comprehensive and detailed plans for redevelopment of the site and where:

- The building is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
- All measures to sustain the existing use or find an alternative use/user have been exhausted.

Neighbourhood Plans can identify other buildings and assets of historic or local significance. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. Assets identified should meet the criteria for identifying Non-Designated Heritage Assets on the Local List.





## Conservation Areas

- 8.227 Conservation areas are designated Heritage Assets and are afforded a high level of protection in national planning policy. Conservation areas are identified on the Policies Map and are located in Beccles<sup>13</sup>, Bungay<sup>13</sup>, Ellingham<sup>13</sup>, Halesworth, Holton, Homersfield, Lowestoft (North and South), Oulton Broad<sup>13</sup>, Somerleyton<sup>13</sup>, Southwold, Southwold Harbour, Walberswick Quay, Wangford, Wissett and Wrentham.
- 8.228 All of the above Conservation Areas have had Conservation Area Appraisals and Management Plans prepared. These are updated regularly and provide an overview, of the character, significance and management of the conservation areas.
- 8.229 Policy WLP8.39 sets out the local approach for the management of development within the Conservation areas in order to avoid and reduce harm and to enhance the integrity of the areas. The policy requires that proposals within conservation areas take into account the Conservation Area Appraisal and Management Plans in order to conserve and enhance the areas. It also sets out the approach to managing demolitions within conservation areas. Similar to the approach for non-designated heritage assets, proposals for the demolition of buildings in conservation areas with architectural, historic or visual significance will only be permitted where the building is structurally unsound or all measures to sustain the use or find an alternative use for the building have been exhausted. In demonstrating this, a marketing exercise in accordance with the principles outlined in Appendix 4 should be undertaken. Evidence of marketing will be required to be submitted with any planning application. It should also be demonstrated that it is not technically feasible and economically viable to accommodate the proposed new use for the site within the existing building. For buildings which are considered structurally unsound, a structural survey should be included with any planning application.
- 8.230 Since 2004 the Council has had a policy for the replacement of windows and other features in conservation areas. All conservation areas in the Waveney Local Plan area (with the exception of the Oulton Broad extension) have Article 4 Directions which means planning permission is required for these types of proposals. The policy approach seeks to retain historic features in prominent parts of Conservation Areas which contribute to the character of area. This policy approach has proved successful in conserving and enhancing conservation areas within the District and has been carried forward. Further detail on the implementation of this policy is set down in the Built Heritage and Design Supplementary Planning Document.

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<sup>13</sup> Beccles, Bungay, Oulton Broad and Somerleyton are partly managed by the Broads Authority. The Conservation Area of Ellingham is entirely within the Broads Authority-managed area of Waveney and so is not covered by this policy.

## Policy WLP8.39 – Conservation Areas

Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area.

Proposals which involve the demolition of non-listed buildings in a conservation area will only be permitted where:

- The building has no architectural, historic or visual significance; or
- The building is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
- All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

Proposals for replacement doors, windows and porches in conservation areas where Article 4 Directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.



## Archaeology

- 8.231 The District contains a range of important archaeological sites. Some of these are designated as scheduled monuments, although most assets are non-designated and sometimes not known of until development proposals come forward. Scheduled Monuments are nationally significant assets and afforded great protection in the National Planning Policy Framework. The Council recognises that archaeological remains are a non-renewable resource which are valuable for their own sake and for their role in education, leisure and tourism.
- 8.232 All sites allocated in the Local Plan have been considered for their archaeological potential. Where there is significant potential, the relevant policies set out the requirements for an archaeological investigation to take place prior to planning permission being granted.
- 8.233 The Suffolk Historic Environment Record provides information about archaeological sites throughout the District and is used to identify sites that may be at risk from development. Policy WLP8.40 requires an archaeological assessment of sites within potential areas of archaeological importance to describe the significance of any heritage assets affected and to ensure that provision is made for the preservation of important remains, particularly those that may be demonstrably of national significance. Archaeological Assessment prior to determination may comprise a combination of desk-based assessment; geophysical survey and/or field evaluation. Archaeological conditions or planning obligations will be imposed on consents as appropriate. Appropriate programmes of work post-consent could include some or all of:
- further evaluation;
  - upfront excavation;
  - palaeoenvironmental work;
  - building survey and or monitoring; or
  - control of contractor's groundworks.
- 8.234 Policy WLP8.40 gives preference to preservation of remains in situ appropriate to the significance of the asset. This is unless it can be demonstrated that recording of remains, assessment and deposition in public archives would be more appropriate to mitigate the impacts of development.
- 8.235 The provision of information for the public about archaeological work will be encouraged as appropriate to the scale of development and the nature of archaeological remains.

### Policy WLP8.40 – Archaeology

An archaeological assessment must be included with any planning application affecting areas of known or suspected archaeological importance to ensure that provision is made for the preservation of important archaeological remains.

Development should preserve and record archaeological remains. Where proposals affect archaeological sites, preference will be given to preservation in situ appropriate to the significance of the remains unless it can be shown that recording of remains, assessment, analysis reporting, dissemination and deposition of archive for access and curation is more appropriate.

Archaeological conditions or planning obligations will be imposed on consents as appropriate, considering the level of significance. Measures to disseminate and promote information about archaeological assets to the public will be supported.

# Appendix 1 – Infrastructure and Delivery Framework

The policies and proposals of the Local Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings. However, the success of the Local Plan will be dependant on partnership working between the Council, developers, infrastructure providers, and other interested stakeholders, including the public and Parish and Town Councils. Neighbourhood Plans will also have a crucial role in expanding upon and adding to the policies and proposals of this Local Plan to address detailed local circumstances.

**Table A1.1 Strategic Policy Delivery Framework** outlines the timescale, responsible organisations, risks and contingencies for each policy and proposal in the Local Plan.

**Table A1.2 Infrastructure Delivery Framework** sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options (where known). The table represents a point in time. Over time, requirements and costs may change and the up to date position will be published annually by the Council in an Infrastructure Funding Statement. The table categorises infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.

- **Critical infrastructure** is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place).
- **Essential infrastructure** is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan are met. Development could take place without this infrastructure but its sustainability would be undermined.
- **Desirable infrastructure** is infrastructure that could support development in the Local Plan and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it.

More detail on infrastructure needs can be found in the Infrastructure Study which accompanies this document.

Table A1.1 - Strategic Policy Delivery Framework

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
<b>WLP1.1 - Scale and Location of Growth Strategy</b>	This policy is implemented mainly through the implementation of the other policies of the Local Plan. Neighbourhood Plans may also support implementation.	2014-2036	Waveney District Council Neighbourhood Forums, Parish and Town Councils Infrastructure Providers Developers and landowners	Allocated development and infrastructure fails to come forward.	All allocations are considered deliverable and there is a reasonable prospect that all essential and critical infrastructure will be delivered on time. Therefore this is considered a low risk. The Local Plan has already over-allocated development as part of a contingency strategy. Regular monitoring of the Local Plan and Community Infrastructure Levy will identify early when infrastructure is at risk of non-delivery. This will enable the Council to work proactively with infrastructure providers to find solutions. Major failure against growth targets may necessitate an early review of the Local Plan.
<b>WLP1.2 - Settlement Boundaries</b>	Determination of planning applications.	2014-2036	Waveney District Council	Lack of a five year supply of housing would significantly reduce the weight which could be attributed to this policy.	An early review of the Local Plan would be necessary if there was a significant shortage against a five year supply of housing. In the event of a small shortfall, applications for housing could be considered favourably in line with the National Planning Policy Framework.
<b>WLP1.3 - Infrastructure</b>	Determination of planning applications. Partnership working with infrastructure providers to ensure infrastructure is delivered and is successful when operating.	2014-2036	Waveney District Council Neighbourhood Forums, Parish and Town Councils Infrastructure Providers Developers and landowners	Other partners do not take the same approach.  Infrastructure not delivered due to unforeseen constraints.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments.
<b>WLP2.1 - Central and Coastal Lowestoft Regeneration</b>	Determination of planning applications. Implementation of Policies WLP2.2 – WLP2.11. Partnership working with Suffolk County Council, Lowestoft Town Council, Oulton Broad Parish Council, Associated British Ports, The Environment Agency, Network Rail, landowners, developers and local businesses.	2014-2036	Waveney District Council Suffolk County Council Lowestoft Town Council Oulton Broad Parish Council Associated British Ports The Environment Agency Network Rail Landowners,	Other partners do not take the same approach. Viability of Development. Landowners withdraw support or do not bring forward land. Allocated development and infrastructure fails to come forward.	In the event of a lack of viability, the Council will work with partners to secure external funding. Affordable housing requirements under Policy WLP8.2 may have to be amended, reduced or removed. Regular monitoring of the Local Plan and Community Infrastructure Levy will identify early when infrastructure is at risk of non-delivery. This will enable the Council to work proactively with infrastructure providers to find solutions. If landowners do not bring sites forward the Council may consider compulsory purchase orders. If sites still fail to come forward a review of the Local Plan will be required.

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			developers Local businesses		
<b>WLP2.2 - PowerPark</b>	Determination of planning applications on the site. Partnership working with Suffolk County Council, Associated British Ports and the Environment Agency to improve cycle connectivity, improve the appearance of the site, and improve wayfinding.	2014-2036	Waveney District Council Suffolk County Council Associated British Ports Environment Agency Developers and landowners	Development of offshore cluster slows down or stops.	The Council will continue to proactively encourage investment from offshore companies and continue to support existing non-offshore companies within the site to relocate elsewhere to free up land within the site.
<b>WLP2.3 - Peto Square</b>	Determination of planning applications on the site. Partnership working with Suffolk County Council, Associated British Ports and the Environment Agency, Network Rail, landowners and developers to reduce traffic impact, improve appearance, improve railway station, and improve pedestrian and cycle links.	2014-2036	Waveney District Council Suffolk County Council Associated British Ports The Environment Agency Network Rail Landowners, developers Local businesses	The policy provides a flexible approach to the uses which would be acceptable in the location. Therefore risks are minimal. The main risk is a breakdown in partnership working.	If the policy fails to deliver objectives the main mitigation is a review of the Local Plan.
<b>WLP2.4 - Kirkley Waterfront and Sustainable Urban Neighbourhood</b>	Determination of planning applications on the site.	2020-2036 and beyond	Waveney District Council Suffolk County Council Associated British Ports Environment Agency Developers and landowners	Willingness of landowners to bring the site forward for development. Viability of development.	Continue to engage constructively and proactively with landowners. If landowners do not bring sites forward the Council may consider compulsory purchase orders. In the event of a lack of viability, the Council will work with partners to secure external funding. Affordable housing requirements under Policy WLP8.2 may have to be amended, reduced or removed.
<b>WLP2.5 - East of England Park</b>	Determination of planning applications on the site. Proactive delivery of the site by the Council.	2017 onwards	Waveney District Council Lowestoft Town Council	None identified.	n/a
<b>WLP2.6 - Western End</b>	Determination of planning applications	2022-2025	Waveney District	Safe and suitable access to the	In the event of a lack of viability, the Council will work with

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
<b>of Lake Lothing</b>	on the site.		Council Developers and landowners	site cannot be achieved. Viability of development.	partners to secure external funding. Affordable housing requirements under Policy WLP8.2 may have to be amended, reduced or removed. If safe access cannot be achieved, and the site cannot be developed, a review of the Local Plan will be necessary.
<b>WLP2.7 - Former Battery Green Car Park</b>	Determination of planning applications on the site. Proactive delivery of the site by the Council.	2018 onwards	Waveney District Council Developer	Viability of development.	In the event of a lack of viability, the Council will work with partners to secure external funding.
<b>WLP2.8 – Former Lowestoft Hospital</b>	Determination of planning applications on the site.	2018 onwards	James Paget University Hospital Trust	Viability of development.	In the event of a lack of viability, the Council will work with partners to secure external funding. The policy already provides a flexible approach to development so the risk should be minimal.
<b>WLP2.9 - Historic High Street and Scores Area</b>	Determination of planning applications in the area. Proactive management and enhancement of the area by Waveney District Council.	2014-2036	Waveney District Council	None	n/a
<b>WLP2.10 - Inner Harbour Port Area</b>	Determination of planning applications in the area.	2014-2036	Waveney District Council Associated British Ports	None	n/a
<b>WLP2.11 - Oulton Broad District Shopping Centre</b>	Determination of planning applications in the area.	2014-2036	Waveney District Council Broads Authority	None	n/a
<b>WLP2.12 - Kirkley District Shopping Centre</b>	Determination of planning applications in the area.	2014-2036	Waveney District Council	None	n/a
<b>WLP2.13 – North of Lowestoft Garden Village</b>	Determination of planning applications on the site. Proactive delivery of the site by the Council in cooperation with Suffolk County Council through the development of a masterplan.	2026-2036 and beyond	Waveney District Council Suffolk County Council Highways England Developer	Safe access on to A47 cannot be achieved.	The risks to delivery are considered low as there are numerous solutions to achieving access to the site. Following adoption of the Local Plan the Council will work with landowners, the community and stakeholders to produce a masterplan which will resolve issues. This is a longer term proposal in the Local Plan so there is sufficient time to resolve any issues. If safe access cannot be achieved, the scope of development in this area will need to be revised through a review of the Local Plan.
<b>WLP2.14 - Land North of Union Lane, Oulton</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowners and developers	Potential contamination on the site delays development. Willingness of landowners to bring the site forward for development.	It is unlikely that any contamination will affect the entire site, so there is potential for a phased development to allow some early delivery. The issue has been highlighted in the Local Plan, so developers will know to assess the level of contamination at an early stage.

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
					There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
<b>WLP2.15 - Land between Hall Lane and Union Lane, Oulton</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowners and developers	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
<b>WLP2.16 - Land South of The Street, Carlton Colville / Gisleham</b>	Determination of planning applications on the site.	2021-2033	Waveney District Council Landowners and developers Carlton Colville Town Council Gisleham Parish Council	Archaeological investigation identifies large areas of land where remains need to be preserved in situ, reducing the amount of development. Improvements to Bloodmoor Roundabout are not sufficient to reduce congestion. Willingness of landowner to bring the site forward for development.	It is unlikely that any archaeological remains which need to be preserved in situ will significantly reduce the development capacity of the site. There is scope for the density to be increased slightly if this is the case. There is also further land in the landowner's ownership which could be investigated for development should the capacity for development on the existing allocation be reduced. If potential improvements to Bloodmoor Roundabout are insufficient to reduce congestion, more stringent travel plan measures may be required to reduce travel by car. If this still cannot be achieved the level of development on the site may need to be reduced. There is no indication that the landowner will not bring the site forward. If the landowner does not bring this site forward a review of the Local Plan will be required.
<b>WLP2.17 - Land at South Lowestoft Industrial Estate</b>	Determination of planning applications on the site.	2018 onwards	Waveney District Council Landowners and developers	Viability of development. Willingness of landowner to bring the site forward for development.	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. Part of the site is owned by Suffolk County Council who are actively delivering new units. The remaining part of the site is in private ownership. The Council will continue to liaise with the landowner, however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to reduce the size of the allocation. Policy WLP8.13 provides a flexible approach to new employment development which will allow for development outside of settlement boundaries where need cannot be met on allocated sites.
<b>WLP2.18 - Land at Mobbs Way, Oulton</b>	Determination of planning applications on the site.	2018 onwards	Waveney District Council Landowners and	Viability of development. Willingness of landowner to bring the site forward for	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is



Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			developers	development.	not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. The Council will continue to liaise with the landowner; however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to remove the allocation. Policy WLP8.13 provides a flexible approach to new employment development which will allow for development outside of settlement boundaries where need cannot be met on allocated sites.
<b>WLP2.19 – Oakes Farm, Beccles Road, Carlton Colville</b>	Determination of planning applications on the site. Partnership working between the Council and landowner.	2018 onwards	Waveney District Council Landowner and developers	Lack of funding. Willingness of landowner to bring the site forward for development.	Lack of funding is considered a small risk as there will be a number of funding sources the Council can explore. Additionally the allocation includes enabling development which will provide the land and potentially help fund the sports provision. If funding options are exhausted it may be necessary to reduce the scope of the sport provision to a level which funding can support. The Council will continue to liaise with the landowner to ensure the site can be delivered. If it becomes clear the landowner has no intention to bring the site forward and/or if sufficient funding cannot be achieved to deliver sports facilities, the Council will explore providing additional sports facilities through the use, intensification and remodelling of existing assets and through identifying land elsewhere where necessary. There may be scope to accommodate some sports needs alongside the relocated Gunton Park (see Policy WLP2.20) If the site is not deliverable a review of the Local Plan will also be necessary to remove the allocation.
<b>WLP2.20 – Gunton Park, off Old Lane, Corton</b>	Determination of planning applications on the site. Supporting Lowestoft and Great Yarmouth Rugby Club to find alternative site.	2018 onwards	Lowestoft and Great Yarmouth Rugby Club  Waveney District Council	Club are unable to secure replacement facilities.	The Council will work closely with the club so the risk of not being able to find a replacement site is considered low. If relocation cannot take place the allocation will need to be removed through a review of the Local Plan. The Council will work with the rugby club to identify improvements that could be made on their existing site or whether the club could make use of any open space provided on the North of Lowestoft Garden Village, allocated under Policy WLP2.13
<b>WLP3.1 – Beccles and Worlingham Garden Neighbourhood</b>	Determination of planning applications on the site.	2020-2036 and beyond	Waveney District Council Landowners and developers	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward or collaborate effectively. The Council will work closely with landowners to ensure a comprehensive scheme is delivered. If landowners do not bring this site forward an early

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Beccles Town Council and Worlingham Parish Council	Lack of collaboration between landowners.	review of the Local Plan will be required.
<b>WLP3.2 – Land west of London Road, Beccles</b>	Determination of planning applications on the site.	2020-2027	Waveney District Council Landowners and developers	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
<b>WLP3.3 - Land South of Benacre Road at Ellough Airfield, Ellough</b>	Determination of planning applications on the site.	Potentially from 2018 onwards, however, this is dependant on improvements to electricity supply.	Waveney District Council Landowners and developers	Upgrades to the electricity network are not feasible. Viability of development. Willingness of landowner to bring the site forward for development.	If upgrades to the electricity network are not feasible, a review of the Local Plan will be required to remove the allocation. Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. The Council will continue to liaise with the landowner; however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to remove the allocation. Policy WLP8.13 provides a flexible approach to new employment development which will allow for development outside of settlement boundaries where need cannot be met on allocated sites.
<b>WLP4.1 Halesworth/Holton Healthy Neighbourhood</b>	Determination of planning applications on the site.	2018-2026	Waveney District Council Halesworth Campus Halesworth Playing Fields Association Landowner and developer	Willingness of landowners to bring the site forward for development. Lack of funding for sports facilities.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated. The Council will explore external funding sources to help deliver the sports facilities in the event of insufficient funding. However, this risk is currently seen as unlikely to occur.
<b>WLP4.2 Land adjacent to Chediston Street, Halesworth</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
<b>WLP4.3 Land north of Old Station Road, Halesworth</b>	Determination of planning applications on the site.	2020-2022	Waveney District Council Landowner and Developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
<b>WLP4.4 – Land west of Lodge Road, Holton</b>	Determination of planning applications on the site.	2020-2022	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
<b>WLP4.5 – Land at Dairy Farm, Saxons Way, Halesworth</b>	Determination of planning applications on the site.	2019 onwards	Waveney District Council Landowner and Developer Halesworth Town Council	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated. In the event of the site not being delivered the Council will search for alternative land to provide community facilities and the pre-school setting.
<b>WLP4.6 - Broadway Farm, west of Norwich Road, Halesworth</b>	Determination of planning applications on the site.	2018 onwards.	Waveney District Council Landowners and developers	Viability of development. Willingness of landowner to bring the site forward for development.	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. The Council will continue to liaise with the landowner; however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to remove the allocation. Policy WLP8.13 provides a flexible approach to new employment development which will allow for development outside of settlement boundaries where need cannot be met on allocated sites.
<b>Policy WLP5.1 – Land east of St Johns Road, Bungay</b>	Determination of planning applications on the site.	2021-2026	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
<b>Policy WLP5.2 – Land west of St Johns Road, Bungay</b>	Determination of planning applications on the site.	2019-2029	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that development of the site will not come forward. Part of the site already has outline planning permission. In this unlikely scenario, a review of the Local Plan would be required to remove the allocation.
<b>WLP6.1 – Land to the west of Copperwheat Avenue, Reydon</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the Southwold and Reydon area. Alternatively a Neighbourhood Plan for Southwold and/or

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
<b>WLP6.2 - Southwold Harbour</b>	Determination of planning applications within the area.	2018-2036	Waveney District Council	None	Reydon could identify an alternative site. n/a
<b>WLP7.1 - Rural Settlement Hierarchy and Housing Growth</b>	Determination of planning applications. Through implementation of other Policies in Section 7 of the Local Plan together with policies managing housing and employment in the Countryside.	2018-2036	Waveney District Council Parish Councils	None	n/a
<b>WLP7.2 - Land between The Street and A146, Barnby</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.3 – Land south of Lound Road, Blundeston</b>	Determination of planning applications on the site.	2024-2027	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.4 – Land north of Pickwick Drive, Blundeston</b>	Determination of planning applications on the site.	2026-2031	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.5 - Land north of The Street, Somerleyton</b>	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and Developer.	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.6 - Mill Farm Field, Somerleyton</b>	Determination of planning applications on the site.	2022-2027	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.7 - Land north of</b>	Determination of planning applications	2020-2023	Waveney District	Willingness of landowners to	There is no indication that landowners will not bring the site

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
<b>Elms Lane, Wangford</b>	on the site.		Council Landowner and developer	bring the site forward for development.	forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.8 - Land north of Chapel Road, Wrentham</b>	Determination of planning applications on the site.	2022-2028	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.9 - Land south of Southwold Road, Brampton</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.10 - Land at Toodley Farm, Station Road, Brampton</b>	Determination of planning applications on the site.	2020-2024	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.11 - Land south of Hogg Lane, Ilketshall St Lawrence</b>	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.12 - Land east of The Street, Lound</b>	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.13 - Land north of Chapel Road, Mutford</b>	Determination of planning applications on the site.	2022-2024	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.

Strategic Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
<b>WLP7.14 – Land north of School Road, Ringsfield</b>	Determination of planning applications on the site.	2020-2024	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.15 - Land east of Mill Road, Rumburgh</b>	Determination of planning applications on the site.	2019-2022	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.16 - Land east of Woodfield Close, Willingham</b>	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>WLP7.17 - Land west of Lock's Road, Westhall</b>	Determination of planning applications on the site.	2020-2023	Waveney District Council Landowner and developer	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
<b>Policies WLP8.1 – WLP8.40</b>	Determination of planning applications. Neighbourhood Plans and Neighbourhood Development Orders.	2018-2036	Waveney District Council Parish and Town Councils Neighbourhood Forums.	None	n/a

Table A1.2 - Infrastructure Delivery Framework

**Transport**

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Improvements to cycle infrastructure outlined in Cycle Strategy	Essential/ Desirable	Waveney District Council, Suffolk County Council	Unknown	None	£0	Unknown	Section 106, CIL	Unknown	Suffolk County Council	Over entire plan period
Normanston Park Pedestrian and Cycle Bridge	Essential	Waveney District Council	£1,200,000	None	£0	£1,200,000	CIL	£0	Suffolk County Council, Waveney District Council, grant funding from organisations such as Sustrans	Short term
Brooke Peninsula Pedestrian and Cycle Bridge	Essential	Suffolk County Council, Waveney District Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Section 106, CIL	£0	Suffolk County Council	Medium term
Extensions to footpaths along Parkhill, Oulton	Essential	Suffolk County Council	£37,800	None	£0	£37,800	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Hall Lane and Union Lane, Oulton	Essential	Suffolk County Council	£34,440	None	£0	£34,440	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Norwich Road, Halesworth	Essential	Suffolk County Council	£37,100	None	£0	£37,100	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along The Street, Barnby	Essential	Suffolk County Council	£32,900	None	£0	£32,900	Section 278, Section 106	£0	None	Short term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Extensions to footpaths along The Street, Somerleyton	Essential	Suffolk County Council	£43,120	None	£0	£43,120	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Southwold Road, Brampton	Essential	Suffolk County Council	£45,500	None	£0	£45,500	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Hogg Lane, Ilketshall St Lawrence	Essential	Suffolk County Council	£21,700	None	£0	£21,700	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along School Road, Ringsfield	Essential	Suffolk County Council	£18,900	None	£0	£18,900	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Sotterley Road, Willingham St Mary	Essential	Suffolk County Council	£10,500	None	£0	£10,500	Section 278, Section 106	£0	None	Short term
Cycle link along Elthough Road, Beccles	Essential	Suffolk County Council	£112,100	None	£0	£112,100	Section 278, Section 106	£0	None	Medium Term
Extension to cycle link along Loam Pit Lane, Halesworth	Essential	Suffolk County Council	£62,700	None	£0	£62,700	Section 278, Section 106	£0	None	Short term
Cycle link between Lowestoft and Hopton	Essential	Suffolk County Council	£380,000	None	£0	£380,000	Section 278, Section 106, CIL	£0	None	Medium Term
Third Crossing over Lake Lothing	Essential	Suffolk County Council, Waveney District Council	£92,000,000	Central Government has confirmed funding for £73 million. Suffolk County Council is required to underwrite the remainder in advance of other local sources being identified.	£92,000,000	£0	CIL	£0	New Anglia LEP, Highways England	Short term



Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Beccles Southern Relief Road	Critical	Suffolk County Council	£7,000,000	New Anglia and Suffolk County Council	£7,000,000	£0	None	£0	n/a	Short term(Under construction)
Road improvements as outlined in Transport Assessments on sites above 80 dwellings	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106, Section 278, CIL	Unknown	None	Over entire plan period
Removal of pinch points across Lowestoft	Desirable	Suffolk County Council	Unknown	None	Unknown	Unknown	None	Unknown	Enterprise Zone Pot B , New Anglia LEP	Short/ Medium term
Improvements to Bloodmoor Roundabout, Lowestoft	Essential	Suffolk County Council	£700,000 - £1,000,000	None	Unknown	£700,000 - £1,000,000	Section 106 – principally from WLP2.16 but also other sites in vicinity of Lowestoft	£0	None	Medium term
Improvements to local infrastructure to assist in access and use of Enterprise Zones	Essential	Waveney District Council, Suffolk County Council, Developers	Unknown	Enterprise Zone Pot B	Unknown	Unknown	None	Unknown	New Anglia LEP	Short term
Access Improvements and Servicing to Broadway Farm	Critical	Developer, Suffolk County Council	£898,385.74 - £966,853.37	None	Unknown	£898,385.74 - £966,853.37	CIL	£0	None	Short
Potential safety Improvements to A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)	Potentially Critical	Highways England, Suffolk County Council	Unknown	Developer contributions and CIL	Unknown	Unknown	Section 106, Section 278	Unknown	None	Long term
Improvements to the A12 (including SEGWAY project)	Desirable (in terms of growth in Waveney)	Suffolk County Council	Unknown (£133 million for SEGWAY – bypass of 4 villages)	None	£0	Unknown	None	Unknown	Suffolk County Council, Department for Transport, New Anglia	Unknown
<b>Total</b>			<b>£ 109,845,527.74 - 110,213,996.37</b>		<b>£104,312,950</b>	<b>£ 5,532,577.74 – 5,901,046.37</b>		<b>£0</b>		

## Utilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Upgrades to Marsh Lane Wastewater Recycling Centre	Essential	Anglian Water	Unknown	None	Unknown	Unknown	None	Unknown	Anglian Water through asset management plan reviews	Long term
Potential upgrades to electricity network in Beccles	Critical	UK Power Networks.	Unknown	None	Unknown	Unknown	Section 106	Unknown	UK Power Networks, New Anglia, Enterprise Zone Pot B	Medium/Long term
Local improvements to sewerage network	Essential	Anglian Water	Unknown	None	Unknown	Unknown	Developer Contributions through agreements with Anglian Water	Unknown	Anglian Water	Over entire plan period
<b>Total</b>			<b>Unknown</b>		<b>Unknown</b>	<b>Unknown</b>		<b>Unknown</b>		

**Coastal Protection and Flooding**

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Projects listed under the Lowestoft Flood Risk Management Strategy	Essential	Waveney District Council	£32 million	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee	Likely £32 million dependant on final cost.	£0 at present	CIL	£0 at present	None	Short term
Flood mitigation at Land South of Carlton Colville (WLP2.16).	Critical	Suffolk County Council	£379,000	Unknown	£0	£379,000	Section 106	£0	None	Short term
<b>Total</b>			<b>£32,379,000</b>		<b>£32,000,000</b>	<b>£379,000</b>		<b>£0</b>		

## Education

### Early Education

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
1 new Pre School setting in North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Gunton and Corton area North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
2 new pre-school settings in Kirkley and Whitton Area	Essential	Suffolk County Council	£1,000,000	None	£0	£1,000,000	CIL	£0	None	Short-medium term
1 new Pre School setting at Community Hub in Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Beccles and Worlingham area to serve development on Land West of London Road, Beccles (Policy WLP3.2)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new Pre School setting at Dairy Farm, Halesworth (Policy WLP4.5)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
1 new Pre School setting at Land West of St Johns Road, Bungay (Policy	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
WLP5.2)										
1 new pre-school setting in Oulton	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
1 new pre-school setting at Carlton Colville Primary School to serve development on Land South of The Street (Policy WLP2.16)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
Additional pre-school places across the District where they will be needed	Essential	Suffolk County Council	£649,974	None	£0	£649,974	CIL	£0	None	Short-medium term
<b>Total</b>			<b>£5,891,631</b>		<b>£0</b>	<b>£5,891,631</b>		<b>£0</b>		

## Primary

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New Primary School (including pre-school) on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£7,800,000	None	£0	£6,035,714	Section 106	£1,764,286	Suffolk County Council, CIL from future development	Medium – long term
New Primary School (including pre-school) on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	Essential	Suffolk County Council	£7,680,000	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566	Section 106	£0	None	Medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
New Primary School (including pre-school) on Land South of The Street, Carlton Colville (Policy WLP2.16)	Essential	Suffolk County Council	£7,800,000	None	£0	£4,178,571	Section 106	£3,621,429	Suffolk County Council, CIL from future development	Medium term
New Primary School (including pre-school) on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£7,800,000	None	£0	£7,103,571	Section 106	£696,428	Suffolk County Council, CIL from future development	Medium term
Capacity for additional 85 pupils at The Limes Primary School on Woods Meadow	Essential	Suffolk County Council	£1,183,965	None	£0	£1,183,965	CIL	£0	None	Short – medium term
Capacity for 106 additional pupils for schools in Halesworth and Holton	Essential	Suffolk County Council	£1,476,474	None	£0	£1,476,474	CIL	£0	None	Short-medium term
Potential relocation of Bungay Primary School	Essential	Suffolk County Council	£1,500,000	None at present	£0	£1,500,000	CIL	£0	None	Medium term
Capacity for 34 additional pupils in the vicinity of Southwold and Reydon	Essential	Suffolk County Council	£473,586	None	£0	£473,586	CIL	£0	None	Short-medium term
Capacity for 15 additional pupils at Barnby North Cove Primary School	Essential	Suffolk County Council	£208,935	None	£0	£208,935	CIL	£0	None	Short-medium term
Capacity for 23 additional pupils at Blundeston CofE Primary School	Essential	Suffolk County Council	£320,367	None	£0	£320,367	CIL	£0	None	Short-medium term
Capacity for 12 additional pupils at Brampton Community Primary School	Essential	Suffolk County Council	£167,148	None	£0	£167,148	CIL	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for 11 additional pupils at Ilketshall St Lawrence School	Essential	Suffolk County Council	£153,219	None	£0	£153,219	CIL	£0	None	Short-medium term
Capacity for 8 additional pupils at Ringsfield Primary School	Essential	Suffolk County Council	£111,432	None	£0	£111,432	CIL	£0	None	Short-medium term
<b>Total</b>			<b>£36,675,126</b>		<b>£4,730,434</b>	<b>£25,862,528</b>		<b>£6,082,143</b>		

## Secondary

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for additional pupils in secondary schools across the District where they are needed	Essential	Suffolk County Council	£2,874,954	None	£0	£2,874,954	CIL	£0	Suffolk County Council	Over entire plan period
<b>Total</b>			<b>£2,874,954</b>			<b>£2,874,954</b>		<b>£0</b>		

## Health

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
658 square metres of clinical floorspace in the Lowestoft Area	Essential	Great Yarmouth and Waveney CCG	£1,454,436.62	Unknown	£0	£1,454,436.62	CIL	£0	NHS England	Short-medium term
16 square metres of clinical floorspace in Kessingland	Essential	Great Yarmouth and Waveney CCG	£35,366.24	Unknown	£0	£35,366.24	CIL	£0	NHS England	Short-medium term
247 square metres of clinical floorspace in Beccles	Essential	Great Yarmouth and Waveney CCG	£545,966.33	Unknown	£0	£545,966.33	CIL	£0	NHS England	Short-medium term
52 square metres of clinical floorspace in Bungay	Essential	Great Yarmouth and Waveney CCG	114,940.28	Unknown	£0	114,940.28	CIL	£0	NHS England	Short-medium term
94 square metres of clinical floorspace in Halesworth	Essential	Great Yarmouth and Waveney CCG	£207,776.66	Unknown	£0	£207,776.66	CIL	£0	NHS England	Short-medium term
46 square metres of clinical floorspace in Southwold	Essential	Great Yarmouth and Waveney CCG	£101,677.94	Unknown	£0	£101,677.94	CIL	£0	NHS England	Short-medium term
<b>Total</b>			<b>£2,460,164.07</b>		<b>£0</b>	<b>£2,460,164.07</b>		<b>£0</b>		



## Police

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Increase in police staffing levels across the District	Essential	Suffolk Constabulary	£145,012	Unknown	£0	£145,012	CIL	£0	Suffolk Constabulary	Over entire plan period
6 new police vehicles	Essential	Suffolk Constabulary	£124,500	Unknown	£0	£124,500	CIL	£0	Suffolk Constabulary	Over entire plan period
135 square metres of new office floorspace	Essential	Suffolk Constabulary	£337,500	Unknown	£0	£337,500	CIL	£0	Suffolk Constabulary	Over entire plan period
4 new Automatic Number Plate Recognition points	Essential	Suffolk Constabulary	£240,292	Unknown	£0	£240,292	CIL	£0	Suffolk Constabulary	Over entire plan period
Potential new police facility / extensions to existing estate	Essential	Suffolk Constabulary	£8,000,000	Unknown	£0	£337,500	CIL	£7,662,500	Suffolk Constabulary	Short-medium term
<b>Total</b>			<b>£8,847,304</b>		<b>£0</b>	<b>£1,184,804</b>		<b>£7,662,500</b>		

## Libraries

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Improvements to capacity of Lowestoft / Oulton Broad Library	Desirable	Suffolk County Council	£560,550.00	None	£0	£560,550.00	CIL	£0	None	Short-medium term
Improvements to capacity of Beccles Library	Desirable	Suffolk County Council	£324,000.00	None	£0	£324,000.00	CIL	£0	None	Short-medium term
Improvements to capacity of Bungay Library	Desirable	Suffolk County Council	£69,000	None	£0	£69,000	CIL	£0	None	Short-medium term
Improvements to capacity of Halesworth Library	Desirable	Suffolk County Council	£123,000	None	£0	£123,000	CIL	£0	None	Short-medium term
Improvements to capacity of Kessingland Library	Desirable	Suffolk County Council	£21,000	None	£0	£21,000	CIL	£0	None	Short-medium term
Improvements to capacity of Southwold Library	Desirable	Suffolk County Council	£60,000.00	None	£0	£60,000.00	CIL	£0	None	Short-medium term
<b>Total</b>			<b>£1,157,550</b>		<b>£0</b>	<b>£1,157,550</b>		<b>£0</b>		

## Community Centres

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
New community centre in Bungay	Essential	Bungay Honeypot Trust	£1,026,000	Sale of existing community centre for housing. Developer /CIL funding	£250,000	£776,000	CIL	£0	None	Short term
New community centre on North of Lowestoft Garden Village (Policy WLP2.13)	Essential	Waveney District Council, Developers	£715,540	None	£0	£715,540	Section 106	£0	None	Long term
New community centre in Carlton Colville	Essential	Waveney District Council, Developers	£715,540	None	Potentially £214,546.61	£500,993.39	CIL	£0	None	Medium term
New community centre in Beccles	Essential	Waveney District Council, Developers	£1,883,000	None	£0	£1,883,000	Section 106	£0	None	Medium term
New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)	Essential	Waveney District Council, Developers	£715,540	Sale of existing community facilities.	Unknown	Unknown	CIL	Unknown	None	Short term.
New community centre in Somerleyton	Essential	Waveney District Council, Developers	£301,280	None	£0	£301,280	CIL	£0	None	Short-medium term
New community centre in Brampton (Policy WLP7.9)	Essential	Waveney District Council, Developers	£301,280	None	£0	£301,280	Section 106/CIL	£0	None	Short-medium term
Refurbishment of community centre in Ringsfield	Essential	Waveney District Council, Developers	Unknown	None	£0	Unknown	CIL	Unknown	None	Short-medium term
<b>Total</b>			<b>£ 5,658,180</b>		<b>£464,547</b>	<b>£4,478,093</b>		<b>£0</b>		

## Sport and Leisure Facilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Halesworth Campus Phase 1	Essential	Waveney District Council, Suffolk County Council	£3,800,000	Sale of land	£2,300,000	£1,500,000	CIL	£0	Sport England, other sports associations	Short term
Halesworth Campus Phase 2	Desirable	Waveney District Council, Suffolk County Council	£1,750,000 – 2,250,000	None	£0	£1,750,000 – 2,250,000	CIL	£0	Sport England, other sports associations	Short – medium term
Oakes Farm Development	Essential	Waveney District Council	£6,273,178	Section 106	£250,000	£6,023,178	CIL	£0	None	Unknown
New changing rooms and improved tennis courts at Normanston park	Desirable	Waveney District Council	£200,000	Football Foundation	£50,000	£150,000	CIL	£0	None	Unknown
Relocation, Improvements and an extra pitch at Gunton Park Rugby Club	Desirable	Waveney District Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire cost	None	Unknown	None	Short term
Provision of full-sized sand filled football/hockey pitch in Beccles	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Provision of small 3G pitch at Bungay and District Sports Association	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Expand cricket pitches on Southwold Common by 2 wickets	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Access improvements to bowls clubs	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Improved playing	Desirable	Waveney District	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham		Council								
Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (Policy WLP2.4)	Desirable	Waveney District Council	£250,000	Developer Contribution	£250,000	£0	None	£0	None	Short term
Playing pitches on North of Lowestoft Garden Neighbourhood (Policy WLP2.13)	Desirable	Waveney District Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Medium-long term
Playing pitches on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Desirable	Waveney District Council	£460,000	Unknown	£0	£460,000	Section 106	£0	None	Short/medium term
Playing pitches on Land South of Southwold Road, Brampton (Policy WLP7.9)	Desirable	Waveney District Council	£28,750	Unknown	£0	£28,750	Section 106	£0	None	Short term
<b>Total</b>			<b>£12,761,928 – 13,261,928</b>		<b>£2,850,000</b>	<b>£10,011,928 - 10,511,928</b>		<b>£0</b>		

## Open Space and Green Infrastructure

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
East of England Park (Policy WLP2.5)	Essential	Waveney District Council	£1,200,000	Coastal Communities Fund	£1,000,000	£200,000	CIL	£0	None	Short term
Beccles Quay	Desirable	Waveney District Council, Beccles Town Council and Broads Authority	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	None	Short term
Country park on Land South of The Street, Carlton Colville (WLP2.16)	Desirable	Waveney District Council	£120,000	Unknown	Unknown	£120,000	Section 106	£0	None	Short-medium term
County park on Beccles and Worlingham Garden Neighbourhood (WLP3.1)	Desirable	Waveney District Council	£152,000	Unknown	Unknown	£152,000	Section 106	£0	None	Short-medium term
Open space and equipped play areas allocated on various sites across the District.	Desirable	Waveney District Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Over entire plan period
Other Green Infrastructure Strategy projects yet to be identified	Essential/Desirable	Waveney District Council	Unknown	Unknown	£0	Unknown	Section 106	Unknown	None	Over entire plan period
<b>Total</b>			<b>£1,472,000</b>		<b>£1,000,000</b>	<b>£472,000</b>		<b>£0</b>		

## Waste Management

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Remodelling of Lowestoft HWRC		Suffolk County Council	£1,500,000	Suffolk County Council	Unknown	Unknown	CIL	Unknown	None	Medium-long term
<b>Total</b>			<b>£1,500,000</b>		<b>Unknown</b>	<b>Unknown</b>		<b>£0</b>		

## Appendix 2 – Monitoring Framework

Monitoring the effectiveness and implementation of the Plan is essential to ensure the success of the Plan. Monitoring is essential to establish what is happening now and what may happen in the future. Monitoring can help understand whether the strategic policies and proposals in the Local Plan are meeting the strategic priorities, objectives and targets, whether they are effective in achieving sustainable development and whether there are any unintended consequences. Importantly, it allows the Council to understand whether there is a need to review any policies of the Plan, or the Plan in its entirety.

**Table A2.1 Strategic Priority Monitoring Framework** sets out the indicators and evidence the Council will use to regularly monitor the performance of the Plan against each strategic priority/objective. **Table A2.2 Policy Monitoring Framework** identifies detailed indicators of performance for each policy. It also identifies relevant targets from the Plan that each policy helps address.

*Table A2.1 – Strategic Priority Monitoring Framework*

Strategic Priority / Objective	Key Performance Indicators
1 To improve health, wellbeing and education opportunities for the population	Life Expectancy Percentage of adult and child population who are overweight or obese Participation in Physical Activity GCSE Results and Qualifications of Population
2 To deliver at least 8,223 new homes to meet the housing requirements of the whole community (both urban and rural) including those wishing to move into the area	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds) completed
3 To enhance and protect the natural, built and historic environment	Condition of Sites of Special Scientific Interest Number of listed buildings and other Heritage Assets on the 'at risk' register
4 To reduce contributions to climate change and mitigate the effects and conserve natural resources	Carbon Dioxide Emissions Number of properties at risk from flooding and coastal erosion
5 To achieve sustained and resilient economic growth in towns and rural areas in order to support 5,000 new jobs in the District	Total jobs within the District by industry Unemployment levels
6 To support the growth of the tourism industry	Total jobs within the tourism sector Number of Visits / Nights Stayed
7 To protect and enhance the District's varied cultural facilities	Number of cultural facilities in the District
8 To enhance the viability and vitality of town centres and service provision in towns and villages	Completion of new town centre use floorspace by location Number of vacant units within Town Centre, District Centres and Local Centres Proportion of population within walking and cycling distance of services and facilities
9 To significantly improve the quality of urban design across the District	Major residential developments performing positively against Building for Life 12 guidelines



10 To improve the quality and provision of all types of infrastructure

Delivery of Infrastructure identified in the Infrastructure Framework (Table A1.2)

Table A2.2 – Policy Monitoring Framework

Strategic Policy	Targets	Indicators	Source
<b>WLP1.1 - Scale and Location of Growth</b>	374 dwellings per year (8,223 between 2014 and 2036). 5,000 net new jobs between 2014 and 2036. 43 hectares of employment land developed between 2014 and 2036. 2,200sqm of convenience retail and 11,000sqm of comparison retail developed between 2014 and 2036.	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds), employment, retail and leisure development provided:	Waveney District Council monitoring of planning applications (gains and losses): Housing (C3) Residential institutions (C2) Employment (B1-B8) Retail and Leisure (A1-A5, D2)
		i) in Waveney District;	
		ii) by settlement hierarchy;	
		iii) on previously developed land.	
		National indicators at local authority level:	
		Jobs density.	ONS jobs density
		Employment and unemployment.	ONS Annual Population Survey
		Employment by occupation.	ONS Annual Population Survey
		Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
		Earnings by residence and workplace.	ONS Annual Survey of Hours and Earnings
<b>WLP1.2 - Settlement Boundaries</b>	n/a	Population estimates.	ONS population estimates
		Housing affordability.	ONS ratio of house price to earnings (residence / workplace earnings)
		Homelessness.	CLG Homelessness statistics
		Qualifications of working age population (aged 16-64).	ONS Annual Population Survey
		Type and amount of residential, employment and retail/leisure development permitted outside of settlement boundaries [excluding householder].	Waveney District Council monitoring of consents of planning applications [not implementation]
<b>WLP1.3 - Infrastructure</b>	n/a	Completion of Lake Lothing Third Crossing.	Suffolk County Council / Highways England
		Completion of Lowestoft Flood Risk Management Project.	Waveney District Council / Environment Agency
		Completion of Beccles Southern Relief Road.	Suffolk County Council
		Completion of A12 improvements between Lowestoft and Ipswich.	Suffolk County Council
		Implementation of other relevant site specific and strategic policies.	Waveney District Council monitoring of consents of planning applications
		CIL and Section 106 receipts.	Waveney District Council
<b>WLP2.1 - Central and Coastal Lowestoft Regeneration</b>	n/a	Implementation of Policies WLP2.2-WLP2.12.	Waveney District Council monitoring of consents of planning applications and site surveys
		Implementation of other relevant strategic policies.	
<b>WLP2.2 - PowerPark</b>	n/a	Number and amount of employment uses (B1, B2 and B8) and port related	Waveney District Council site surveys

Strategic Policy	Targets	Indicators	Source
		development.	
		Improvements to cycle and pedestrian connectivity.	
		Wayfinding and orientation facilities including signposting to the town centre, Scores, High Street, East of England Park.	Waveney District Council Economic Regeneration Team
<b>WLP2.3 - Peto Square</b>	n/a	Completion of Lowestoft strategic flood defence scheme.	Waveney District Council /Environment Agency
		Number of retail and leisure operators including pubs / restaurants.	Waveney District Council site surveys
<b>WLP2.4 - Kirkley Waterfront and Sustainable Urban Neighbourhood</b>	Completion of at least 1,105 homes over the period 2014-2036.	Number of new homes completed including extra care and sheltered housing.	Waveney District Council monitoring of planning applications and site surveys
		Completion of employment uses (B1, B2 and B8) and port related development.	
		Completion of community facilities including playing fields and primary school.	
		Completion of pedestrian/cycle bridge.	
		Completion of third crossing of Lake Lothing.	
<b>WLP2.5 - East of England Park</b>	n/a	Enhancement of Ness Point including pavilion / café / orientation facilities; landmark structure/sculpture; play facilities.	Waveney District Council monitoring of planning applications and site surveys / Waveney District Council Economic Regeneration Team
<b>WLP2.6 - Western End of Lake Lothing</b>	Completion of at least 57 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
		Completion of employment uses associated with maritime activities.	
<b>WLP2.7 - Former Battery Green Car Park</b>	n/a	Completion of retail and leisure development (A1, A2, A3, A4, C1 and D2 uses).	Waveney District Council monitoring of planning applications and site surveys
<b>WLP2.8 - Former Lowestoft Hospital</b>	n/a	Retention of heritage assets through redevelopment.	Waveney District Council monitoring of planning applications
		Number of new homes completed.	
<b>WLP2.9 - Historic High Street and Scores Area</b>	n/a	Triangle Market enhancement.	Waveney District Council Economic Regeneration Team
		Number of shops, cafés and restaurants operating.	Waveney District Council site surveys
		New private housing completed.	Waveney District Council monitoring of planning applications
		Enhancement of links between the High Street, the Scores and East of England Park.	Waveney District Council Economic Regeneration Team
<b>WLP2.10 - Inner Harbour Port Area</b>	n/a	Retention of port related uses.	Waveney District Council monitoring of planning applications and site surveys
<b>WLP2.11 - Oulton Broad District Shopping Centre</b>	Not more than 10% vacant units within the area.	Number of retail and service uses including A1, A2, A3, A4 and A5.	Waveney District Council monitoring of planning applications and site surveys
		Number of vacant units.	
<b>WLP2.12 - Kirkley District Shopping Centre</b>	Not more than 10% vacant units within the area.	Number of retail and service uses including A1, A2, A3, A4 and A5.	Waveney District Council monitoring of planning applications and site surveys
		Number of vacant units.	

Strategic Policy	Targets	Indicators	Source
<b>WLP2.13 - North of Lowestoft Garden Village</b>	Completion of at least 740 homes over the period 2014-2036. Delivery of 8 hectares of employment land.	Number of new homes completed including extra care / sheltered housing and care home.	Waveney District Council monitoring of planning applications and site surveys
		Completion of employment uses (B1, B2 and B8).	
		Completion of community facilities including open space and local shopping centre.	
		Completion primary school.	
<b>WLP2.14 - Land North of Union Lane, Oulton</b>	Completion of at least 150 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Provision of open space (0.4ha) with a LEAP.	
		Additional pedestrian access to Union Lane.	
<b>WLP2.15 - Land between Hall Lane and Union Lane, Oulton</b>	Completion of at least 190 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Provision of open space (0.4ha) with a LAP.	
		Additional pedestrian and cycle access to Hall Lane to the east of the site.	
<b>WLP2.16 - Land South of The Street, Carlton Colville / Gisleham</b>	Completion of at least 900 homes over the period 2014-2036.	Number of new homes completed including care home, extra care and sheltered housing.	Waveney District Council monitoring of planning applications
		Completion of primary school.	Suffolk County Council
		Country park including NEAP.	Waveney District Council monitoring of planning applications
		Completion of flood risk mitigation for Kirkley Stream.	Waveney District Council
		Linkages to Public Rights of Way.	Suffolk County Council
<b>WLP2.17 - Land at South Lowestoft Industrial Estate</b>	n/a – uncertain how much employment land can be delivered during plan period.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
<b>WLP2.18 - Land at Mobbs Way, Oulton</b>	Delivery of 2.5 hectares of employment land.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
<b>WLP2.19 - Oakes Farm, Beccles Road, Carlton Colville</b>	Delivery of 20.75 hectares of new sports facilities.	Hectares of sports provision provided.	Waveney District Council monitoring of planning applications
<b>WLP2.20 - Gunton Park, off Old Lane, Corton</b>	Completion of at least 65 homes over the plan period 2014-2036. Delivery of replacement rugby club pitches.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Hectares of new sports facilities provided.	
<b>WLP3.1 - Beccles and Worlingham Garden Neighbourhood</b>	Completion of at least 1,065 homes over the period 2014-2036. Delivery of 5 hectares of employment land.	Number of new homes completed including care home, extra care and sheltered housing.	Waveney District Council monitoring of planning applications and site surveys
		Completion of employment uses (B1, B2 and B8).	
		Completion of community facilities including open space and local shopping centre.	

Strategic Policy	Targets	Indicators	Source
		Completion of primary school.	Suffolk County Council
<b>Policy WLP3.2 - Land west of London Road, Beccles</b>	Completion of at least 280 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
		Completion of open space (0.4ha) with a LEAP.	
<b>WLP3.3 - Land South of Benacre Road at Ellough Airfield, Ellough</b>	n/a – uncertain how much employment land can be delivered during plan period.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
<b>WLP4.1 - Halesworth/Holton Healthy Neighbourhood</b>	Completion of at least 215 homes over the period 2014-2036.	Number of new homes completed including retirement community.	Waveney District Council monitoring of planning applications
		Completion of health care facility.	
		Sports pitches including playing pitch, 3G pitch and indoor facilities.	
		Education training facility.	
		New pedestrian access to provide connectivity within the site and adjoining areas.	
<b>WLP4.2 - Land adjacent to Chediston Street, Halesworth</b>	Completion of at least 200 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Provision of open space (0.8ha) including NEAP.	
<b>WLP4.3 - Land north of Old Station Road, Halesworth</b>	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP4.4 - Land west of Lodge Road, Holton</b>	Completion of at least 15 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP4.5 - Land at Dairy Farm, Saxons Way, Halesworth</b>	Completion of at least 40 dwellings over the period 2014-2036. Delivery of new community facility and pre-school setting.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Delivery of new community facility and pre-school setting.	
<b>WLP4.6 - Broadway Farm, west of Norwich Road, Halesworth</b>	Completion of at least 2.5 hectares of employment land over the period 2014-2036.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
		Provision of pedestrian and cycle access to the site.	
<b>Policy WLP5.1 - Land east of St Johns Road, Bungay</b>	Completion of at least 85 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
		Provision of pedestrian and cycle route through the site, linking St Johns Road to Kerrison Road and Meadow Road.	
<b>Policy WLP5.2 - Land west of St Johns Road, Bungay</b>	Completion of at least 400 homes over the period 2014-2036.  Completion of 3 hectares of employment land.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
		Employment uses (B1, B2 and B8) completed.	
		Provision of 0.75 hectares of open space provision (1.2ha) including a NEAP and levelled area for informal games.	
		Provision of allotments (0.25ha).	
		Provision of pedestrian and cycle routes to provide connectivity within the site and	

Strategic Policy	Targets	Indicators	Source
		adjoining areas and onward connections.	
		Delivery of new pre-school setting.	
		Provision of 2 hectare extension to school playing field.	Suffolk County Council
		Provision of parking and turning area for school buses.	
<b>WLP6.1 - Land west of Copperwheat Avenue, Reydon</b>	Completion of at least 220 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Open space provision (0.8ha) including a NEAP and play space of 400sqm to south of site.	
		Retention of public rights of way bordering the site.	
		Provision of 7 plots for the relocation of properties under threat from coastal erosion.	
<b>WLP6.2 - Southwold Harbour</b>	n/a	Number of applications approved / refused for new development.	Waveney District Council monitoring of planning applications
<b>WLP7.1 - Rural Settlement Hierarchy and Housing Growth</b>	Completion of 10% of total housing over 2014 to 2036 in rural areas. Completion of 70% of rural housing within larger villages. Completions of 20% of rural housing within smaller villages.	Number of new homes completed (including implementation of allocations WLP7.2-WLP7.17 and windfall sites).	Waveney District Council monitoring of planning applications
<b>WLP7.2 - Land between The Street and A146, Barnby</b>	Completion of at least 50 homes over the period 2014-2036.	Number of new homes completed. Provision of 0.25ha open space (including LEAP).	Waveney District Council monitoring of planning applications
<b>WLP7.3 - Land south of Lound Road, Blundeston</b>	Completion of at least 16 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP7.4 - Land north of Pickwick Drive, Blundeston</b>	Completion of at least 45 homes over the period 2014-2036.	Number of new homes completed. Provision of 0.2ha open space (including LEAP).	Waveney District Council monitoring of planning applications
<b>WLP7.5 - Land north of The Street, Somerleyton</b>	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed. Protection of locally listed 'Forge'.	Waveney District Council monitoring of planning applications
<b>WLP7.6 - Mill Farm Field, Somerleyton</b>	Completion of at least 35 homes over the period 2014-2036.	Number of new homes completed. Provision of public right of ways to Station Road and The Street. Provision of open space (0.2ha).	Waveney District Council monitoring of planning applications
<b>WLP7.7 - Land north of Elms Lane, Wangford</b>	Completion of at least 16 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP7.8 - Land north of Chapel Road, Wrentham</b>	Completion of at least 60 homes over the period 2014-2036.	Number of new homes completed. Provision of 0.5ha open space (including NEAP).	Waveney District Council monitoring of planning applications
<b>WLP7.9 - Land south of</b>	Completion of at least 50 homes	Number of new homes completed.	Waveney District Council monitoring of planning

Strategic Policy	Targets	Indicators	Source
<b>Southwold Road, Brampton</b>	over the period 2014-2036.	Provision of 0.8ha open space (including LEAP and playing pitch).	applications
		Provision of village hall.	
<b>WLP7.10 - Land at Toodley Farm, Station Road, Brampton</b>	Completion of at least 8 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP7.11 - Land south of Hogg Lane, Ilketshall St Lawrence</b>	Completion of at least 25 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Provision of 0.4ha play space (LEAP).	
<b>WLP7.12 - Land east of The Street, Lound</b>	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP7.13 - Land north of Chapel Road, Mutford</b>	Completion of at least 6 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP7.14 – Land north of School Road, Ringsfield</b>	Completion of at least 30 homes over the period 2014-2036.	Number of new homes completed. Provision of car park for primary school (24 spaces).	Waveney District Council monitoring of planning applications
<b>WLP7.15 - Land east of Mill Road, Rumburgh</b>	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
		Provision of landscaped amenity area.	
<b>WLP7.16 - Land east of Woodfield Close, Willingham</b>	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP7.17 - Land west of Lock's Road, Westhall</b>	Completion of at least 18 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
<b>WLP8.1 - Housing Mix</b>		Type and mix of completed dwellings (at least 35% of new dwellings on a site to be 1 or 2 bedroom properties).	Waveney District Council monitoring of planning applications
<b>WLP8.2 - Affordable Housing</b>		Tenure of completed dwellings.	Waveney District Council monitoring of planning applications
		Sites of 11 or more dwellings to provide affordable housing (preferably on site)	
<b>WLP8.3 - Self Build and Custom Build</b>	Self or custom build plots to meet demand evidenced by the Council's Self and Custom Build Register.	Developments of 100 or more dwellings to provide a minimum 5% self or custom build properties.	Waveney District Council monitoring of planning applications
		Number of plots approved for self or custom build.	
<b>WLP8.4 - Conversion of Properties to Flats</b>		Number of refusals for self-contained flats/HMOs within Flat Saturation Zones as identified on the Policies Map.	Waveney District Council monitoring of planning applications
		Number of self-contained flats, HMOs and bedsits approved.	
<b>WLP8.5 - Gypsy and Traveller Sites</b>	17 additional pitches to be delivered over period 2016-2036.	Number of gypsy and traveller pitches permitted.	Waveney District Council monitoring of planning applications
<b>WLP8.6 - Affordable Housing in the Countryside</b>	10% of total housing delivery within the Countryside in line with Local Plan.	Affordable homes completed (some market housing may be permitted to cross-subsidise delivery of affordable housing).	Waveney District Council monitoring of planning applications

Strategic Policy	Targets	Indicators	Source
<b>WLP8.7 - Small Scale Residential Development in the Countryside</b>	10% of total housing delivery within the Countryside in line with Local Plan.	Small scale developments completed (up to 3 dwellings and up to 5 dwellings).	Waveney District Council monitoring of planning applications
<b>WLP8.8 - Rural Workers Dwellings in the Countryside</b>	10% of total housing delivery within the Countryside in line with Local Plan.	Rural workers dwellings completed.	Waveney District Council monitoring of planning applications
<b>WLP8.9 - Replacement Dwellings and Extensions in the Countryside</b>	n/a	n/a	n/a
<b>WLP8.10 - Residential Annexes in the Countryside</b>	n/a	n/a	n/a
<b>WLP8.11 - Conversion of Rural Buildings to Residential Use</b>	10% of total housing delivery within the Countryside in line with Local Plan.	Rural buildings converted to residential use.	Waveney District Council monitoring of planning applications
<b>WLP8.12 - Existing Employment Areas</b>	5,000 net new jobs between 2014 and 2036.	Employment uses (B1, B2, B8) completed (gained and lost).	Waveney District Council monitoring of planning applications and site survey
		Number and amount of uses within existing employment areas.	
		Number of vacant units.	
		Jobs density.	ONS jobs density
		Employment and unemployment.	ONS Annual Population Survey
		Employment by occupation.	ONS Annual Population Survey
<b>WLP8.13 - New Employment Development</b>	5,000 net new jobs between 2014 and 2036.	Employee jobs by industry.	ONS Business Register and Employment Survey
		Employment uses (B1, B2 and B8) completed (gained and lost).	Waveney District Council monitoring of planning applications
		Number and amount of uses within existing employment areas.	Waveney District Council site surveys
		Jobs density.	ONS jobs density
		Employment and unemployment.	ONS Annual Population Survey
		Employment by occupation.	ONS Annual Population Survey
<b>WLP8.14 - Conversion and Replacement of Rural Buildings for Employment Use</b>	n/a	Employee jobs by industry.	ONS Business Register and Employment Survey
		Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications
<b>WLP8.15 - New Self Catering Tourist Accommodation</b>	5,000 net new jobs between 2014 and 2036.	New self catering tourist accommodation permitted.	Waveney District Council monitoring of planning applications [not implementation]
		Employee jobs by industry.	ONS Business Register and Employment Survey/East

Strategic Policy	Targets	Indicators	Source
			of England Forecasting Model
<b>WLP8.16 - New Hotels and Guest Houses</b>	n/a	New hotels and guest houses permitted.	Waveney District Council monitoring of planning applications [not implementation]
		Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
<b>WLP8.17 - Existing Tourist Accommodation</b>	n/a	Applications permitting the loss of tourist accommodation.	Waveney District Council monitoring of planning applications [not implementation]
		Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
<b>WLP8.18 - New Town Centre Use Development</b>	2,200sqm of convenience retail and 11,000sqm of comparison retail developed between 2014 and 2036.	Town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) completed (gained and lost).	Waveney District Council monitoring of planning applications
		Number and amount of town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) within town centres.	Waveney District Council site surveys
<b>WLP8.19 - Vitality and Viability of Town Centres</b>	Not more than 10% vacant units in any town centre.	Town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) completed (gained and lost).	Waveney District Council monitoring of planning applications and site surveys
		Number and amount of town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) within town centres.	
		Number of vacant units.	
<b>WLP8.20 - Local Shopping Centres</b>	Not more than 10% vacant units in any Local Centre.	Retail, leisure and office uses (A1, A2, A3, A4 and A5) completed (gained and lost).	Waveney District Council monitoring of planning applications and site surveys
		Number and amount of retail, leisure and office uses (A1, A2, A3, A4 and A5) within local shopping centres.	
		Number of vacant units.	
<b>WLP8.21 - Sustainable Transport</b>	n/a	Traffic counts (motor vehicles and cyclists).	Department for Transport traffic counts
		Implementation of measures set out in the Waveney Cycle Strategy (2016 and updates).	Waveney District Council monitoring of planning applications and Suffolk County Council
		Submission of Transport Statements for residential developments between 50-80 dwellings and submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings.	Waveney District Council monitoring of planning applications
<b>WLP8.22 - Built Community Services and Facilities</b>	n/a	Applications permitting new / loss of community services and facilities.	Waveney District Council monitoring of planning applications [not implementation]
		Proportion of population with access to key services and facilities.	Geographical Information System Analysis
<b>WLP8.23 - Protection of Open</b>	n/a	Applications permitting the loss of open space (as identified on the Policies Map).	Waveney District Council monitoring of planning



Strategic Policy	Targets	Indicators	Source
Space		Proportion of population with access to different types of open space.	applications [not implementation] Geographical Information System Analysis
WLP8.24 - Flood Risk	n/a	Number of properties at risk from flooding.	Waveney District Council monitoring
		Applications permitted in flood zones.	Waveney District Council monitoring of planning applications
WLP8.25 - Coastal Change Management Area	n/a	Number and type of permissions granted within the Coastal Change Management Area.	Waveney District Council monitoring of planning applications
		Number of properties at risk from erosion.	Waveney District Council Coastal Management Team
WLP8.26 - Relocation and Replacement of Development Affected by Coastal Erosion	n/a	Number of homes permitted under relocation / replacement policy.	Waveney District Council monitoring of planning applications
WLP8.27 - Renewable and Low Carbon Energy	n/a	Number of renewable energy schemes permitted.	Waveney District Council monitoring of planning applications [not implementation]
WLP8.28 - Sustainable Construction	n/a	Sustainability Statement to be submitted with applications for 10 or more houses.	Waveney District Council monitoring of planning applications
		New non-residential development of 1,000m <sup>2</sup> or more gross floorspace achieving BREEAM "Very Good" standard or equivalent.	Submission of BREEAM design stage and post-construction certificates
WLP8.29 - Design	n/a	Major residential developments performing positively against Building for Life 12 guidelines.	Waveney District Council monitoring of planning applications
WLP8.30 - Design of Open Spaces	n/a	Major residential developments performing positively against Building for Life 12 guidelines.	Waveney District Council monitoring of planning applications
WLP8.31— Lifetime Design	n/a	Sites with a capacity of 10 or more dwellings to make provision for 40% of all dwellings to meet Building Regulations Requirement M4(2) of Part M (dwellings achieving M4(3) will count as meeting this requirement).	Waveney District Council monitoring of planning applications
WLP8.32 - Housing Density and Design	n/a	% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare.	Waveney District Council monitoring of planning applications
WLP8.33 – Residential Gardens and Urban Infilling	n/a	n/a	n/a
WLP8.34 - Biodiversity and Geodiversity	n/a	Condition of Sites of Special Scientific Interest.	Natural England
		Hectares of designations e.g. Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Natural England / Suffolk Biodiversity Information Service
WLP8.35 - Landscape	n/a	Hectares of designations e.g. Area of Outstanding Natural Beauty.	Natural England

Strategic Policy	Targets	Indicators	Source
<b>Character</b>			
<b>WLP8.36 - Coalescence of Settlements</b>	n/a	Number of applications permitted within gaps as identified on the Policies Map.	Waveney District Council monitoring of planning applications
<b>WLP8.37 - Historic Environment</b>	n/a	Number of listed buildings and other Heritage Assets on the 'at risk' register.	Suffolk Register of Buildings at Risk
<b>WLP8.38 - Non-Designated Heritage Assets</b>	n/a	Loss of non-designated heritage assets.	Waveney District Council monitoring of planning applications
		Number of identified non-designated heritage assets.	
<b>WLP8.39 - Conservation Areas</b>	n/a	Number of conservation areas at risk.	Historic England
<b>WLP8.40 - Archaeology</b>	n/a	n/a	n/a

# Appendix 3 – Housing and Employment Land Summary and Trajectory

## Housing Summary

Table A3.1 - Housing Summary

Settlement	Homes Built 2014-2017	Existing Housing Commitments <sup>14</sup>	Homes allocated in Local Plan expected to be delivered in plan period	Total Growth 2014-2036
Lowestoft Area	355	1,568	3,283	5,206
Beccles and Worlingham	36	87	1,335	1458
Bungay	30	42	485	557
Halesworth and Holton	38	244	480	762
Southwold and Reydon	25	142	220	387
Rural areas	51	415	399	865
<b>Total</b>	<b>535</b>	<b>2,498</b>	<b>6,202</b>	<b>9,235</b>

<sup>14</sup> Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036. This doesn't include allocations which have been rolled forward into this Local Plan such as the Kirkley Waterfront and Sustainable Urban Neighbourhood site.

## Housing Trajectory

Table A3.2 - Housing Trajectory

Settlement	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	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total	
Lowestoft Area	76	96	183	153	127	178	402	418	404	342	242	250	254	287	246	246	246	246	246	220	165	179	5,206	
Beccles and Worlingham	1	7	28	24	20	6	30	60	112	90	90	90	90	90	90	90	90	90	90	90	90	90	90	1,458
Bungay	5	7	18	5	2	16	61	66	82	70	70	65	50	40	0	0	0	0	0	0	0	0	0	557
Halesworth and Holton	23	1	14	7	30	26	179	146	121	120	80	15	0	0	0	0	0	0	0	0	0	0	0	762
Southwold and Reydon	6	9	10	8	26	32	78	73	75	50	20	0	0	0	0	0	0	0	0	0	0	0	0	387
Larger Villages	13	10	6	56	56	57	114	85	72	55	34	13	14	10	10	10	5	0	0	0	0	0	0	620
Smaller Villages	7	0	1	1	6	22	47	34	41	22	15	0	0	0	0	0	0	0	0	0	0	0	0	196
Countryside	5	5	4	4	1	3	9	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49
<b>Total</b>	<b>136</b>	<b>135</b>	<b>264</b>	<b>258</b>	<b>268</b>	<b>340</b>	<b>920</b>	<b>892</b>	<b>915</b>	<b>749</b>	<b>551</b>	<b>433</b>	<b>408</b>	<b>427</b>	<b>346</b>	<b>346</b>	<b>341</b>	<b>336</b>	<b>336</b>	<b>310</b>	<b>255</b>	<b>269</b>	<b>9,235</b>	

Figure A3.1 - Housing Trajectory

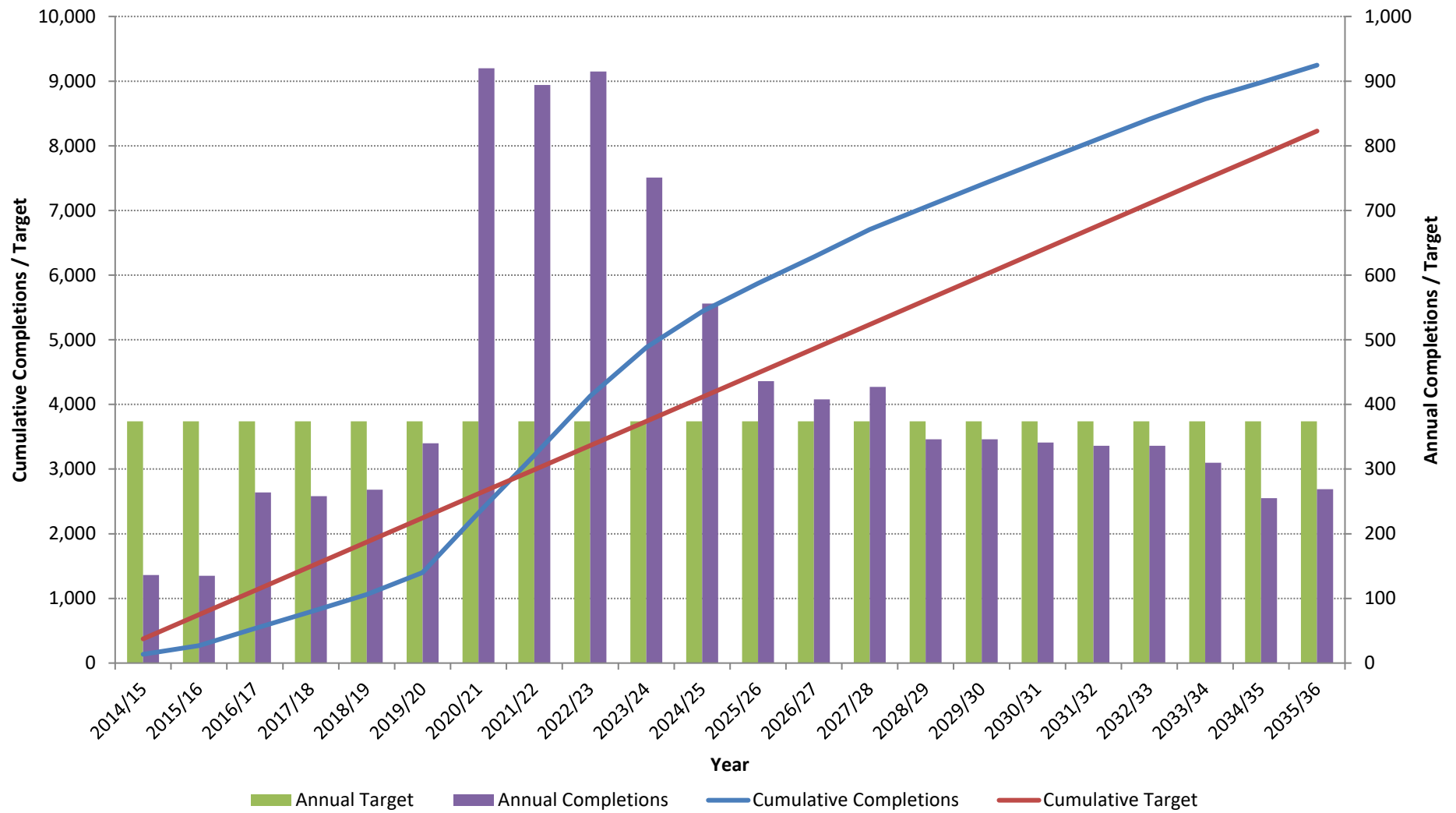


Table A3.3 Allocated Sites Housing Trajectory

Total Number of Houses	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Delivery (Plan period)	Delivery post 2036
<b>WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood</b>																				
1,380	14	17	40	60	60	60	60	75	75	75	75	75	75	75	75	75	75	75	1,136	244
<b>WLP2.6 – Western End of Lake Lothing</b>																				
57	0	0	0	0	20	20	17	0	0	0	0	0	0	0	0	0	0	0	57	0
<b>WLP2.8 – Former Lowestoft Hospital</b>																				
45	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0
<b>WLP2.13 – North of Lowestoft Garden Village</b>																				
1,300	0	0	0	0	0	0	0	0	20	80	80	80	80	80	80	80	80	80	740	560
<b>WLP2.14 – Land North of Union Lane, Oulton</b>																				
150	0	0	40	40	40	30	0	0	0	0	0	0	0	0	0	0	0	0	150	0
<b>WLP2.15 – Land Between Hall Lane and Union Lane, Oulton</b>																				
190	0	0	50	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0	190	0
<b>WLP2.16 – Land South of The Street, Carlton Colville/Gisleham</b>																				
900	0	0	0	20	75	75	75	75	75	75	75	75	75	75	75	55	0	0	900	0
<b>WLP2.20 – Gunton Park, off Old Lane, Corton</b>																				
65	0	0	10	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0
<b>WLP3.1 – Beccles and Worlingham Garden Neighbourhood</b>																				
1,250	0	0	0	0	40	40	40	40	85	90	90	90	90	90	90	90	90	90	1,055	195
<b>WLP3.2 – Land West of London Road, Beccles</b>																				
280	0	0	25	50	50	50	50	50	5	0	0	0	0	0	0	0	0	0	280	0
<b>WLP4.1 – Halesworth/Holton Healthy Neighbourhood</b>																				
215	0	0	40	40	40	40	40	15	0	0	0	0	0	0	0	0	0	0	215	0
<b>WLP4.2 – Land Adjacent to Chediston Street, Halesworth</b>																				
200	0	0	40	40	40	40	40	0	0	0	0	0	0	0	0	0	0	0	200	0
<b>WLP4.3 – Land North of Old Station Road, Halesworth</b>																				
10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
<b>WLP4.4 – Land West of Lodge Road, Holton</b>																				
15	0	0	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
<b>WLP4.5 – Land at Dairy Farm, Saxons Way, Halesworth</b>																				
40	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
<b>WLP5.1 – Land East of St Johns Road, Bungay</b>																				
85	0	0	0	10	20	20	20	15	0	0	0	0	0	0	0	0	0	0	85	0
<b>WLP5.2 – Land West of St Johns Road, Bungay</b>																				
400	0	10	50	50	50	50	50	50	50	40	0	0	0	0	0	0	0	0	400	0

Total Number of Houses	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Delivery (Plan period)	Delivery post 2036
<b>WLP6.1 – Land West of Copperwheat Avenue, Reydon</b>																				
220	0	0	50	50	50	50	20	0	0	0	0	0	0	0	0	0	0	0	220	0
<b>WLP7.2 – Land Between The Street and A146, Barnby</b>																				
50	0	0	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	50	0
<b>WLP7.3 – Land South of Lound Road, Blundeston</b>																				
16	0	0	0	0	0	0	4	8	4	0	0	0	0	0	0	0	0	0	16	0
<b>WLP7.4 – Land North of Pickwick Drive, Blundeston</b>																				
45	0	0	0	0	0	0	0	0	10	10	10	10	5	0	0	0	0	0	45	0
<b>WLP7.5 – Land North of The Street, Somerleyton</b>																				
10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
<b>WLP7.6 – Mill Farm Field, Somerleyton</b>																				
35	0	0	0	0	10	10	10	5	0	0	0	0	0	0	0	0	0	0	35	0
<b>WLP7.7 – Land North of Elms Lane, Wangford</b>																				
16	0	0	5	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0
<b>WLP7.8 – Land North of Chapel Road, Wrentham</b>																				
60	0	0	15	15	15	15	0	0	0	0	0	0	0	0	0	0	0	0	60	0
<b>WLP7.9 – Land South of Southwold Road, Brampton</b>																				
50	0	0	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	50	0
<b>WLP7.10 – Land at Toodley Farm, Station Road, Brampton</b>																				
8	0	0	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	8	0
<b>WLP7.11 – Land South of Hogg Lane, Ilketshall St Lawrence</b>																				
25	0	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	25	0
<b>WLP7.12 – Land East of The Street, Lound</b>																				
10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
<b>WLP7.13 – Land North of Chapel Road, Mutford</b>																				
6	0	0	0	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	6	0
<b>WLP7.14 – Land North of School Road, Ringsfield</b>																				
30	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
<b>WLP7.15 – Land East of Mill Road, Rumburgh</b>																				
10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
<b>WLP7.16 – Land East of Woodfield Close, Willingham</b>																				
10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
<b>WLP7.17 – Land West of Lock's Road, Westhall</b>																				
18	0	0	5	5	5	3	0	0	0	0	0	0	0	0	0	0	0	0	18	0

## Employment Land Summary

Table A3.4 - Employment Summary

Settlement	Employment Land Developed 2014-2017 (Hectares)	Employment Land Commitments (Hectares)	Total Employment Land Allocated in Local Plan (Hectares)	Total Employment Land allocated in Local Plan expected to be delivered in Plan period (2014-2036) (Hectares)	Total Employment Land Delivery expected 2014-2036 (Hectares)	Total Employment Land Delivery post plan period (post 2036) (hectares)
Lowestoft Area	3.74	-2.78	38.3	31	31.96	7.3
Beccles and Worlingham	1.03	1.18	18.4	11	13.21	7.4
Bungay	-0.01	0.03	3	3	3.02	0
Halesworth and Holton	0.19	0.55	2.5	2.5	3.24	0
Southwold and Reydon	0.37	0.32	0	0	0.69	0
Rural areas	0.98	0.5	0	0	1.48	0
<b>Total</b>	<b>6.3</b>	<b>-0.2</b>	<b>62.2</b>	<b>47.5</b>	<b>53.6</b>	<b>14.7</b>



# Appendix 4 – Marketing Requirements

A number of policies in the Local Plan require evidence of marketing prior to allowing the redevelopment or change of use of a building or land. This section sets out the detailed requirements for marketing to justify there is no demand for the existing use and justify a change of use.

## Length of Marketing

Prior to applying to change the use of a building protected under the relevant policies of the Local Plan the property should be marketed for a period of at least 12 months. Evidence from neighbouring Suffolk Coastal suggests that industrial properties are often on the market for longer than 12 months before being taken up. Given the importance of tourism to the local economy and the potential importance of community facilities to local communities a 12 month period is also considered appropriate for these uses as well.

## Marketing Strategy

Before marketing begins a strategy should be prepared which sets out how the property will be marketed. Ideally this should be agreed with the Council prior to start of marketing. This will ensure the strategy meets the requirements set out in this section, and will avoid the need of a repeat of the marketing exercise should the Council deem the marketing not be up to standard.

The marketing strategy should contain the following detail:

- Background – this should cover why the property is being marketed.
- Location – this should include information on proximity to regional centres such as Norwich, Ipswich and Lowestoft, its links to transport networks and its general setting (i.e. business park/enterprise zone).
- Description – this should include details on floorspace, number of floors, layout and car parking and yard facilities.
- Planning – a summary of the existing planning use, history and restrictions.
- Marketing Recommendations and approach to advertisement – this should cover:
  - Basis of instruction - sole agent or joint agent etc.
  - Method of disposal - private treaty or informal/formal bids.
  - Advertisement option - sale boards, internet, PR, publications, mailing etc.

Expenditure on marketing - the budget for the marketing campaign should be proportionate to the anticipated return from the property. As a guide the budget should be about 3% of the anticipated return from the property. For example, a property with a guide rent of £15,000 per annum should have a marketing budget of about £450.

- Guide Price/Rent - this should be commensurate with the current market price for similar premises. It is expected that the value of the property will be derived from an expert RICS registered valuer or accredited member of RICS (Royal Institution of Chartered Surveyors).
- Guide Terms - these should be flexible and take into account prevailing market conditions. The length of leases should not be unduly restrictive.

The strategy should include a marketing matrix similar to the template below.

Marketing Initiative	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Marketing Board	£x.xx												
Marketing Particulars	£x.xx												
Local Newspaper	£x.xx												

The extent of marketing initiatives will vary based on the type of premises being advertised. However, as a minimum the following initiatives should be employed for all premises:

- Marketing Board – this could be a simple for sale board for small commercial premises, single tourist unit accommodation and community facilities. For larger commercial units and tourist accommodation sites larger boards giving details of the property including the guide price should be employed. Boards should be placed so they can be seen from the main road.
- Marketing Particulars – these should include the following information:
  - Internal and external photographs
  - Location
  - Description of accommodation
  - Terms (leasehold, freehold, long lease etc.)
  - Guide Price/Rent
  - Current Planning Status
  - Services and Utilities
  - Energy Performance Certificate
  - Rateable value and business rates
  - VAT Status
  - Legal and professional costs
  - Viewing arrangements

- o Contact information for the agent

For larger commercial units and tourist accommodation sites, which are more likely to have a regional or national audience, the particulars should be set out in a bespoke, well-designed brochure. Layouts of the building together with professional photos will be required.

- Advertisement in press – for small commercial units, community facilities and single unit tourist accommodation, an advert should be placed and maintained in a local newspaper. For larger commercial units and tourist accommodation sites, specialist publications should also be used. Advertisements in both local and national publications should include a colour picture of the premises.
- Press coverage – for larger commercial units and tourist accommodation sites, a press release should be given to local and regional press.
- Online advertisement – the premises should be published on the agent’s website as well as one national commercial property search engine. For very large commercial units and tourist accommodation parks a bespoke website for the property should be created.
- Targeted mailing – this involves the agent mailing their contacts or by purchasing a database of contacts.

## Marketing Report

If following the 12 months of marketing there has been no success in selling or letting the unit a report on the marketing should be prepared and submitted with a planning application for redevelopment or change of use.

The Marketing Report should contain the following:

- The original marketing strategy (in accordance with the above).
- The duration and dates of the marketing campaign.
- Evidence that the marketing strategy was delivered – this should include photos of the marketing boards, copies of particulars, screenshots of online advertisements, copies of press articles and adverts.
- A full record of enquiries received throughout the course of the marketing campaign. This should record, the date of the enquiry, details of the company/individual, nature of the enquiry, if the property was inspected, details of any follow-up and reasons why the prospective occupier deemed the premises unsuitable. If any offers were rejected, the grounds on which the offers were rejected must be provided.
- If the record of enquiries indicates a lack of interest during the marketing campaign, the report should detail the measure undertaken to alter the strategy and to increase interest.

# Appendix 5 – Viability Assessment Requirements

A number of policies in the Local Plan have a test of financial viability requirement. Where an assessment of viability is provided with an application it should be completed in accordance with the guidance in this appendix and guidance included in the National Planning Practice Guidance.

## Confidentiality

Historically viability assessments submitted with planning applications have been treated as confidential as they were considered commercially sensitive. However, given that these assessments are used often to demonstrate that something, such as affordable housing provision, which is in the public interest should be reduced it is important that these assessments are open and transparent. It is important that the public and other stakeholders have an opportunity to comment and challenge the findings in the same way they may wish to challenge the findings of other technical studies which support a planning application.

In most cases viability assessments should be based on publicly available information which is reflective of industry norms rather than the unique circumstances of developers (as planning permission runs with the land not the developer).

Given the above, viability assessments submitted with planning applications will not be kept confidential and will be published on the planning application file with the other studies, plans and information contained within the planning application. In exceptional circumstances where the publication of information would harm the competitiveness of a business due to the necessity to include commercial information unique to that business, the Council will consider keeping some or all of the viability assessment confidential. The applicant in these scenarios should provide full justification as to why the harm caused by publishing the information outweighs the public interest in publishing the information.

## Independent Review

If there are disagreements between the Council and the applicant on the findings of the viability assessment, or criticisms of the assessment have been raised by stakeholders or the public, the Council will invite the developer to pay a fee to have the assessment independently reviewed. The independent review will assess and scrutinise the assumptions and assessment and give a view on whether the assessment is robust. If the assessment is not considered robust, the independent review will include a revised viability assessment in accordance with this guidance.

## Overall Approach

Viability assessments should be in the form of residual land value appraisals. Where the residual land value, obtained from discounting costs and developer profit from the development value is compared to a threshold land value to determine whether a scheme is viable.

<p><b>Gross Development Value</b> This figure is calculated from the total sale values of the completed units or capitalised rents from commercial units</p>	-	<p><b>Development Costs</b> This figure is the sum of costs. This will include build costs, S106/CIL payments, professional fees, taxes, interest and any abnormal costs</p>	-	<p><b>Developers Profit</b> This is the profit the developer needs to make, either against development costs or development value</p>	=	<p><b>Residual Land Value</b></p>
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$$\text{Residual Land Value} > \text{Threshold Land Value} = \text{Viable}$$

Viability assessments should clearly set out all of the assumptions and the evidence behind the assumptions that go into the appraisal. The assessments should be clearly and transparently presented including the calculation of residual land value and any cash-flow analysis. There must be no hidden calculations or assumptions in any model or appraisal.

Development appraisals should include details of the proposed scheme including site area, residential unit numbers, number of habitable rooms, unit size, density and the split between the proposed tenures. Floorspace figures should also be provided for residential uses (gross internal area) by tenure, and non-residential uses in gross internal area (GIA) and net internal area (NIA). Information should be provided relating to the target market of the development and proposed specification, which should be consistent with assumed costs and values.

Details of the assumed development programme and the timing of cost and income inputs should be provided.

Ideally the appraisal will include a spreadsheet version of the model which can be opened and interrogated in Microsoft Excel and similar spreadsheet software applications. Homes England publishes the Development Appraisal Tool<sup>15</sup> which is an open sourced spreadsheet which anyone can use. The use of this tool is therefore strongly recommended.

<sup>15</sup> Homes England – Development Appraisal Tool - <https://www.gov.uk/government/collections/development-appraisal-tool>

# Guidance on Assumptions to be Used

## Threshold Land Value

This assumption is a critical assumption as it sets the benchmark for what the residual land value is tested against to determine whether a development is viable. The National Planning Policy Framework states that viability should consider “competitive returns to a willing landowner”. The threshold land value therefore needs to meet this test. The National Planning Practice Guidance states that a competitive return for the landowner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy. The guidance also states the land value should reflect policy requirements and the community infrastructure levy and be based on comparable, market-based evidence wherever possible. It also states that where transacted bids are significantly above the market norm, they should not be used as part of this exercise.

Given the above the price paid for the land will not be a relevant consideration in terms of assessing what the threshold land value should be.

Market comparables for land transactions for similar developments can be used to help determine threshold land value. However, these can only be considered comparable if the final development achieved was policy compliant and was subject to the same level of community infrastructure levy or section 106 contributions. Comparables should also be of similar densities and land types. Therefore, where viability assessments rely on market comparables to establish land value they must include information on the final planning permission and development.

The main approach of assessing what the threshold land value is to consider what the existing use value of the land is. The principle of this approach is that a landowner should receive at least the value of the land in its ‘pre-permission’ use, which would normally be lost when bringing forward land for development. A premium is usually added to provide the landowner with an additional incentive to release the site, having regard to site circumstances. Planning appeals across the country have determined that this is an acceptable approach. Premiums above existing use value are usually 10-20% for brownfield land and 10 to 20 times value for agricultural land. For some sites where a number of uses may be permissible by planning, the alternative use value of the site may also be a consideration. In all cases, the threshold land value should be no higher than that modelled in the Whole Plan Viability Assessment, however, it could be lower.

For schemes which involve enabling development the threshold land value may be the value at which the planning gain can be achieved. For example, if a sports field is to be developed to provide a new sports field elsewhere, the threshold land value will need to cover the cost of providing the new sports field.

For affordable housing in the countryside, permitted under Policy WLP8.6, the threshold land value should be reflective of typical plot values for affordable housing and should be significantly less than threshold

land values for normal mixed tenure schemes on allocated sites and within settlement boundaries. The threshold land value will still have to be excess of agricultural value.

## **Development Value**

This should be based on comparable evidence of transactions of new build properties. Values should always be calculated on a per sqm basis. For residential, the Land Registry publishes data on the price paid for new homes and this should be the starting point. If sufficient transactional data is not available, asking prices for new build could be considered and values for second-hand homes, provided they are adjusted to take into account that asking prices may not be achieved and that second-hand homes may not command the value premium which new-builds have.

Affordable housing values should be based on discussions with registered providers or average agreed offer prices.

For commercial developments, consideration should be given to rents and yields being achieved in the local markets.

## **Build Costs**

Build costs should be based on publically available information such as the RICS Build Cost Information Service (BCIS) to ensure transparency and benchmarking. Costs used should normally be median averages for the type of development being proposed. Divergence from the median value should always be justified.

BCIS costs do not include external structural and local site works and are based on Gross Internal Area (GIA). Preliminary costs are included in the BCIS build costs figures so should not be included as a separate cost. External works costs which includes, landscaping, garages, roads, sewers and drainage should be identified separately in the appraisal. Sometimes this is expressed as a percentage of build costs, normally in the range of 10-20%. Alternatively, the works can be itemised, but should be based on average costs. Sources of information could include quantity surveyors reports or other published material such as Price Books.

## **Abnormal Costs**

Abnormal costs are those which are unique to the site in question. This could include contamination, archaeology, flood risk and ecological considerations. These should be itemised, be based on industry averages and evidenced in the report. They do not need to be based on tender prices which can be commercially sensitive. A quantity surveyor report may be helpful in justifying these costs or published material such as Price Books. The presence of abnormal costs would normally be expected to influence land value. The applicant should have had some awareness of abnormal costs prior to purchasing the site, therefore the presence of abnormal costs are assumed to have influenced the level of premium above the existing use value a land owner would expect. Thus, it should not be assumed that abnormal costs will be offset at the expense of compliance with the Local Plan.

## **Fees**

Planning, professional and marketing fees should be justified taking account of the complexity of the development and development values. Costs applied on a percentage basis should be realistic when considering the monetary value of the assumed cost.

## **Finance Costs**

Viability assessment should normally include a cash flow analysis to calculate the level of finance costs to the development. The interest payments should be justified with respect to the latest rates being offered by banks. Where the scheme is in surplus, interest gained from capital in the bank should be credited against the scheme unless otherwise justified.

## **Planning Obligations and Community Infrastructure Levy**

These should also be itemised in the assessment and be in accordance with the Local Plan and Community Infrastructure Levy Charging Schedule.

## **Contingency**

It is normal to have a level of contingency on build costs. The level of contingency should reflect the risk and complexity of the scheme. A starting point is normally 5%, but non-complex greenfield developments could have a smaller contingency and higher complex brownfield developments might justify a higher contingency. In all cases the level of contingency should be justified.

## **Developer Profit**

This should be a fixed input figure in a residual appraisal. It could be based as a proportion of either development costs or development value and in line with the National Planning Policy Framework represent a competitive return.

For residential development the starting point should be no higher than 20% on market dwellings and 6% on affordable dwellings. However, the appropriate level of profit should be scheme specific. Evidence should be provided by applicants to justify proposed rates of profit taking account of the individual characteristics of the scheme, the risks related to the scheme, and comparable schemes.

It should be made clear how the profit level has been adjusted taking into account other assumed inputs within an appraisal. For example, the adoption of cautious assumptions such as the inclusion of higher contingencies may warrant a lower target profit.

## **Overage**

If planning policy requirements are reduced in order to ensure a viable scheme, the applicant will be required to enter into a section 106 planning obligation that includes an overage clause. The clause will



require a further viability assessment to be undertaken at an agreed point during the development, if sales values or profit levels have increased, improving the viability of the development the surplus will be recouped by the Council up to the amount of contribution that was applicable at the time of the submission of the latest relevant application.

# Appendix 6 - Criteria for the identification of non-designated heritage assets that are buildings

A non-designated heritage asset can be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic.

Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 12: Conserving and enhancing the historic environment and including paragraphs 131 and 135 and Policies WLP8.37 – WLP8.40 of this Local Plan.

Below is a summary of the criteria used to select non-designated heritage assets for the Local List and which appears in the supporting text of policy WLP8.38.

## **Archaeological interest**

- Recorded in the Suffolk County Historic Environment Record

## **Architectural interest**

- Aesthetic value
- Known architect
- Integrity
- Landmark status
- Group value

## **Artistic interest**

- Aesthetic value
- Known designer

## **Historic interest**

- Association
- Rarity
- Representativeness
- Social and communal value

The text below explains each of the criteria set out above and in the supporting text of policy WLP8.38 (Non-Designated Heritage Assets).

These criteria have been prepared with specific reference to Historic England's 'Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing'.

- **Recorded in the Suffolk County Historic Environment Record:** an above-ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Sub-surface archaeological interest is considered and advised on separately by the Suffolk County Council Archaeological Service.
- **Aesthetic/artistic value:** the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the street scene, village or townscape or landscape.
- **Known architect/designer:** the building or structure will be the work of an architect or designer of local, regional or national noteworthiness.
- **Integrity:** the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.
- **Landmark status:** the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.
- **Group value:** the buildings or structures will have a coherent design or historic functional relationship as a group.
- **Association:** the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.
- **Rarity:** the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, District or wider region.
- **Representativeness:** the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.

- **Social and communal value:** the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

The more criteria that are met the greater the significance of the non-designated heritage asset.

In the Waveney District the following locally significant uses may provide typologies of buildings and structures that can be identified as non-designated heritage assets:

*Agricultural; commemorative; commercial; culture, entertainment and leisure; resort tourism; domestic; educational; health and welfare; industrial; military; aviation; forestry; water management; landed Estates; fishing; brewing; law and local government; park and garden structures; ecclesiastical; transport; maritime and coastal defence; utilities, energy and communications; civil defences; street furniture and historic surfaces.*

# Appendix 7 – Landscape Character

Figure A7.1 - Landscape Character Assessment (2008)

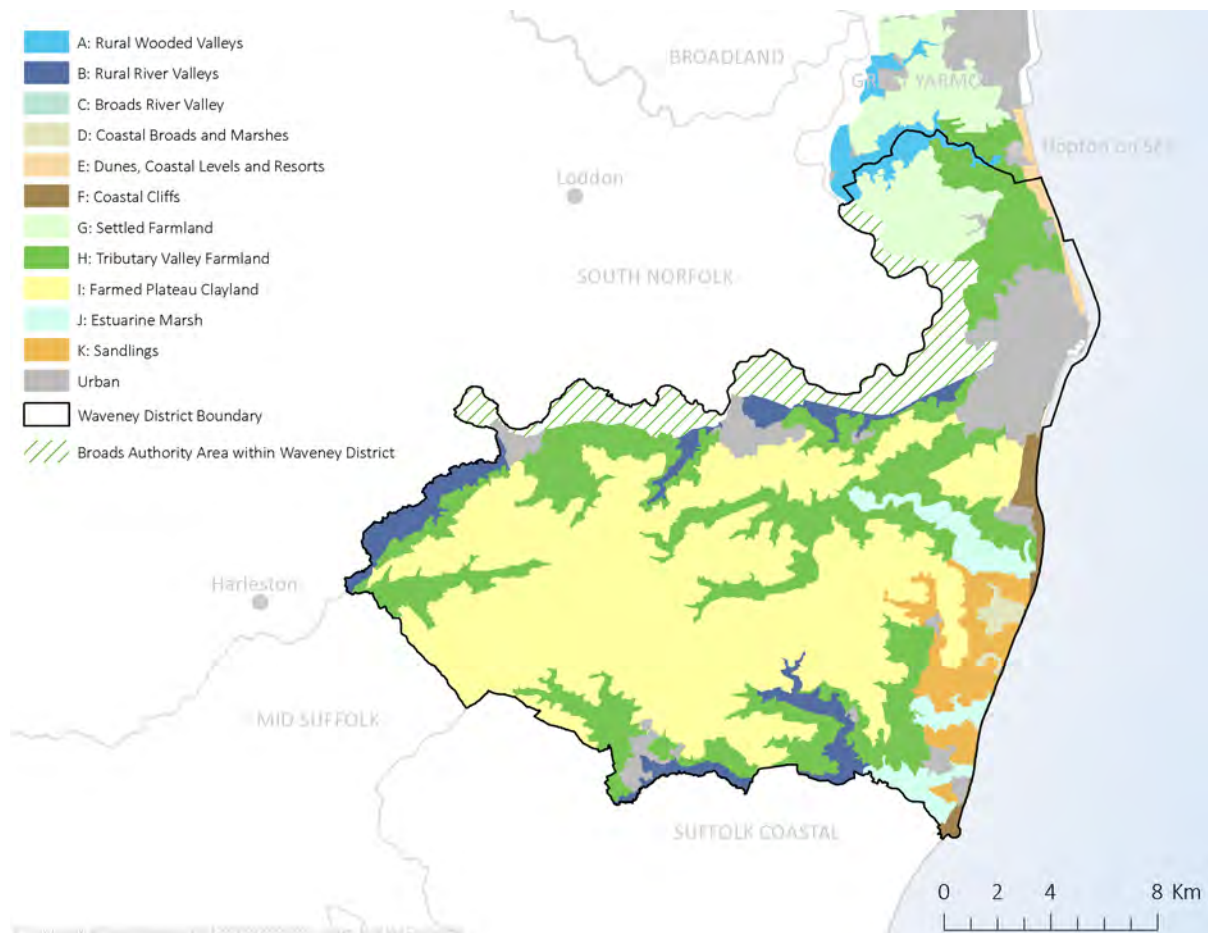


Table A7.1 - Landscape Character – Source: Waveney Landscape Character Assessment (2008)

Landscape Character Area	Key characteristics and development considerations
<b>Rural Wooded Valleys</b>	
Waveney Wooded Valley	Mature woodland creates a landscape dark and of intimate and enclosed spatial scale that is characterised by a sparsely settled landscape with framed views. The road network traverses what is a tranquil and sparsely settled area which contributes towards the night time darkness in the area. Several historical features are present including parkland, Somerleyton Estate and the priory at St Olaves. The strategic objectives are to conserve and enhance estate landscape features, protect open views and conserve the wooded transition to the Broads.
<b>Rural River Valleys</b>	
Waveney Valley	Views are framed by dense woodland and contained by rising topography with occasional views across the Broads and drainage mills/pumps being a prominent feature. Ditches and tributaries create an interesting landscape mosaic with seasonal variation. Away from the market towns settlement is contained to isolated halls and farms. The landscape forms the setting for the Broads and acts as a transitional buffer zone. The strategic objective is to protect views of the wider Broadland landscape and enhance wetland habitats.

Landscape Character Area	Key characteristics and development considerations
Blyth and Wang Valley	The landform is broad and shallow and defined by a network of tributaries and field boundary ditches and landscape structure is provided by hedgerows to create a rectangular field boundary network of intimate scale. Visual is provided by valley landform and woodland fringing the character area with open views towards Southwold and the marshes. The landscape is richly textured, intricate and colourful. The area is tranquil with sparse influence of settlement and there are dark skies. Strategic objectives are to conserve the lowland valley floodplain character, the intricate mosaic of wetland habitats, the remains of Henham Park and to protect the dark skies and uninterrupted skylines.
<b>Coastal Broads and Marshes</b>	
Covehithe and Benacre Coastal Broads	Topography is contained by low ridges forming low lying marshes. An unusual landscape with a clear sense of place created by three open water pools and contained remote character. There is an absence of built development creating remote character with few restricted views, particularly along the coast and subtle skylines are important to give the Broads a sense of enclosure. The strategic objective is to conserve and enhance the remote character and biodiversity interest.
<b>Dunes, Coastal Levels and Resorts</b>	
Great Yarmouth Coastal Strip	The landform is flat with panoramic views stretching far along the coast. This has a backdrop of resort development. The landscape is ephemeral with evidence of erosion and flood protection measures. There is a strong sense of place created by wildlife associated with the coastline. The landscape contains simple horizons and big skies. The landscape is dynamic with changing light and tides. The strategic objective is to conserve and enhance remaining dunes, sands and coastal character. Open areas and views of the seascape and shoreline should be conserved, particularly between settlements.
<b>Coastal Cliffs</b>	
Pakefield to Benacre Coastal Cliffs	A low cliff and dune coastal landscape with local landform variation. Panoramic views are available from the cliff edge and the landscape is an exposed large-scale seascape and largely undeveloped with the exception of resort development around Kessingland. The coast is wild and windswept with a strong ephemeral visual character. Cliffs are dynamic in the context of erosion and are protected by the shingle bar. The primary objectives are to conserve and enhance the remote coastal character, biodiversity and to conserve the open gaps and coastal views between Kessingland and Lowestoft.
Southwold Coast	Primarily duneland with areas of scrub and coastal marsh. Panoramic views extend across the coastal marshes and from the Blyth Estuary back to the Southwold along with wooded backdrop created by the North Suffolk Sandlings which buffer the town. The lighthouse and St Edmund's Church create a distinctive backdrop. Coastal development is limited outside of the town. The coast is windswept and ephemeral in character and has a tranquil and remote character away from the built up area. The strategic objective is to conserve and enhance the wild and coastal character which is intrinsic to the Suffolk Coast and Heaths AONB. The traditional low key character of Southwold should be considered along with the understated resort development. Potential work to coastal defences should respect local character.
<b>Settled Farmland</b>	
Somerleyton Settled Farmland	The area consists of gently rolling farmland with trees around Somerleyton Estate creating a character of enclosed woodland. Distinctive field patterns and perception of the landscape varies from enclosed and intimate along country lanes to open on some areas of farmland. There are long views across the Broads and back with the area forming a low partially wooded skyline and church towers are prominent landmarks. Away from Somerleyton and Blundeston the sense of settlement is sparse creating a peaceful rural landscape. The strategic objectives are to conserve the peaceful landscape and sense of enclosure created by hedgerows and trees. The Somerleyton Estate provides a distinct character to the area and should be conserved along with views and low lying skyline associated with Broads.
<b>Tributary Valley Farmland</b>	
Blundeston Tributary Valley Farmland	Undulating landform characterised by tributaries in the valley and small farm woodlands and a network of hedgerows and ditches. Views are contained by rolling landform and wooded skylines which enclose a small to medium scale landscape. Views to the seascape are intermittent between Corton and Hopton-on-Sea and there is little coastal influence on the character. Settlement edges create an urban influence with tranquillity interrupted by the A12 corridor. Remnant parklands add to the historic character of the landscape. Strategic objectives are to conserve the landscape structure and enhance the field boundary hedgerow network. Open views should be conserved.
Waveney Valley	There is a pattern of enclosed field boundaries created by hedgerows sparsely wooded areas which enable

Landscape Character Area	Key characteristics and development considerations
Tributary Valley Farmland	occasional views the Waveney Valley and the Broads. There is a visual influence of field boundary ditches and the area is fringed by settlement edges and Beccles and Lowestoft where skylines are simple with few vertical elements that are exposed to the Broads. The agricultural land cover has eroded the landscape structure. The landscape forms part of the setting for the Broads but the tranquillity is reduced by the A146 corridor. The strategic objectives are to contain the extent large settlement influence including the creation of exposed settlement edges, conserve the low lying skyline and wetland character along with the setting of the Broads.
Hundred Tributary Valley Farmland	Tributaries cut into the rolling landscape and along with woodland and hedgerows they create a small to medium scale landscape. The landscape is textured with a mosaic of different landscape elements. The area is sparsely settled but there are exposed settlement edges associated with Lowestoft and Kessingland. Tranquillity is reduced by the A12 corridor. Flint churches and historic halls form elements of wooded skylines. The strategic objectives are to conserve the textured landscape quality the network of tributaries. Sensitive panoramic woodland skylines should be conserved along with the setting and views to churches.
Mid Waveney Tributary Valley Farmland	Views in the landscape are framed the rolling landform and field boundary vegetation which create good inter-visibility. There are intermittent views over the Broads. Small patches of woodland often surround settlements fringing the valley. Hedgerows are distinctive and with ditches create a small to medium landscape. Isolated churches are a common feature. The area has a tranquil rural character. The strategic objectives are to conserve and enhance the network of waterways and function of the character area as a setting for the Broads.
Sconch Beck and Waveney Tributary Valley Farmland	The area is characterised by an undulating landform cut by minor tributaries. Views are of a strongly contained character. Landscape structure is provided by trees and hedgerows and largely intact. Variation in colour and perception quality is provided in areas of pasture and wet meadow which fringe the network of waterways. The sense of settlement is sparse creating a tranquil and remote character with isolated churches a feature in the skyline. Strategic objectives are to conserve and enhance the intimate and contained character created by landform and landscape structure. The sparsely settled character and limited influence should be conserved.
Blyth Tributary Valley Farmland	The landscape is characterised by a landform and hedgerows that act to limit inter-visibility with framed by views. Distant views of pylons increase the sense of human influence. Where landscape structure has been eroded there are often open views across the landscape. Historical elements include field patterns and the post mill at Holton along with the village. Strategic objectives are to conserve and enhance the network of waterways and connections with the adjacent landscape of the Blyth Valley. The very contained visual character of the area and low key influence of settlement should be conserved including the separation between settlements, notably Halesworth and Holton. Wooded settlement edges should be enhanced.
Blyth and Wang Tributary Valley Farmland	The area forms a backdrop to the adjacent river landscapes providing scale and contrast. Intermittent network of hedgerows, large oaks trees and wooded cover are features. Henham Park is the primary cultural feature. The landscape is quiet and rural forming a transition between the river valleys and high plateau areas. Away from the settlements and A-roads the area remains very tranquil. There are occasional views across the Blyth Valley marshes and wooded horizons are significant from the Wang Valley around Henham. This is a varied landscape and it is often to perceive the landscape as a single area. The strategic objectives are to conserve and enhance tributary valleys and the historic landscape pattern.
<b>Farmed Plateau Clayland</b>	
Saints Plateau - West	Landform is gently undulating with distinct field patterns. Settlement is dispersed and creates a character that is remote with an intimate scale where field networks have not been eroded. There are a number of historic moated sites across the plateau. Skylines are simple and undisturbed and long panoramic views are often possible including overlooking of the Waveney Valley. Woodland along the crest of the adjacent tributary farmland character area forms the backdrop for these views. Views to church towers are prominent horizon elements. Small-scale settlement pattern contributes towards the perception of a rural landscape which is tranquil in character. The strategic objective is to conserve and enhance the historic landscape pattern, maintaining the tranquil, remote and rural character of the area and views to prominent features such as churches and wooded skylines.
Saints Plateau - East	The area has good network of historic field boundaries creating a small to medium scale landscape with hedgerows and oak trees creating a contained landscape and views. There are a number of historic sites across the area. Church towers provide focal points within small settlements and are prominent skyline features. Views are often framed with distant views available where landscape structure has been eroded. Settlement is low key in character and often remote but the sense of tranquillity is interrupted by powerlines and pylons. Strategic objectives are to conserve and enhance the small-scale landscape structure, retain the dispersed rural character including separation between settlements to maintain the tranquil character of the area. Views to prominent features such as church towners should be conserved. Further extension of settlements into the more open plateau areas from the valleys

Landscape Character Area	Key characteristics and development considerations
	(Halesworth, Blyth Valley and Beccles, Waveney Valley) should be monitored.
Sotterley and Benacre Plateau	The landform is contained by woodland and field boundary vegetation. Skylines reflect historic and wooded parkland. Visual variety is created by created ancient woodland and plantations and views are often framed. Settlement is characterised by small-scale development and isolated farmsteads. The landscape has a simple composition creating an intimate scale with a remote and tranquil character. The strategic objective is to conserve and enhance field boundary patterns, the strong sense of place and landscape integrity created by the parklands and their landscape setting. The tranquil rural character should be considered.
Gisleham Plateau	Largely flat, the landscape is characterised by a historic enclosure landscape pattern in the east which creates visual interest and a larger open character in the west. Principle elements of the cultural landscape include the Gisleham church tower and moated Manor Farm. Glimpsed views to parts of the coast are possible but are largely screened by resort development. Wooded skylines are apparent at points creating a sense of containment. Where there are urban fringes this acts to reduces tranquillity while in the east the there is a sense of remoteness and tranquillity. Strategic objectives are to mitigate the influence of built development and retain the sense of separation between Lowestoft and Kessingland.
<b>Estuarine Marsh</b>	
Hundred River Marshes	A broad, flat valley with shallow valley sides of subtle definition. Panoramic views are available across the marshes to the low south facing ridge of Kessingland. Church towers are prominent. Cultural pattern is represented by halls and minor parklands. There is an intricate network of ditches, dykes and the meandering Hundred River masked by marshes and reeds. The variety of wetlands, reed beds, pasture and isolated wooded areas create a rich landscape texture. The landscape is sparsely settled and peaceful but tranquillity is interrupted by the A12 corridor the presence of resort development in the north east of the character area. The strategic objectives are to conserve and enhance the marshland character and mosaic of wetland habitats along with retaining the simple and uncluttered skylines. Areas where settlement is sparse and tranquil in character should be conserved including the dark skies at night which are a feature.
Pottersbridge Marshes	Topographic variation is subtle and the landscape is contained due to the density of marsh and reed vegetation. Features in adjacent character areas such as low wooded ridges, arable fields and tree lines contain the marshland and form the backdrop to views across it. The landscape is simple and windswept with a sense of wildness. Settlement is sparse. The strategic objective is to retain the wild character of the area, preserve the dark night time sky and enhance the mosaic of habitats.
Blyth Estuary	There are panoramic views across the marshes towards Southwold. Wooded areas provide the backdrop on the subtly rising farmland. Wide open skies and sense of place with long distance vistas punctuated by church towers, water towers, mills and the masts of sailboats is apparent. The lighthouse, church and water tower are key landmarks visible on the horizon. Subtle ridge lines which rise to the edge of the marshes are sensitive to change. This is a remote isolated and unsettled landscape with an absence of settlement and a strong sense of tranquillity. Suffolk estuaries such as this are known for their archaeological interest. Strategic objectives are to conserve the open expanse of the estuarine landscape, its long views, open skies and strong sense of remoteness and isolation. The ad hoc ramshackle character of the harbour should be considered.
<b>Sandlings</b>	
North Suffolk Sandlings	A landscape of subtle landform variation with fields defined by mixed enclosure hedgerows. Views are often framed by the density of field vegetation with tree lines forming prominent skyline elements with coastal broads visible from higher vantage points. The landscape is open near the coast and intimate further inland. The influence of the coast creates a dynamic landscape. Principle cultural features are the heathland and the church at Covehithe which is prominent within the landscape. The landscape has a varied mosaic of landscapes include heathland, scrub, plantations and pig farming. The area is sparsely settled and there is a sense of tranquillity with dark night skies and few lit settlement edges. Strategic objectives are to conserve and enhance the sparsely settled rural character and areas of where a remote and wild character exists. Tree lines should be preserved where they contribute towards the sense of place and views to the sea and coastal broads should be conserved.



# Appendix 8 – Glossary

## A

### **Article 4 directions**

A legal direction which removes permitted development rights within designated areas. See [www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/waveney-conservation-areas/article-4-directions/](http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/waveney-conservation-areas/article-4-directions/) for more information.

### **Active frontage**

Ground floor building frontage that is in use, for example, as a restaurant or shop front.

### **Affordable housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

### **Amenity green space**

A green area that enhances the setting of buildings and softens the urban fabric.

### **Ancient woodland**

An area of woodland that has existed continuously since 1600.

### **Area of Outstanding Natural Beauty**

An area designated at a national level because of its outstanding landscape quality. Development within these areas is tightly controlled. In Waveney the Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area.

### **Authority Monitoring Report**

Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan are progressing.

## B

### **Biodiversity action plans**

Schemes that were introduced to protect the most endangered habitats and species. Information on Suffolk Biodiversity Action Plan species (known as priority species and habitats). [www.suffolkbis.org.uk/biodiversity/speciesandhabitats](http://www.suffolkbis.org.uk/biodiversity/speciesandhabitats)

### **BREEAM**

‘BRE Environmental Assessment Method’ is a sustainability assessment method for new buildings and infrastructure, designed to help use natural resources more efficiently. [www.breeam.com/](http://www.breeam.com/)

### **Brownfield site**

See previously developed land.

### **Building for Life 12**

Building for Life 12 is a set of design criteria which can be used to assess the quality of design of a development proposal. Developed by the Design Council.

[www.designcouncil.org.uk/resources/guide/building-life-12-third-edition](http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition)

## **C**

### **Coastal change management area**

An area defined where coastal change is likely to occur over the next 100 years.

### **Coastal erosion vulnerability assessment**

This assessment is applied to all proposals within the coastal change management area and 30 metres inland of the CCMA to demonstrate that the proposals will not result in an increased risk to life or property.

### **Community Infrastructure Levy**

This is a standard fee that is applied to new development to pay for infrastructure that supports new development within the District. [www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/](http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/) for more information.

### **Concept statement**

A high level planning document that provides a vision for the development of a particular site or area.

### **Conservation area**

An area that is considered worthy of protection because of its architectural and historic interest.

### **Conservation area appraisal**

A detailed study of the streets and buildings in a conservation area.

### **Countryside**

Where the term 'Countryside' with a capital 'C' is used within the document, this refers to all land outside of the Settlement Boundaries defined in Policy WLP1.2.

### **Country park**

A designated area of publicly accessible countryside that is often included as part of a new development.

### **County Wildlife Site**

A site designated at the county level, which does not have statutory protection but is identified for its wildlife value.

**E****Enterprise zone**

An area where assistance is offered to new businesses. The Great Yarmouth and Lowestoft Enterprise Zone covers a number of sites within the Waveney and Great Yarmouth areas.

**Enabling development**

A development which helps to finance other activities and uses on the same site. For example housing development can be used to finance industrial development.

**Exception site policies**

These are policies which allow a certain type of development to take place where development would not normally be allowed. These types of development would normally produce environmental or social benefits that outweigh the issues caused by diverting from the normal planning policies. Exception sites have commonly been used for affordable housing in rural areas.

**F****Functional economic area**

A spatial area which functions as a distinct economic entity.

**G****Garden Cities**

Garden cities were a programme of new towns and suburbs progressed in the early 20th Century and are now gaining popularity once more for their sustainable approach to new development. Examples include Letchworth Garden City and Hampstead Garden Suburb. Locally, Ipswich Borough Council are planning for a Garden Suburb north of the town. The Town and Country Planning Association identify the following principles for garden city development:

- Capturing land value for the benefit of the community
- Strong vision, political support and commitment
- Long term stewardship of assets
- The majority of homes should be affordable
- A robust range of employment opportunities in the settlement itself, with a variety of jobs within easy commuting distance of homes
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country living to create healthy homes in vibrant communities.
- Development which enhances the natural environment.
- Strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems
- A strategic approach to Garden Cities

More information is available at [www.tcpa.org.uk/pages/garden-cities.html](http://www.tcpa.org.uk/pages/garden-cities.html)

### **Green Infrastructure Strategy**

A comprehensive plan for the use of different types of green spaces and natural areas.

### **Green space**

A natural or manmade space containing plants or grassland. This can include parks, woodlands, playing fields, areas of grassland and areas of biodiversity value.

### **Gypsies and Travellers**

Gypsies are defined in national planning policy as ‘persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such’.

## **H**

### **Heritage assets**

An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value.

### **Heritage Coast**

An area of coastline protected and promoted by Natural England in association with local authorities for the enjoyment of the undeveloped coast whilst protecting its natural beauty, nationally important wildlife and landscape features and improving the quality of inshore waters and beaches.

### **Heritage impact assessment**

An assessment of the impact upon the historic environment caused by a proposed development.

### **Housing market area**

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

## **L**

### **Landscape buffer**

An area that separates two different land uses, for example, industrial and residential developments.

### **Legibility**

The extent to which a development or built up area can be navigated by both residents and visitors.

**Listed building**

A building that is recognised and statutorily protected for its historic and architectural value.  
[www.historicengland.org.uk/listing](http://www.historicengland.org.uk/listing)

**M****Masterplan**

A detailed plan which provides a template for the development of a site or area.

**N****National Planning Policy**

Most national planning policy is contained within the National Planning Policy Framework. Some policy is also contained within ministerial statements. National planning policy is supported by the National Planning Practice Guidance which gives further detail on how national policy should be implemented and interpreted.

**Neighbourhood development orders**

An optional planning document, which can be produced by a designated neighbourhood planning organisation, to grant planning permission for a particular type of development.

**Neighbourhood plans**

An optional plan, which can be produced by a designated neighbourhood organisation, to guide development within a neighbourhood or local area.

**Non-designated heritage assets**

A heritage asset that has not been included on any national list. Some of these are identified on the Local List, which is maintained by the Council.

**O****Objectively assessed need**

An assessment of the amount of new housing, jobs, employment land, retail floorspace and other uses that are likely to be needed within the District.

**Open space**

A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments, cemeteries and churchyards and green corridors.

**Optional Technical Standards**

These are a set of standards set by the Government which Council's can impose on development in their areas through the Local Plan. More information and details of the standards can be found here:

<http://planningguidance.communities.gov.uk/blog/guidance/housing-optional-technical-standards/>

### **Outline planning permission**

This permission is granted at the early stage of a development to state that a proposal is acceptable in principle before any detailed design issues are considered.

## **P**

### **Permitted Development Legislation**

Some development can take place without the need for planning permission. These types of development are set out in a piece of legislation called the General Permitted Development Order.

### **Planning condition**

A condition imposed on a grant of planning permission. Planning conditions might require additional approvals for specific aspects of the development (such as the colour of materials, submission of a landscaping scheme) or might restrict the use of the site (for example limiting operating hours).

### **Policies Map**

Local Plan policies and proposals identified on an Ordnance Survey map.

### **Previously developed land**

Land which has been previously developed but is now largely vacant or disused. Previously developed land is defined in the National Planning Policy Framework.

[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

### **Primary shopping frontages**

These are town centre streets with the highest proportion of shop frontages. Nearly all units will be used for retail.

## **R**

### **Registered parks and gardens**

Park or garden included in the Register of Parks and Gardens of special historic interest in England. These are included within the register because they are of national importance.

### **Retail Impact test**

An assessment of the effects of an out of town retail (or other town centre use) development upon a town centre.

### **Retail leakage**

This phrase refers to shoppers who travel to areas away from where they live to go shopping.

# S

## **Scheduled monument**

Building or site included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Scheduled buildings and monuments are included in the list because they are considered to be of national importance,

## **Second homes**

A residential property which is not used as a main residence. These are often used as holiday homes.

## **Secondary shopping frontages**

Streets within a town centre that contain retail units alongside other town centre uses.

## **Section 106 agreement**

A legal agreement between the Council and a developer to finance the infrastructure needed to support a new development. These have been largely replaced by the Community Infrastructure Levy.

## **Secured by Design**

A police-led initiative to incorporate crime reduction measures into the design of new buildings and developments. See <http://www.securedbydesign.com/>

## **Settlement Boundaries**

Lines around settlements defined under Policy WLP1.2 which dictate in principle where some types of development can take place.

## **Self build / custom build**

This refers to where someone organises the design and build of their own home.

## **Sequential test**

An assessment applied to an out of town retail application whereby the developer must demonstrate that there are no suitable alternative sites within or adjacent to the town centre.

## **Site of Special Scientific Interest**

A site designated because of its high wildlife value and receives statutory protection. This includes both Special Areas of Conservation and Special Protection Areas.

## **Shoreline management plans**

These set out strategic policies for the management of different stretches of coastline and reconcile the interests of different stakeholders.

## **Special Area of Conservation**

This is an area designated under the European Habitats Directive to give special protection to plants, animals and habitats.

### **Special Protection Area**

This is an area identified as being of value for the feeding, breeding, migrating and wintering of threatened bird species. These sites are identified under the European Wild Birds Directive and receive enhanced protection.

### **Strategic housing market assessment**

An assessment of housing need and demand within the housing market area.

### **Supplementary planning document**

A planning document that provides practical guidance to assist in the implementation of Local Plan policies.

### **Surface water flood risk**

This is caused when rain water cannot be absorbed into the ground but instead flows over the surface.

### **Sustainable development**

Sustainable development is a contested term and has many definitions and interpretations. The United Nations General Assembly defined sustainable development as “as meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The National Planning Policy Framework states that the majority of the document taken as a whole constitutes the Government’s view of what sustainable development in England means in practice for the planning system.

## **T**

### **Town centre uses**

These are use classes that are located within or adjacent to town centres. They include: retail (A1); financial and professional (A2); restaurants and cafés (A3); drinking establishments (A4); hot food takeaway (A5); assembly and leisure (D2).

### **Transport assessment**

A thorough assessment of the transport impacts of a major development.

### **Transport statements**

A briefer assessment of transport impacts used for a smaller development.

### **Travel plan**

A long term management strategy document for a development that seeks to provide sustainable transport and is subject to regular review.



## U

### **Use classes**

Different categories of uses identified in the planning system by the Use Class Order (1987 as amended) [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

# Appendix 9 - Superseded policies

No policies are proposed to be 'saved'.

## Core Strategy Development Plan Document, Adopted January 2009

CS01	Spatial Strategy	CS09	Knowledge Economy
CS02	High Quality and Sustainable Design	CS10	Retail, Leisure and Office Development
CS03	Flooding and Coastal Erosion	CS11	Housing
CS04	Infrastructure	CS12	Gypsy and Traveller Accommodation
CS05	Lake Lothing and Outer Harbour Area Action Plan	CS13	Tourism
CS06	Community Based Regeneration	CS14	Culture
CS07	Employment	CS15	Sustainable Transport
CS08	Renewable Energy Cluster	CS16	Natural Environment
		CS17	Built and Historic Environment

## Development Management Policies Development Plan Document, Adopted January 2011

DM01	Physical Limits	DM12	Office Areas in Lowestoft Town Centre
DM02	Design Principles	DM13	Kirkley and Oulton Broad District Shopping Centres
DM03	Low Carbon and Renewable Energy	DM14	Local Shopping Centres
DM04	Sustainable Construction	DM15	Neighbourhood and Village Shops and Facilities
DM05	Carbon Emissions and Carbon Compliance	DM16	Housing Density
DM06	Coastal Change Management Area	DM17	Housing Type and Mix
DM07	Relocation and Replacement of Development Affected by Coastal Erosion Risk	DM18	Affordable Housing
DM08	Existing Employment Areas and Other Employment Sites	DM19	Conversion of Properties to Flats
DM09	Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use	DM20	Residential Annexes
DM10	Town Centre Boundaries	DM21	House Extensions and Replacement Dwellings in the Countryside
DM11	Lowestoft Town Centre Main and Core Shopping Streets	DM22	Housing Development in the Countryside
		DM23	Hotels and Guest Houses
		DM24	Touring Caravan, Camping and Permanent Holiday Sites

- |                                                                  |                                                               |
|------------------------------------------------------------------|---------------------------------------------------------------|
| <b>DM25</b> Existing and Proposed Open Space                     | <b>DM29</b> Protection of Biodiversity and Geodiversity       |
| <b>DM26</b> Re-Use of Vacant School Buildings and Playing Fields | <b>DM30</b> Protecting and Enhancing the Historic Environment |
| <b>DM27</b> Protection of Landscape Character                    | <b>DM31</b> Archaeological Sites                              |
| <b>DM28</b> Strategic Gaps and Open Breaks                       | <b>DM32</b> Southwold Harbour                                 |

### Site Specific Policies Development Plan Document, Adopted January 2011

- |                                                                                    |                                                                           |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>LOW1</b> Land south of Parkhill/west of Millennium Way, Oulton                  | <b>BEC3</b> Land at Cucumber Lane/Oak Lane, Beccles                       |
| <b>LOW2</b> Land south of South Lowestoft Industrial Estate, Gisleham              | <b>BEC4</b> Land south of Nicholson Drive, Beccles                        |
| <b>LOW3</b> Town Hall, Council offices and car parks at Mariners Street, Lowestoft | <b>BUN1</b> Land to west of A144, St. John’s Road, Bungay                 |
| <b>LOW4</b> Council offices, Clapham Road, Lowestoft                               | <b>BUN2</b> Telephone Exchange, Lower Olland, Bungay                      |
| <b>LOW5</b> Site of Normanshurst Fire Station, Normanston Drive, Lowestoft         | <b>BUN3</b> Community Centre, Upper Olland Street, Bungay                 |
| <b>LOW6</b> Neeves Pit, Lowestoft                                                  | <b>BUN4</b> Land at Old Grammar Lane, Bungay                              |
| <b>LOW7</b> Gunton Park, off Old Lane, Lowestoft                                   | <b>BUN5</b> Land off Wingfield Street, Bungay                             |
| <b>LOW8</b> CEFAS Laboratory, Pakefield Road, Lowestoft                            | <b>BUN6</b> Land adjacent to Bungay Cemetery, Bungay                      |
| <b>LOW9</b> Monckton Avenue Nursery, Lowestoft                                     | <b>HAL1</b> Land west of Broadway Drive, Halesworth                       |
| <b>LOW10</b> Land part Laurel Farm, London Road, Kessingland                       | <b>HAL2</b> Broadway Farm, west of A144 Norwich Road, Halesworth/Spexhall |
| <b>LOW11</b> Part of Oakes Farm, off Beccles Road, Carlton Colville                | <b>HAL3</b> Dairy Hill Playing Fields, Halesworth                         |
| <b>BEC1</b> Land south of Benacre Road at Ellough Airfield, Ellough                | <b>HAL4</b> Dairy Farm at Saxons Way, Halesworth                          |
| <b>BEC2</b> Land off Gresham Road, Beccles                                         | <b>SOU1</b> Fountain Way Industrial Estate, Reydon                        |
|                                                                                    | <b>SOU2</b> Former Eversley School Playing Field, Wangford Road, Reydon   |
|                                                                                    | <b>SOU3</b> Land at Wangford Road, Reydon                                 |

### Lowestoft Lake Lothing & Outer Harbour Area Action Plan Development Plan Document, Adopted January 2012

- |                                          |                                                                  |
|------------------------------------------|------------------------------------------------------------------|
| <b>EMP1</b> Employment Sites             | <b>HC3</b> Social and Community Infrastructure                   |
| <b>EMP2</b> Energy Business Cluster      | <b>RLT1</b> Town Centre Expansion and Retail within the AAP Area |
| <b>EMP3</b> Mixed Use Employment Areas   | <b>RLT2</b> Leisure and Tourism                                  |
| <b>EMP4</b> Port Activities              | <b>EHC1</b> Design in the AAP Area                               |
| <b>HC1</b> Housing in the AAP Area       | <b>EHC2</b> Heritage Assets                                      |
| <b>HC2</b> Distribution of Housing Sites |                                                                  |

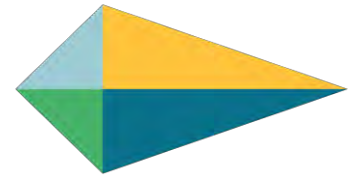
<b>EHC3</b>	Open Space	<b>SSP1</b>	PowerPark
<b>EHC4</b>	Design for Biodiversity and Habitats	<b>SSP2</b>	Peto Square and South Quay
<b>TML1</b>	Sustainable Transport	<b>SSP3</b>	Kirkley Waterfront and Sustainable Urban Neighbourhood
<b>TML2</b>	Pedestrian and Cycle Network Improvements	<b>SSP4</b>	East of England Park
<b>TML3</b>	Public Transport Network	<b>SSP5</b>	Kirkley Rise
<b>TML4</b>	Lowestoft Station Interchange	<b>SSP6</b>	Western End of Lake Lothing
<b>TML5</b>	New Streets and Vehicular Routes	<b>SSP7</b>	Oswald's Boatyard
<b>TML6</b>	Parking in the AAP Area	<b>SSP8</b>	The Scores
<b>FRM1</b>	Flood Risk and Emergency Planning	<b>SSP9</b>	Peto Way/Denmark Road Corridor
<b>WEW1</b>	Energy Requirements within the AAP Area	<b>IMP1</b>	A Partnership Approach
<b>WEW2</b>	Water Efficiency and Quality	<b>IMP2</b>	Strategic Infrastructure
<b>WEW3</b>	Waste	<b>IMP3</b>	Delivery and Funding Mechanisms
		<b>IMP4</b>	Planning Tools

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